



Aviation Business Park Zone: Planning Commission Public Hearing

Presenters

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Maryland Airport Facts

- The airport is privately owned by PSM Holdings.
- All improvements to the airport have been funded by the owners.
- Maryland Airport is located on 215 acres of industrially zoned land.
- An Airport Master Plan for the Maryland Airport was approved by the Federal Aviation Administration (FAA) and Maryland Aviation Administration (MAA) in 1999.



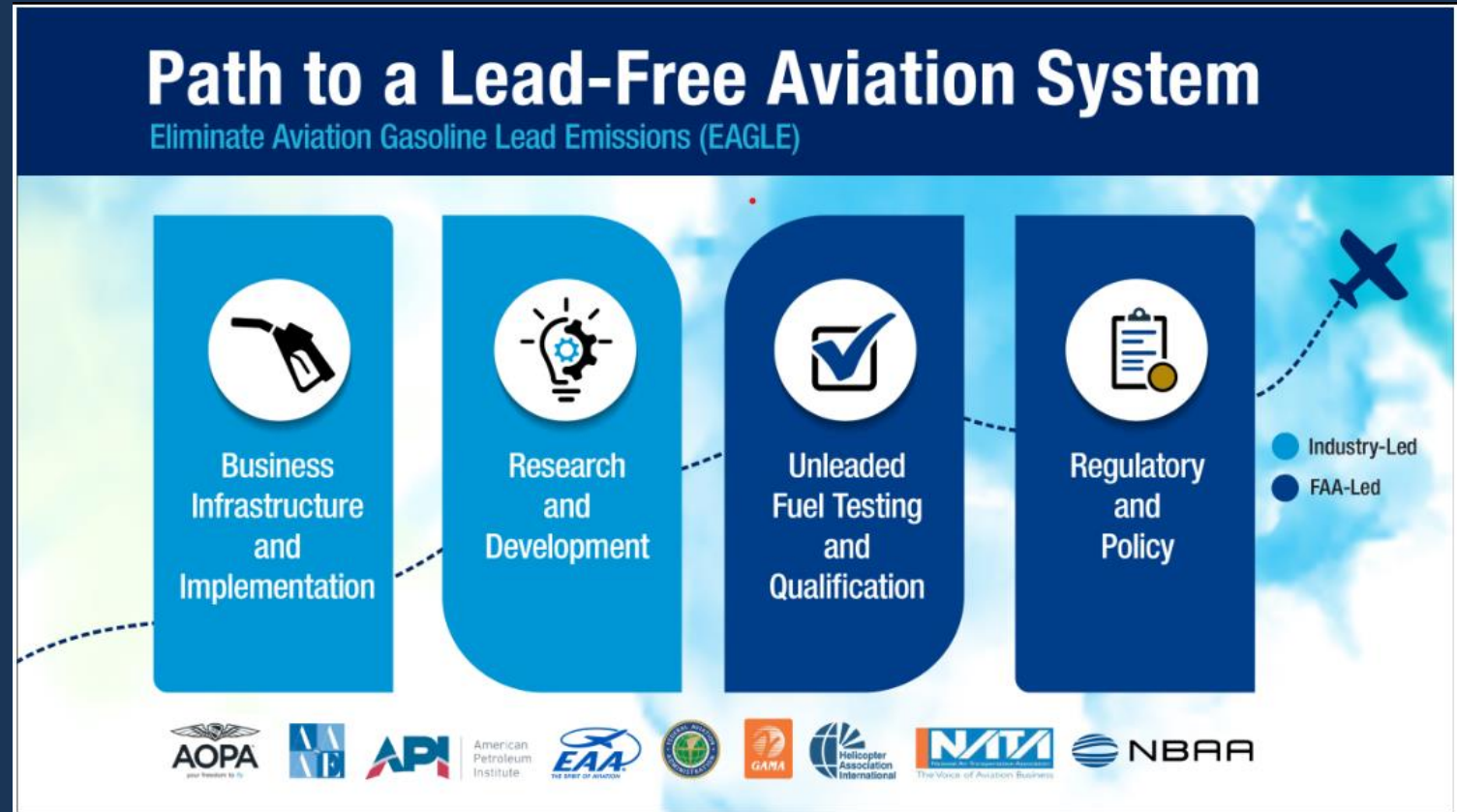
Maryland Airport Facts

- Existing runway of 3,720 feet
- Home based aircraft: 110
- Daily takeoffs and landings (avg): 60



