

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

2  
3                   **2023 Legislative Session**

4  
5 Bill No. 2023-\_\_\_\_\_ / Zoning Map Amendment (ZMA) #23-02

6 Chapter. No. n/a (cross-referenced with ZTA 23-176)

7 Introduced by County Commissioners of Charles County, Maryland

8 Date of Introduction \_\_\_\_\_

9  
10                   **BILL 2023-\_\_\_\_\_**

11  
12 AN ORDINANCE concerning:

13  
14                   **IMPLEMENTATION OF THE AVIATION BUSINESS PARK (ABP) ZONE**

15  
16 FOR the purpose of:

17  
18                   Amending the official Zoning Maps of Charles County, Maryland to change the zoning  
19 designation for certain properties within the immediate vicinity of the Maryland Airport from  
20 the Watershed Conservation District (WCD) and Business Park (BP) zones to either the  
21 Aviation Business Park (ABP) zone or Light Industrial (IG) zone.

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23                   **PREAMBLE**

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25                   **WHEREAS**, the Maryland Airport, established in 1943, is a privately owned, general  
26 aviation airport located in western Charles County that provides charter service;

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28                   **WHEREAS**, an Airport Master Plan for the Maryland Airport was approved by the  
29 Federal Aviation Administration (FAA) and Maryland Aviation Administration (MAA) in 1999  
30 which has served as a blueprint for improvements, including a new runway that was constructed  
31 in 2013;

1           **WHEREAS**, in 2017, approximately 565 acres of land surrounding the Maryland Airport  
2 were rezoned from Light Industrial (IG) and Business Park (BP) to Watershed Conservation  
3 District (WCD), significantly restricting the potential for economic development in areas in the  
4 vicinity of and in proximity to the Airport;

5  
6           **WHEREAS**, since 2017, the Charles County Economic Development Department  
7 (EDD) has received inquiries and interest from various investors who are interested in locating  
8 near the Maryland Airport;

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10           **WHEREAS**, in 2018 a new owner acquired the Maryland Airport property, who has  
11 continued to invest in improvements to the airport and has seen an increase in operations at the  
12 airport since their purchase;

13  
14           **WHEREAS**, the County's Department of Economic Development commissioned a  
15 report entitled, "Current Conditions and Economic Assessment of Bryans Road," which was  
16 published in April 2020;

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18           **WHEREAS**, the April 2020 report indicates that the area surrounding the Maryland  
19 Airport could support considerable employment supporting development over the next twenty to  
20 thirty years, with the potential to provide jobs and increase the County's commercial tax base;

21  
22           **WHEREAS**, the Maryland Airport is an integral part of the County's economic  
23 development strategy because it has the capability to serve a vital role in the National, State and  
24 local transportation framework;

25  
26           **WHEREAS**, in furtherance of the updated vision for Bryans Road and the immediate  
27 vicinity of the Maryland Airport, on October 19, 2021, the Charles County Commissioners  
28 adopted Resolution # 2021-26, which amended the County's Comprehensive Plan to change the  
29 land use designation for an approximately 565-acre area surrounding the Maryland Airport from  
30 the Watershed Conservation District to the Employment and Industrial District;

1           **WHEREAS**, pursuant to § 4-101 *et seq.* of the Land Use Article of the Annotated Code  
2 of Maryland, as may be amended from time to time (hereinafter referred to as the “Land Use  
3 Article”), the County Commissioners of Charles County, Maryland are empowered to enact and  
4 establish zoning regulations;

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6           **WHEREAS**, pursuant to § 4-201 *et seq.* of Land Use Article, as may be amended from  
7 time to time, the County Commissioners of Charles County, Maryland, are empowered to create  
8 districts and zones and regulate certain uses within those districts and zones;

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10           **WHEREAS**, § 297-448 of the Charles County Zoning Ordinance establishes the process  
11 by which a property owner may request a change in the base zone of the property as set forth in §  
12 4-204(b)(2) of the Land Use Article and it has been the practice of the County to follow the same  
13 process when the proposed change in zoning district is initiated by the County and not the  
14 property owner;

