



STAFF REPORT
Planning Commission Meeting of
October 22, 2018

Agenda Item #I

- Reviewed in accordance with the St. Mary's County Comprehensive Zoning Ordinance #10-02

ACTION REQUESTED: Review of a Concept Site Plan for a new 24,000 square foot warehousing and storage building.

I. DEVELOPMENT DATA

CONCEPT SITE PLAN # 18-13200014, Production Products
(Zoning Ordinance 10-02) Use #80 (Warehousing and Storage)
OWNER: Charlotte Hall Center, INC.
CONTRACT PURCHASER: Production Products, INC.
AGENT: Soltesz & Associates
LOCATION: 37327 Carpenter Ln, Charlotte Hall, MD 20622
TM-0004 GRID-0010 PAR-0491 ED-05 TAX ID-067820
LAND USE: Industrial Areas
ZONING: Industrial, I
ACREAGE: 3.00

CZO 31.15 Purpose of the Industrial District (I).

The regulations for the Industrial District provide and protect sites for industrial use and office uses.

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Town Centers. Secondary growth centers are Charlotte Hall, New Market, Mechanicsville, Hollywood, Piney Point: urban in pattern and form, designated for moderately intense residential, commercial and industrial development supported by provision of community facilities and services. (Receiving areas for transferred development rights.)

CZO Article 5 Use Type 80: Warehousing and Storage.

Long- or short-term storage of goods or materials produced off-site within an enclosed building prior to their distribution to wholesale or retail outlets. Except in the OPB zone, included wholesaling and distribution centers facilities with sales of goods on-site. Excludes 'discount clubs' and similar establishments engaged in retail sales of bulk items.

II. PUBLIC HEARING NOTICE REQUIREMENTS (CZO 21.3):

The public notice for the Planning Commission Public Hearing was published in *The Enterprise* on October 3, 2018, and October 10, 2018. The property has been posted in accordance with CZO requirements, Section 21.3.3. Certified mail receipts have been received and have been entered into the record of this public hearing. The agenda was posted on the website on October 9, 2018.