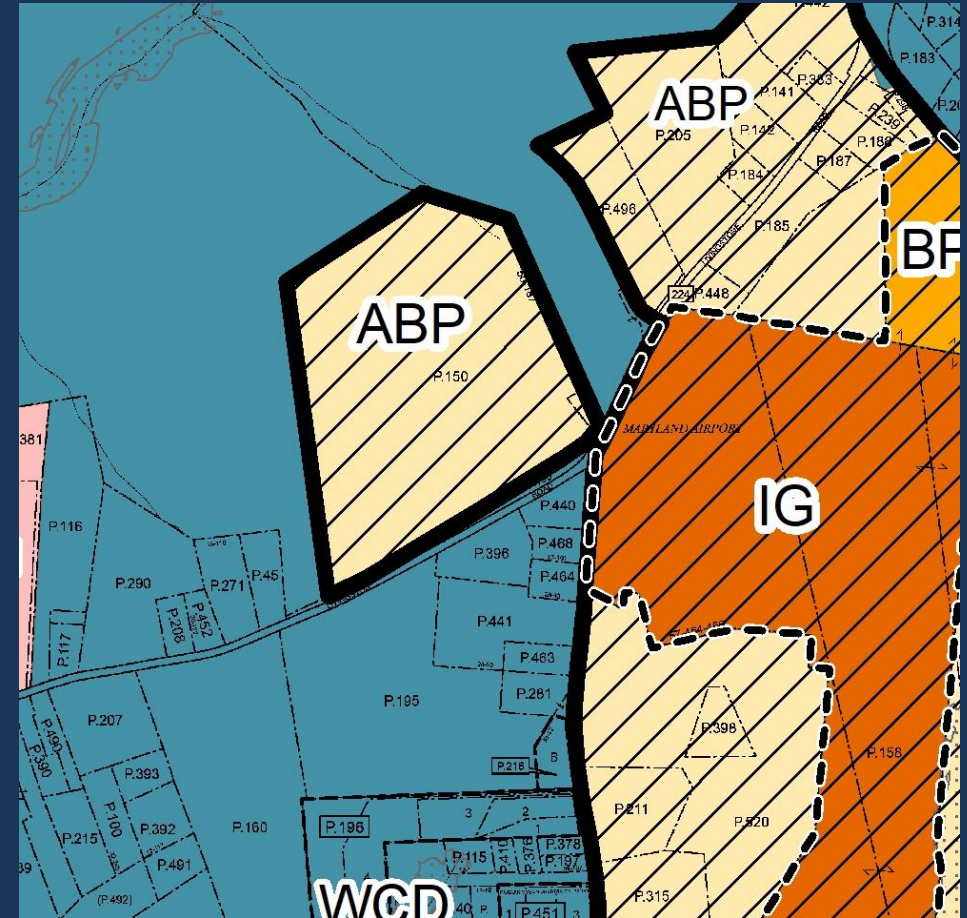
Maryland Airport Facts

The Federal Aviation Administration (FAA) and Environmental Protection Agency (EPA) have initiated a program to eliminate aviation gasoline lead emissions by 2030.



Economic Development Objectives

- Creates opportunities for development in support of operations at Naval Surface Warfare Center – Indian Head (NSWC-IH)
 - Department of Defense (DoD) has announced a National Energetics Initiative
 - DoD will provide incentives for investment in support of energetics research & development and manufacturing
- Specific focus on a 50-acre parcel owned by the County



