

**From:** [Charles County Government](#)  
**To:** [Public Record](#)  
**Subject:** \*NEW SUBMISSION\* ZMA 23-01 Dash In Food Stores  
**Date:** Tuesday, November 28, 2023 3:18:37 PM

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### **ZMA 23-01 Dash In Food Stores**

**Submission #:** 2847879  
**IP Address:** 71.114.100.163  
**Submission Date:** 11/28/2023 3:18  
**Survey Time:** 3 minutes, 33 seconds

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### **Public Hearing Comment Form**

**Questions or More Information 240-776-6709**

#### **Read-Only Content**

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##### **Are you:**

Against Topic

##### **Comment**

I OPPOSE this amendment for the following reasons: 1.The original ordinance of a special exception or a "Mistake" in zoning occurred in 1996 when the County Commissioners allowed split-zoning and approved the Dash In to be built on land zoned Rural Conservation. 2. The rationale that the Applicant should be allowed to rezone based on "a substantial change in character of the neighborhood" is a far stretch since the new Lennar residential neighborhoods are 5 miles away on Rosewick Rd. This is the Applicants only option to rezone. 3. The state invested 1.2 Million in the Zekiah Watershed Rural Legacy Area where Dash In property is located. Zekiah Watershed has the largest natural hardwood swamp in the State and is considered by the Smithsonian Institute to be one of the most

important ecological areas on the East Coast. This is a very important standpoint also for preserving the Chesapeake Bay. This area was protected under RC zoning for a reason and should not be developed. 4. There is no justification other than financial gain/greed by Applicant to amend 1.748 acres to rezone. 5. A car wash already exists a mere .03 mile away at Spirit of America Car Wash on Smallwood Parkway. Why is another car wash needed? 6. The Staff report does not indicate a Traffic Impact Analysis was conducted on Leonardtown Rd and Mattawoman Beantown Rd. Neither road is mentioned yet both abut to Dash In. An analysis is necessary since both roads are heavily travelled with frequent delays due to traffic volume in the morning commute. Vehicles must use the shoulder due to the backup.

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Thank you,  
**Charles County, MD**

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