



Charles County Planning Commission

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Planning Commission Report to the County Commissioners

Aviation Business Park ZTA #23-176 and ZMA #23-02

Summary:

Charles County proposes to rezone certain properties surrounding the Maryland Airport to a new Aviation Business Park (ABP) Zone. The purpose of the zoning amendments is to allow commercial and industrial development compatible with the Maryland Airport and to support economic development. The proposed legislation consists of Zoning Text Amendment (ZTA) #23-176 and Zoning Map Amendment (ZMA) #23-02. The text amendment would amend certain provisions of the Charles County Zoning Ordinance to establish a new base zoning district, the Aviation Business Park (ABP) Zone. The map amendment would amend the Charles County Zoning Maps to rezone certain properties around the airport to the new ABP Zone, with certain properties along Ray Drive being rezoned to Light Industrial (IG). In 2021, the Charles County Commissioners approved a Comprehensive Plan Amendment to change the land use designation for lands around the Airport from Watershed Conservation to Employment and Industrial. This rezoning process is now necessary to establish zoning that would allow these employment and industrial uses.

Introductory Briefing:

The Planning Commission received an introductory briefing on ZTA #23-176 and ZMA #23-02 on July 17, 2023. At this meeting the Planning Commission voted to schedule a public hearing on the proposed amendments.

Public Hearing:

On September 18, 2023, the Planning Commission held a Public Hearing on ZTA #23-176 and ZMA #23-02. At the hearing, fifteen (15) individuals voiced comments on the zoning amendments. At the conclusion of the Public Hearing, the record was held open for 30 days concluding on October 19, 2023; sixteen (16) written comments were received during the open record period. There were also ten (10) written comments submitted prior to the hearing. Of the total comments, seven (7) expressed support for the proposed zoning amendments and thirty-three (33) expressed opposition, with one comment being neutral.

Work Session:

On December 4, 2023, the Planning Commission held a Work Session to consider the proposed zoning amendments and public testimony.

Recommendation:

On December 4, 2023, after the conclusion of the Work Session, the Planning Commission voted unanimously to forward a recommendation of approval of the proposed ZTA #23-176 and ZMA #23-02, Aviation Business Park, for adoption by the Board of County Commissioners, with the supporting justification that the proposed ZTA and ZMA are consistent with the 2016 Charles County Comprehensive Plan's recommendation to support the airport, including land use and zoning changes to the land surrounding the airport to facilitate commercial and economic development.

Kevin B. Wedding

Kevin B. Wedding (Dec 14, 2023 12:14 EST)

Kevin Wedding, Chair