

CHARLES COUNTY GOVERNMENT Guide to Understanding



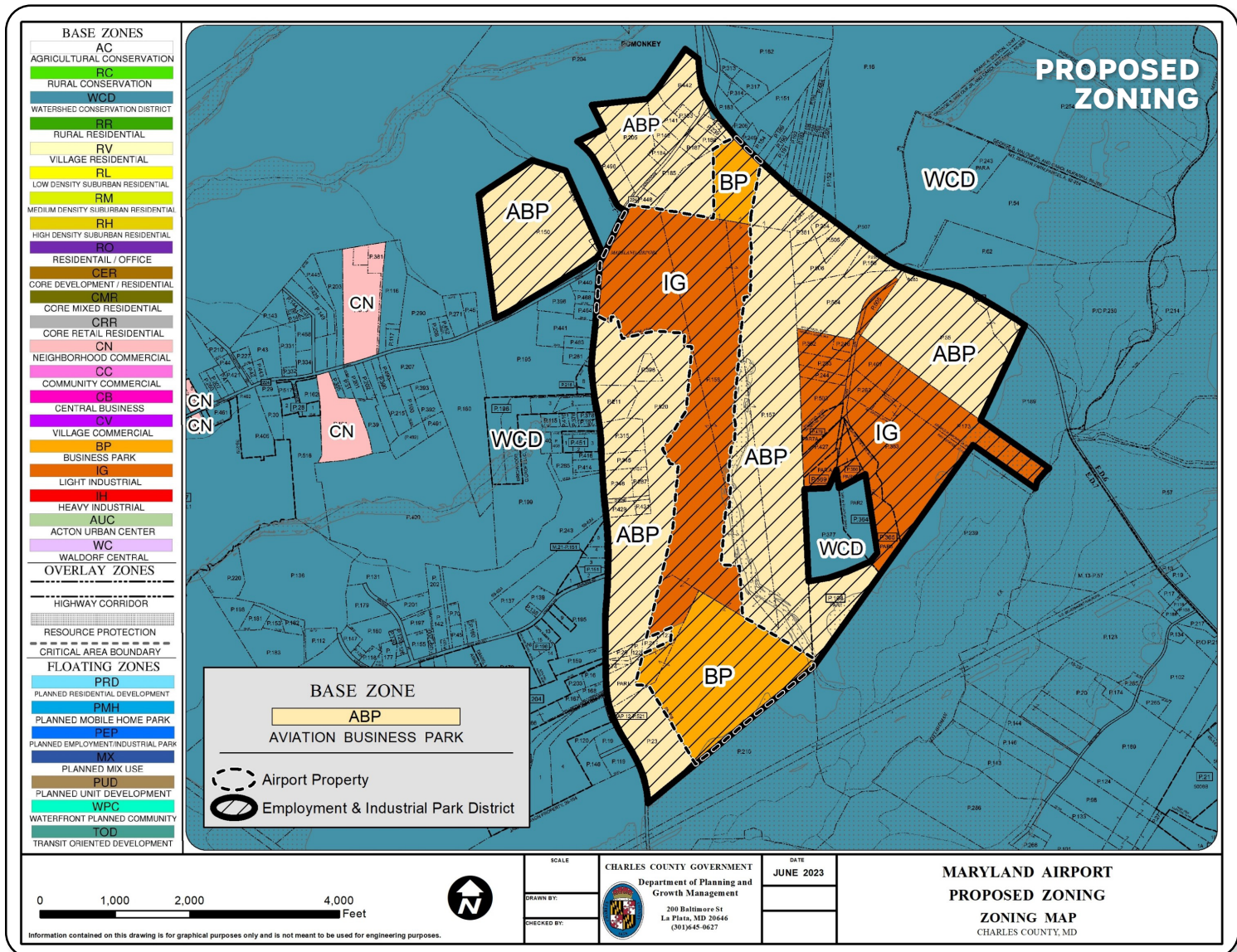
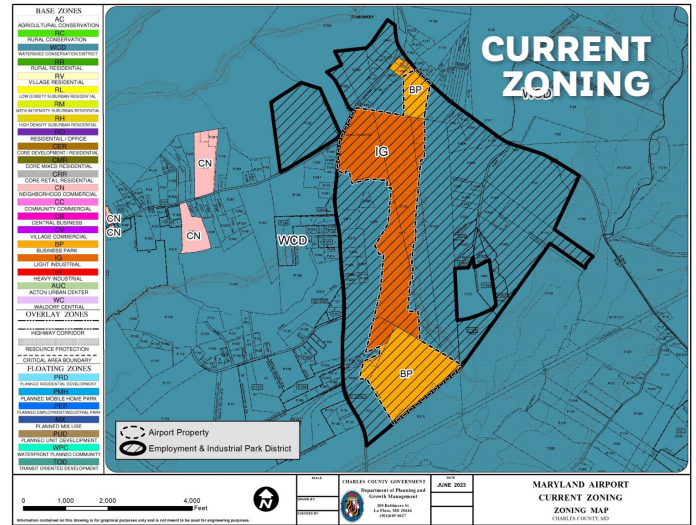
PUBLIC HEARING