Aviation Business Park Zone: Purpose

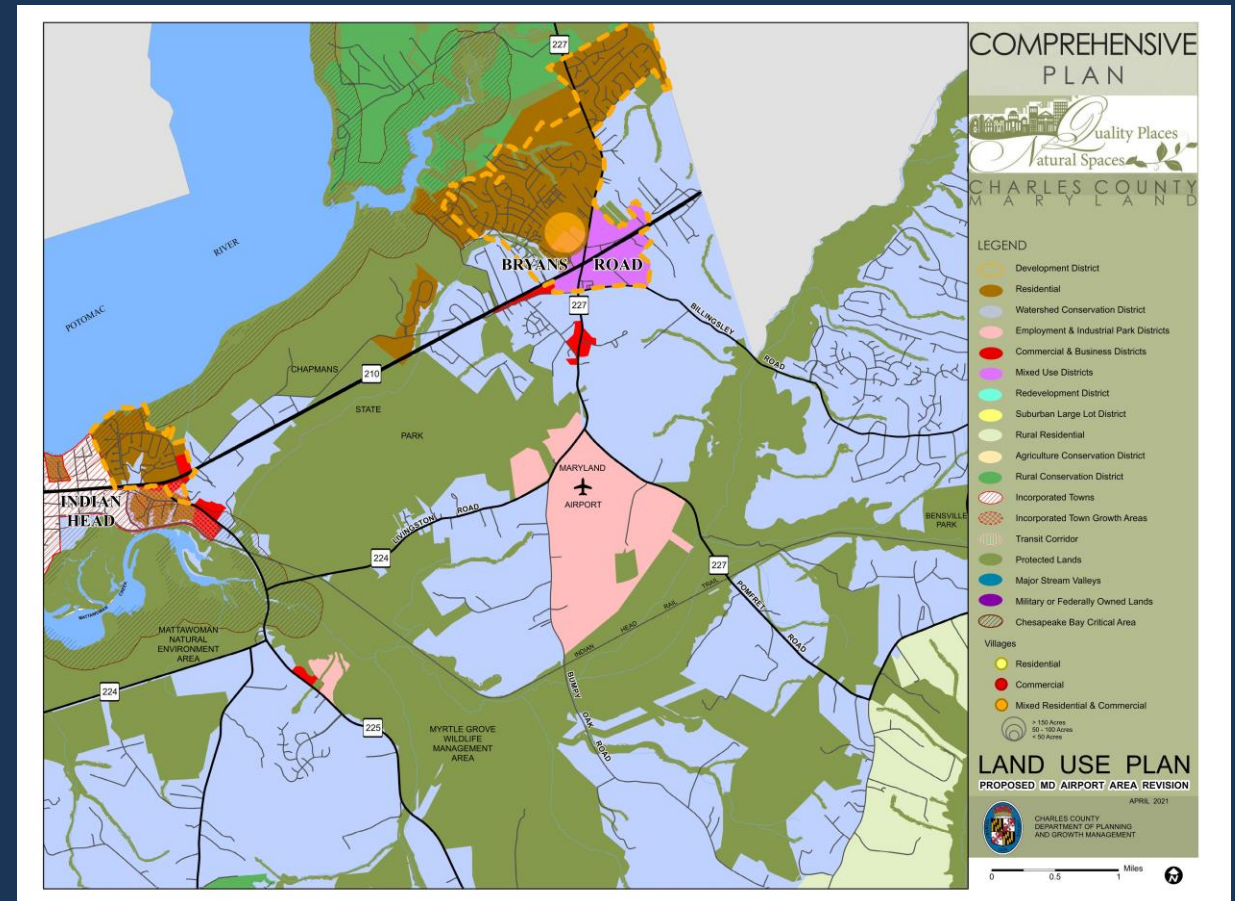
- Purpose is to allow development compatible with Maryland Airport and to facilitate economic development
- Current zoning on lands surrounding Airport must be changed to allow uses and businesses that would be compatible with Airport
- County proposes to create new zoning district to accomplish this
- Legislative package consists of Zoning Text Amendment (ZTA) # 23-176 and Zoning Map Amendment (ZMA) # 23-02
- The proposal does not include rezoning of the Airport properties

Aviation Business Park Zone: Background

- Charles County recognizes the Airport as a key economic development asset
- Maryland Airport has provided general aviation services for the county since 1943
- Airport has made significant improvements including new runway in 2013
- In 2017 the lands surrounding the Airport were rezoned from Light Industrial (IG) and Business Park (BP) to Watershed Conservation District (WCD)
 - Significantly restricted potential for economic development
- New owner acquired Airport in 2018
- County Economic Development Dept (EDD) has received inquiries and interest in the Airport and surrounding lands from companies who would benefit from proximity to the Airport

Comprehensive Plan Amendment: Land Use Change

- In 2021 the County Commissioners approved a Comprehensive Plan Amendment to change the land use designation for lands around the Airport to Employment and Industrial
- Provides for consistency between 2016 Comprehensive Plan and proposed new zoning



