

1
2 **COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**

3
4 **2017 Legislative Session**

5
6 Bill No. 2017-08

7 Chapter No. 297

8 Introduced by Charles County Board of County Commissioners

9 Date of Introduction August 1, 2017

10
11 **HUGHESVILLE VILLAGE ZONING MAP AMENDMENT**

12 AN ACT concerning:

13
14 **THE INCORPORATION OF THE HUGHESVILLE VILLAGE ZONING MAP**
15 **CATEGORIES WITHIN THE OFFICIAL ZONING MAPS OF**
16 **CHARLES COUNTY, MARYLAND**

17 FOR the purpose of

18 Amending the Zoning Maps, removing certain zoned properties as designated in Exhibits "B"
19 and "C" attached, and replacing it with a new and amended Hughesville Village Zoning
20 District boundary (Sub-Zones Hughesville Village Core (HVC), Hughesville Village Gateway
21 (HVG), Hughesville Village Employment (HVE), and Hughesville Village Residential (HVR))
22 in accordance with Exhibit "D" attached, in accordance with the Hughesville Village Zoning
23 text within the Zoning Ordinance; and removing the Highway Corridor Zoning District from
24 certain properties along Old Leonardtown Road.

25
26 BY Amending:

27 Chapter 297 – ZONING ORDINANCE

28 The Official Charles County Zoning Map as consistent with Article II, Section 297-23,
29 Amendments to the Official Zoning Map.

30 *Code of Charles County, Maryland (2016 Edition)*

1 BY Amending:

2 Chapter 297 – ZONING ORDINANCE

3 The Official Charles County Zoning Map as consistent with Article XXVII, Section
4 297-448, Local Map Amendments to the Official Zoning Map.

5 *Code of Charles County, Maryland (2016 Edition)*
6

7 **SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF**
8 **CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as**
9 **follows:**

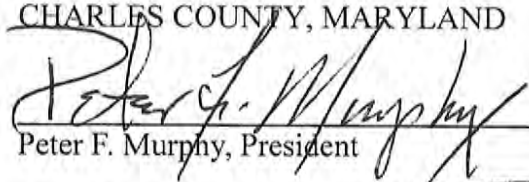
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11 The following shall serve as description and verification of the zoning district for the
12 Hughesville Village Zoning District Map:
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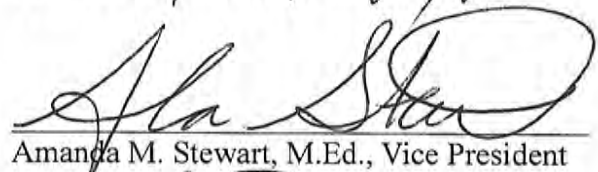
- 14 1. Exhibit "A" General description of the area to be rezoned to the Hughesville Village
15 Zoning District (HV);
 - 16 2. Exhibit "B" Existing Zoning Map of the subject property to receive a change in zoning;
 - 17 3. Exhibit "C" List of acres of existing zoning to be rezoned to Hughesville Village Zoning
18 District (HV);
 - 19 4. Exhibit "D" Hughesville Village Zoning District (HV) Zoning Map.
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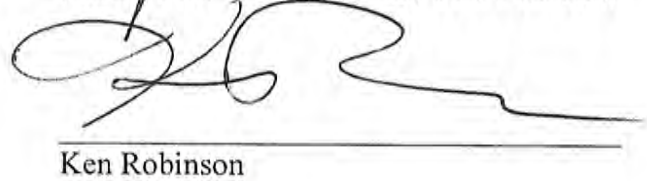
1 **SECTION 2. BE IT FURTHER ENACTED**, that this act shall take effect forty-five (45)
2 Calendar days after it becomes law.

3
4 ADOPTED this 28th day of November, 2017.

5
6
7 COUNTY COMMISSIONERS
8 CHARLES COUNTY, MARYLAND

9
10 
11 Peter F. Murphy, President

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14 
15 Amanda M. Stewart, M.Ed., Vice President

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17
18 
19
20
21 Ken Robinson

22
23
24 
25
26 Debra M. Davis, Esq.