15  
16           **WHEREAS**, on \_\_\_\_\_ (insert date), the Planning Commission of Charles  
17 County, Maryland, held a public hearing on the proposed ZMA #23-02, at which time the  
18 amendments to the official Zoning Maps of Charles County, Maryland were considered (see  
19 Attachment A);

20  
21           **WHEREAS**, at a regularly scheduled meeting held on \_\_\_\_\_ (insert date), the  
22 members of the Planning Commission of Charles County, Maryland, voted to recommend  
23 approval/denial (choose one) of ZMA #23-02, which was documented in the Planning  
24 Commission Report dated \_\_\_\_\_;

25  
26           **WHEREAS**, on \_\_\_\_\_ (insert date), a copy of the Planning Commission  
27 Report was transmitted to the County Commissioners of Charles County, Maryland;

28  
29           **WHEREAS**, after all signs were posted and certified letters were mailed (in accordance  
30 with § 297-448.L and § 297-448.O of the County’s Zoning Ordinance, respectively) and after a  
31 Public Notice was published on \_\_\_\_\_ (insert date) and \_\_\_\_\_ (insert date) in

\_\_\_\_\_ (insert name of newspaper) in accordance with both § 4-203(b)(2) of the Land Use Article and § 297-448.Q. of the County's Zoning Ordinance, the County Commissioners of Charles County, Maryland, held a public hearing on \_\_\_\_\_ (insert date) upon submission of an affidavit of posting as required by § 297-448.N.; and

**WHEREAS**, upon review and consideration of all documents and testimony received, the County Commissioners of Charles County, Maryland have made certain findings of fact (in accordance with § 4-204(b)(1) of the Land Use Article and conclusions of law as set forth in the Decision and Order, which is attached hereto and incorporated by reference as Attachment B.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**, that the official Zoning Maps of Charles County, Maryland, shall be amended as shown on Attachment A; and

**BE IT FURTHER ORDAINED** that Bill \_\_\_\_ - \_\_\_\_ shall take effect immediately upon the effective date of the cross-referenced Zoning Text Amendment (ZTA 23-176), as set forth in Bill \_\_\_\_ - \_\_\_\_.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2023.

COUNTY COMMISSIONERS OF  
CHARLES COUNTY, MARYLAND

\_\_\_\_\_  
Reuben B. Collins, II, Esq., President

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Ralph E. Patterson II, M.A., Vice President

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Thomasina O. Coates, M.S.

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Amanda M. Stewart, M.Ed.

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Gilbert O. Bowling III

ATTEST:

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Carol DeSoto, Clerk to the Commissioners, CAP, OM