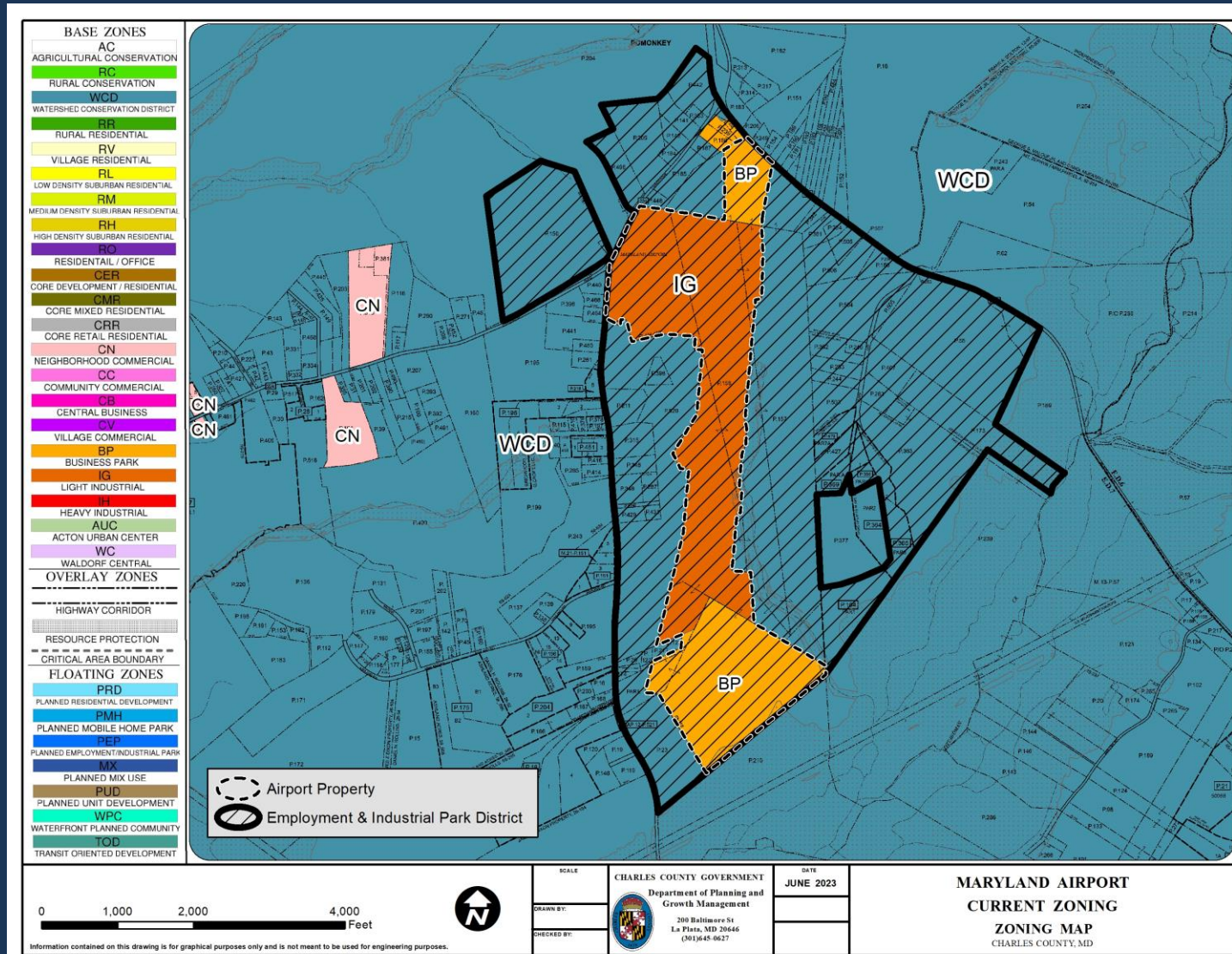
Aviation Business Park Zone

- Similar to Business Park Zone (BP), but targets uses/businesses that would be compatible and synergetic with Maryland Airport:
 - Research and development
 - Aircraft maintenance/avionics
 - Office/Flex
 - Light industrial with storage and distribution
 - Hospitality, food and beverage
- Development in the ABP Zone will have similar design character as development in the BP Zone
- Development in the ABP Zone will be required to comply with the Architectural and Site Design Guidelines and Standards for commercial/industrial development