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28
29 
30
31 Bobby Rucco

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33 ATTEST:
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35
36 Carol DeSoto, Acting Clerk to the Commissioners

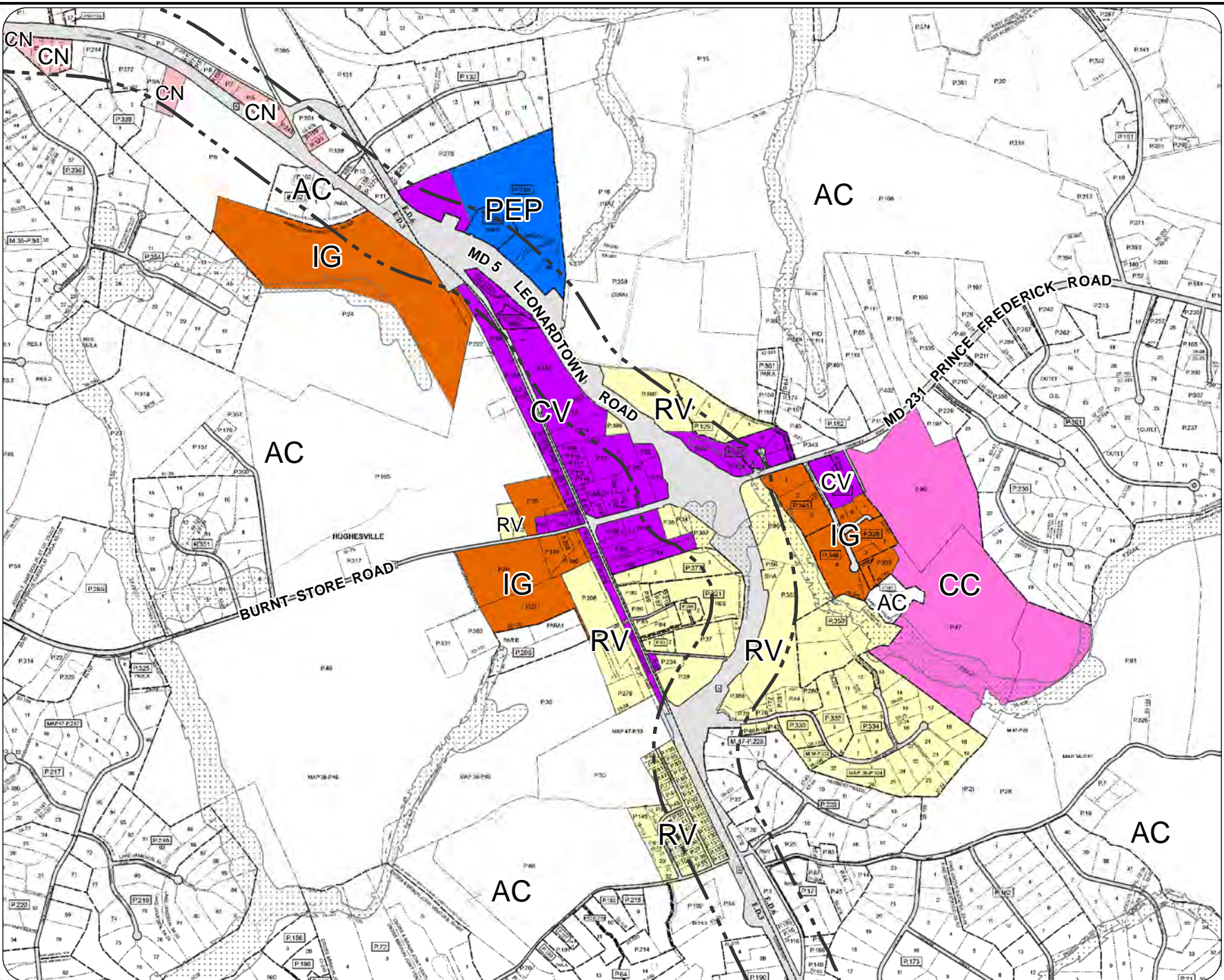
Exhibit A

General description of the area proposed to be rezoned to the Hughesville Village (HV) Zoning District

The property to be rezoned to the Hughesville Village (HV) Zoning District is generally located in the southeastern portion of Charles County, near the boundary with St. Mary's County, centered around the intersection of MD 625 (Old Leonardtown Road) and MD 231 (Prince Frederick Road/Burnt Store Road), and extending along both sides of these roads and of the Hughesville Bypass; and partially within Tax Maps 36 and 47.