- BASE ZONES

AC

AGRICULTURAL CONSERVATION

RC

RURAL CONSERVATION

WCD

WATERSHED CONSERVATION DISTRICT

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

IH

HEAVY INDUSTRIAL

AUC

ACTON URBAN CENTER

WC

WALDORF CENTRAL
- OVERLAY ZONES
- HIGHWAY CORRIDOR
- RESOURCE PROTECTION
- CRITICAL AREA BOUNDARY
- FLOATING ZONES
- PRD

PLANNED RESIDENTIAL DEVELOPMENT
- PMH

PLANNED MOBILE HOME PARK
- PEP

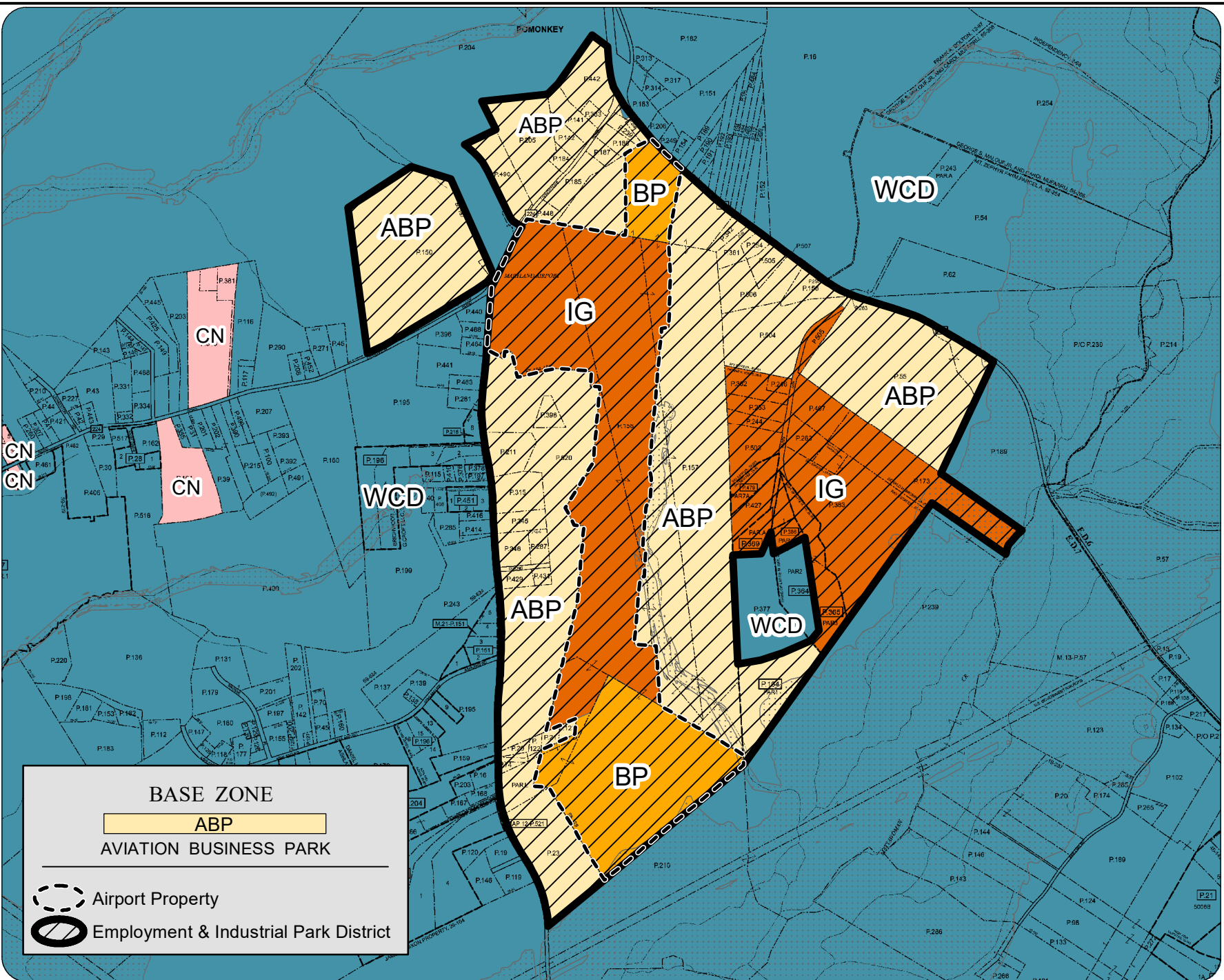
PLANNED EMPLOYMENT/INDUSTRIAL PARK
- MX

PLANNED MIX USE
- PUD

PLANNED UNIT DEVELOPMENT
- WPC

WATERFRONT PLANNED COMMUNITY
- TOD

TRANSIT ORIENTED DEVELOPMENT



0100020004000

Feet

SCALE

DRAWN BY:

CHECKED BY:

CHARLES COUNTY GOVERNMENT

Department of Planning and Growth Management

200 Baltimore St

La Plata, MD 20646

(301)645-0627

DATE

JUNE 2023

MARYLAND AIRPORT

PROPOSED ZONING

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.