

# COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

## 2024 Legislative Session

Bill No. 2024-08 / Zoning Map Amendment (ZMA) 23-02

Chapter. No. n/a (cross-referenced with Bill No. 2024-07 / ZTA 23-176)

Introduced by County Commissioners of Charles County, Maryland

Date of Introduction March 5, 2024

## **BILL 2024-08**

## AN ORDINANCE concerning:

## IMPLEMENTATION OF THE AVIATION BUSINESS PARK (ABP) ZONE

FOR the purpose of:

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

## PREAMBLE

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

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

Asterisks \*\*\* mean intervening code language remaining unchanged  
NOTE: CAPITALS indicate language added to existing law.  
[Brackets] indicate language deleted from existing law

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;

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

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14           **WHEREAS**, the County's Department of Economic Development commissioned a report  
15 entitled, "Current Conditions and Economic Assessment of Bryans Road," which was published  
16 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 adopted  
28 Resolution # 2021-26, which amended the County's Comprehensive Plan to change the land use  
29 designation for an approximately 565-acre area surrounding the Maryland Airport from the  
30 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 of  
2 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;

5

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 property  
14 owner;

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16                  **WHEREAS**, on September 18, 2023, the Planning Commission of Charles County,  
17 Maryland, held a public hearing on the proposed ZMA #23-02, at which time the amendments to  
18 the official Zoning Maps of Charles County, Maryland were considered (see Attachment A);

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20                  **WHEREAS**, at a regularly scheduled meeting held on December 4, 2023, the members of  
21 the Planning Commission of Charles County, Maryland, voted to recommend approval of ZMA  
22 #23-02, which was documented in the Planning Commission Report dated December 14, 2023;

23

24                  **WHEREAS**, on February 1, 2024, a copy of the Planning Commission Report was  
25 transmitted to the County Commissioners of Charles County, Maryland;

26

27                  **WHEREAS**, after all signs were posted and certified letters were mailed (in accordance  
28 with § 297-448.L and § 297-448.O of the County’s Zoning Ordinance, respectively) and after a  
29 Public Notice was published on \_\_\_\_\_ (insert date) and \_\_\_\_\_ (insert date) in \_\_\_\_\_  
30 (insert name of newspaper) in accordance with both § 4-203(b)(2) of the Land Use Article and §  
31 297-448.Q. of the County’s Zoning Ordinance, the County Commissioners of Charles County,

1 Maryland, held a public hearing on \_\_\_\_\_ (insert date) upon submission of an affidavit of  
2 posting as required by § 297-448.N.; and

3

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

8

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

12

13 **BE IT FURTHER ORDAINED** that Bill 2024-08 shall take effect immediately upon the  
14 effective date of the cross-referenced Zoning Text Amendment (ZTA 23-176), as set forth in Bill  
15 2024-07.

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17 ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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COUNTY COMMISSIONERS OF  
CHARLES COUNTY, MARYLAND

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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.

11 ATTEST:

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14 Carol DeSoto, Clerk to the Commissioners, CAP, OM

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Gilbert O. Bowling, III

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**ATTACHMENT A**

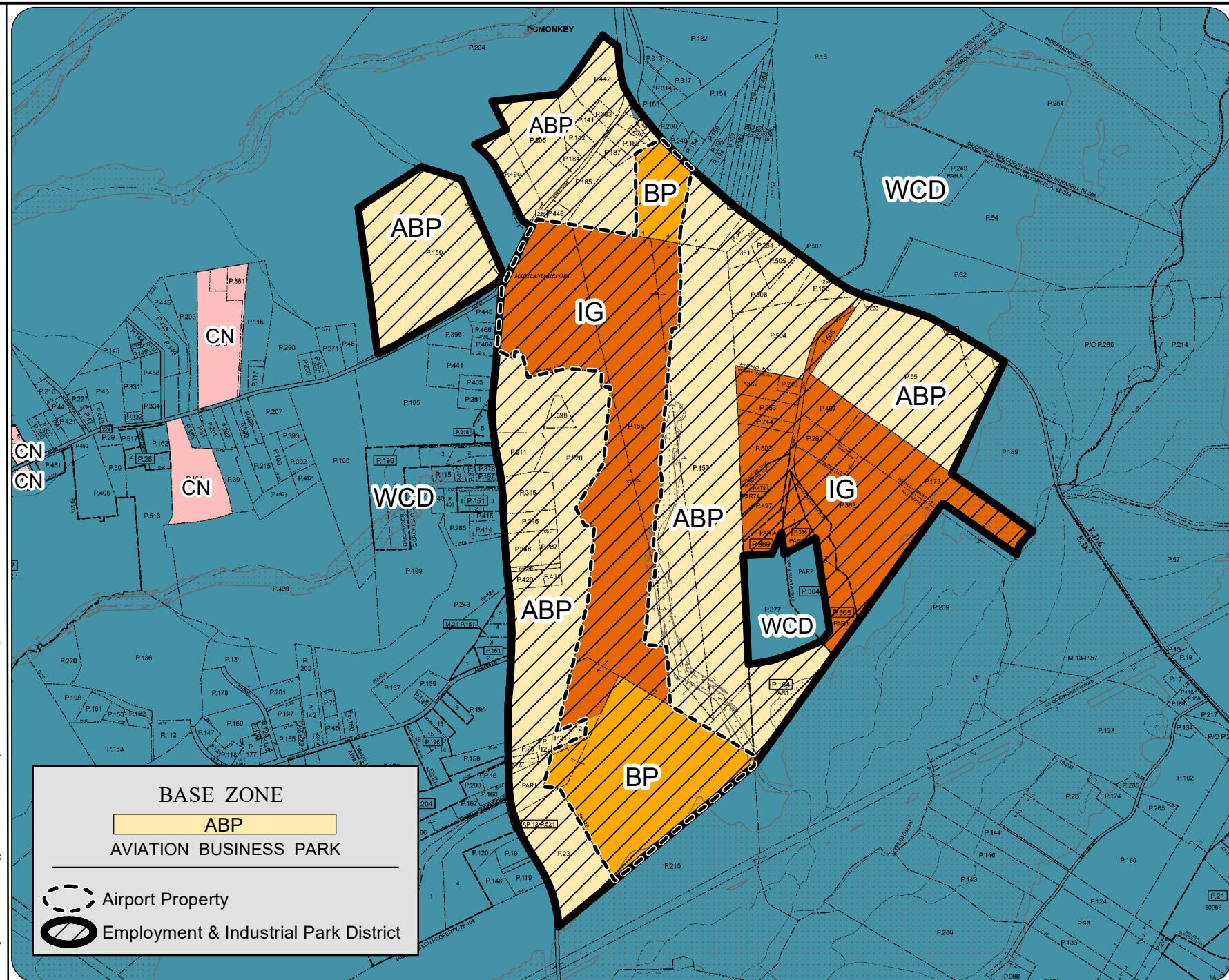
**Proposed Amended Zoning Map**

**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



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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