

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

2  
3   **2024 Legislative Session**

4  
5   Bill No. 2024-08 / Zoning Map Amendment (ZMA) 23-02

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

7   Introduced by County Commissioners of Charles County, Maryland

8   Date of Introduction March 5, 2024

9  
10   **BILL 2024-08**

11  
12   AN ORDINANCE concerning:

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

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16   FOR the purpose of:

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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 the  
20   Watershed Conservation District (WCD) and Business Park (BP) zones to either the Aviation  
21   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 Federal  
29   Aviation Administration (FAA) and Maryland Aviation Administration (MAA) in 1999 which has  
30   served as a blueprint for improvements, including a new runway that was constructed 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;

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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;

13  
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;

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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;

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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;

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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.  
16

17 ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.  
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20 COUNTY COMMISSIONERS OF  
21 CHARLES COUNTY, MARYLAND  
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24 \_\_\_\_\_  
25 Reuben B. Collins, II, Esq., President  
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28 \_\_\_\_\_  
29 Ralph E. Patterson, II, M.A., Vice President  
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33 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

**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