It contains 224 properties located on approximately 850 acres.

- BASE ZONES**
- AC AGRICULTURAL CONSERVATION
 - RC/RC (D) * RURAL CONSERVATION
 - RR RURAL RESIDENTIAL
 - RV VILLAGE RESIDENTIAL
 - RL LOW DENSITY SUBURBAN RESIDENTIAL
 - RM MEDIUM DENSITY SUBURBAN RESIDENTIAL
 - RH HIGH DENSITY SUBURBAN RESIDENTIAL
 - RO RESIDENTIAL / OFFICE
 - CER CORE DEVELOPMENT / RESIDENTIAL
 - CMR CORE MIXED RESIDENTIAL
 - CRR CORE RETAIL RESIDENTIAL
 - CN NEIGHBORHOOD COMMERCIAL
 - CC COMMUNITY COMMERCIAL
 - CB CENTRAL BUSINESS
 - CV VILLAGE COMMERCIAL
 - BP BUSINESS PARK
 - IG LIGHT INDUSTRIAL
 - JH HEAVY INDUSTRIAL
 - AUC ACTON URBAN CENTER
 - WC WALDORF CENTRAL
- * RC(D) = RURAL CONSERVATION DEFERRED DEVELOPMENT DISTRICT
- OVERLAY ZONES**
- Highway Corridor
 - Resource Protection
 - Critical Area Boundary
- FLOATING ZONES**
- PRD PLANNED RESIDENTIAL DEVELOPMENT
 - PMH PLANNED MOBILE HOME PARK
 - PEP PLANNED EMPLOYMENT/INDUSTRIAL PARK
 - MX PLANNED MIX USE
 - PUD PLANNED UNIT DEVELOPMENT
 - WPC WATERFRONT PLANNED COMMUNITY
 - TOD TRANSIT ORIENTED DEVELOPMENT



0 1,250 2,500 5,000 Feet

SCALE

DRAWN BY:

CHECKED BY:

CHARLES COUNTY GOVERNMENT
Department of Planning and Growth Management

200 Baltimore St
PO BOX 2150
La Plata, MD 20646
(301) 465-0627

DATE
NOV 2017

HUGHESVILLE CURRENT ZONING

EXHIBIT B

ZONING MAP

CHARLES COUNTY, MD

Information contained on this drawing is for graphical purposes only and is not meant to be used for engineering purposes.

EXHIBIT C

HUGHESVILLE CURRENT ZONING		
ZONING	ZONE	ACRES
RV	VILLAGE RESIDENTIAL	294.27
CV	VILLAGE COMMERCIAL	162.61
IG	LIGHT INDUSTRIAL	139.78
CC	COMMUNITY COMMERCIAL	13.34
PEP	PLANNED EMPLOYMENT/INDUSTRIAL PARK	42.06
AC	AGRICULTURAL CONSERVATION	198.60