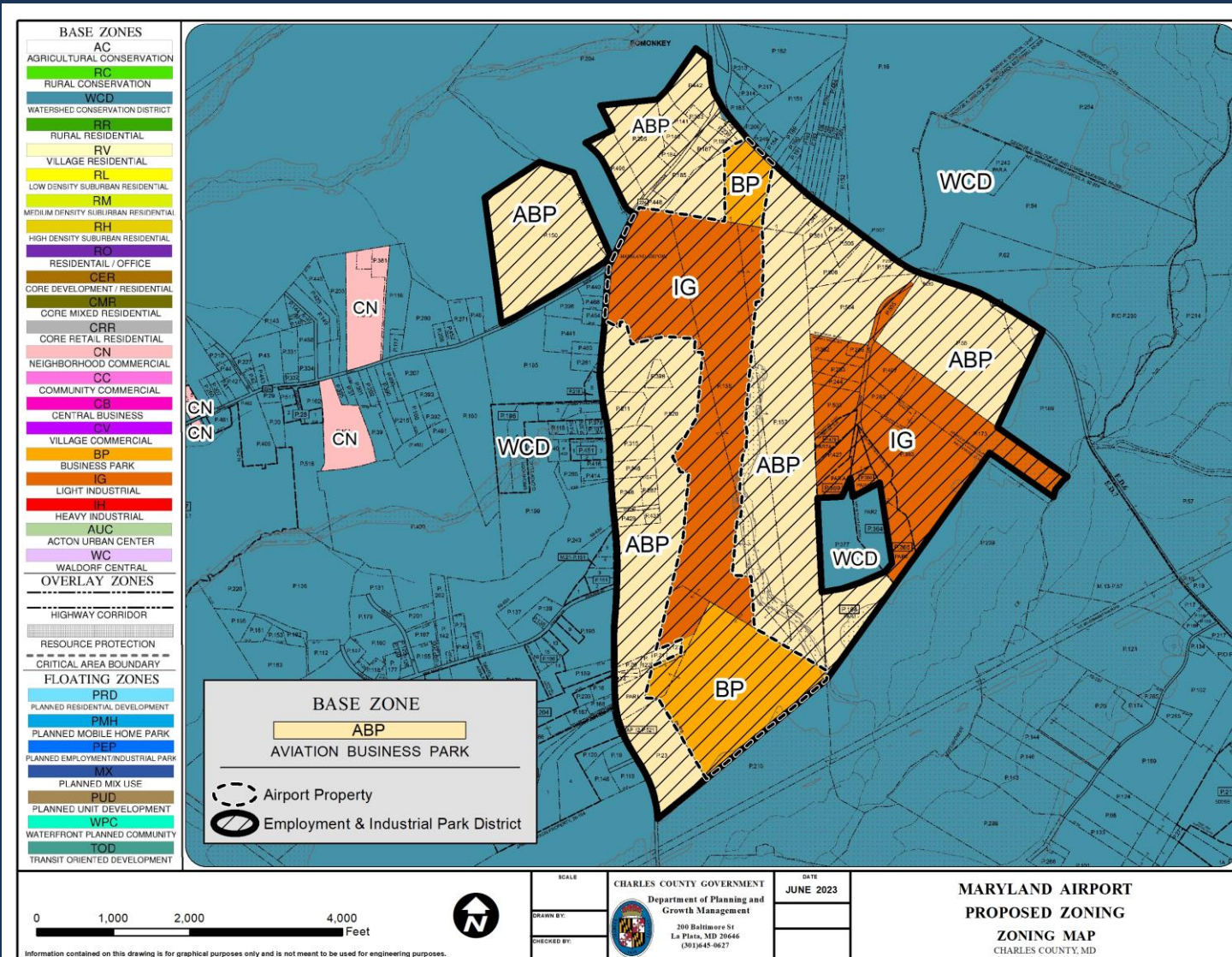
Zoning Map Amendment # 23-02

- Approx. 454 acres around Airport proposed to be rezoned to Aviation Business Park (ABP)
- Approx. 111 acres along Ray Drive proposed to be rezoned to Light Industrial (IG)

Current Zoning



Proposed Zoning





Presented By:
Charles County Government
Department of Planning and Growth
Management

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