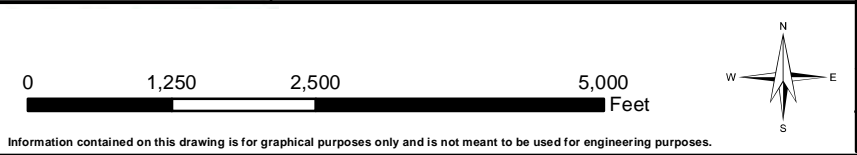
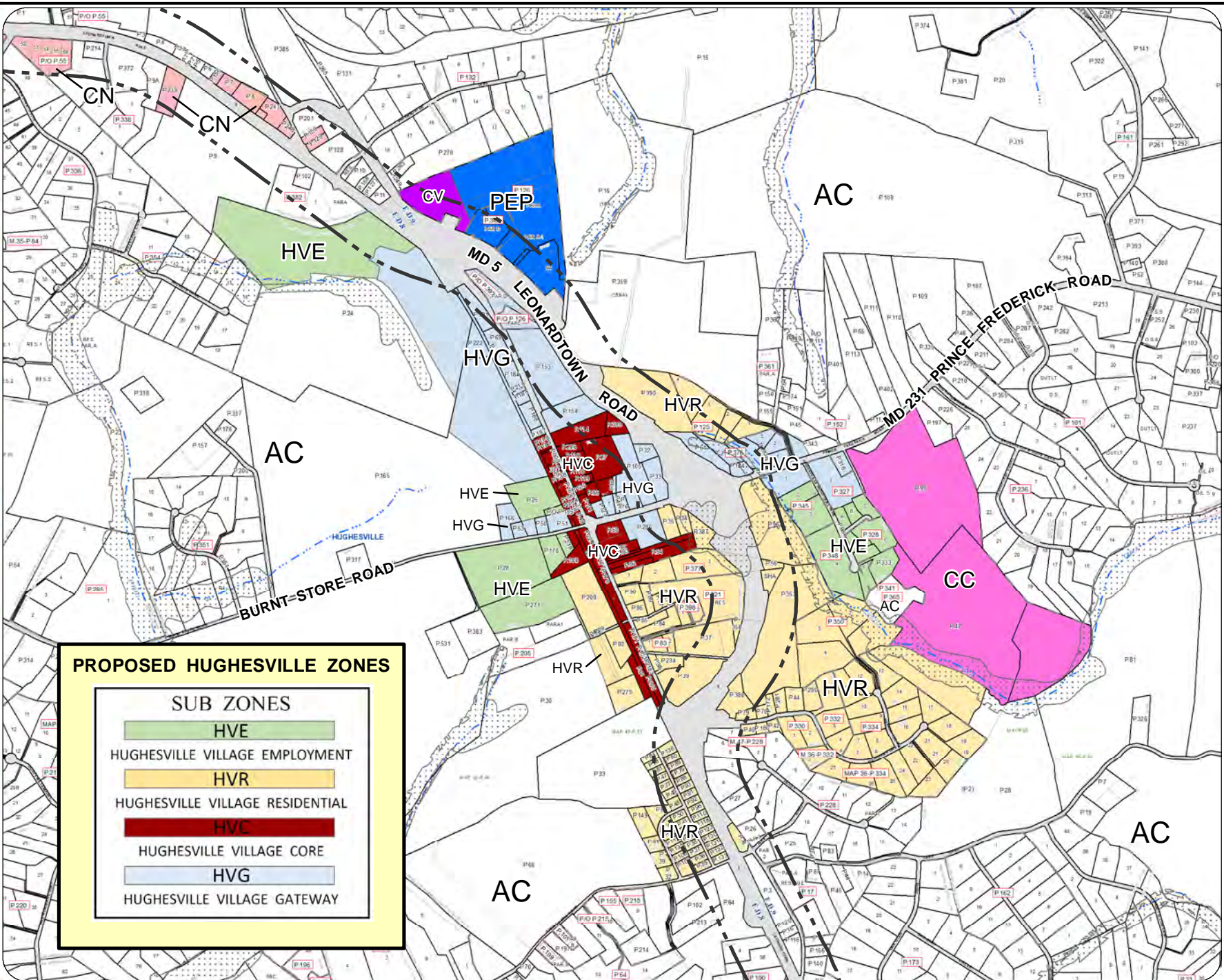
HUGHESVILLE PROPOSED ZONING		
ZONING	ZONE	ACRES
HVC	HUGHESVILLE VILLAGE CORE	46.48
HVE	HUGHESVILLE VILLAGE EMPLOYMENT	114.26
HVG	HUGHESVILLE VILLAGE GATEWAY	168.84
HVR	HUGHESVILLE VILLAGE RESIDENTIAL	313.16
PEP	PLANNED EMPLOYMENT/INDUSTRIAL PARK	42.06
AC	AGRICULTURAL CONSERVATION	157.76
CV	VILLAGE COMMERCIAL	8.10

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 - WPC WATERFRONT PLANNED COMMUNITY
 - TOD TRANSIT ORIENTED DEVELOPMENT

PROPOSED HUGHESVILLE ZONES

SUB ZONES

- HVE HUGHESVILLE VILLAGE EMPLOYMENT
- HVR HUGHESVILLE VILLAGE RESIDENTIAL
- HVC HUGHESVILLE VILLAGE CORE
- HVG HUGHESVILLE VILLAGE GATEWAY



SCALE

DATE
NOV 2017

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Department of Planning and Growth Management

200 Baltimore St
PO BOX 2150
La Plata, MD 20646
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DRAWN BY:

CHECKED BY:

HUGHESVILLE PROPOSED ZONING

EXHIBIT D

ZONING MAP

CHARLES COUNTY, MD

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