Proposed Aviation Business Park Rezoning Bills 2024-07 (ZTA 23-176) & 2024-08 (ZMA 23-02)

WHAT is the purpose of the rezoning?

- The purpose of the proposed Aviation Business Park (ABP) Zone is to allow development compatible with the Maryland Airport and to support economic development.
- The ABP would allow businesses that would be compatible with the Maryland Airport such as research and development, aircraft maintenance or avionics, office and flex space, light industrial uses, and food and beverage uses. This does not expand or affect current activities at the Maryland Airport.
- Certain properties along Ray Drive are also proposed to be rezoned to Light Industrial.

- Cont'd on Side 2



WHY is this on the Agenda for the County Commissioners?

- 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.

WHO do these amendments affect?

- This affects residents in the vicinity of the Maryland Airport and other surrounding neighborhoods.

WHEN are these amendments being discussed and voted on, AND when would they possibly take effect?

- These amendments will have a hybrid (in-person and virtual) public hearing on Tuesday, April 9, 2024 at 6:00 p.m.
- At the close of the public hearing, the County Commissioners may vote to adopt (approve) the amendments, or the Commissioners may choose to discuss the amendments further and take a final vote at a future meeting.
- Once adopted, the amendments would take effect 45 days after the date of adoption.

WHERE can I go to learn more?

- You can view the proposed amendments beginning March 22, 2024 at bit.ly/AviationBusinessParkBill2024-07and08.
- You can attend the public hearing about these amendments on Tuesday, April 9, 2024 at 6:00 p.m.:
 - **Attend in person:** the Charles County Government Building (200 Baltimore Street, La Plata, MD 20646)
 - **View virtually:** There are a variety of viewing or streaming options including livestream available at: CharlesCountyMD.gov/CCGTV.
 - **View the recording at a later time:** Public hearings are recorded and posted online at: CharlesCountyMD.gov/VOD.

You can also contact Amy Blessinger, Planner III, at 301-645-0650 or BlessingA@CharlesCountyMD.gov.

HOW can I share my opinion and hear from other residents, speakers, and the Commissioners?

- Individuals or representatives of groups wishing to make oral or written comments are encouraged to attend the hearing and can submit comments in the following ways:
 - **Comment In-person:** Speaker sign-up will begin 30 minutes prior to the hearing at the Charles County Government Building (200 Baltimore Street, La Plata) on Tuesday, April 9, 2024 and will end at the commencement of the hearing. Each speaker will be allotted three minutes to speak.
 - **Comment Virtually:** Call 240-776-6709, between 8:00 a.m. and 4:00 p.m., on Tuesday, April 9, 2024 to register to speak. Once registered, citizens will receive a virtual link to testify between 6:00 p.m. and 9:00 p.m. after in-person speakers testify. If you are not available to speak when your name is called, we have the right to move on to the next caller. Each speaker will be allotted three minutes to speak.
 - **Provide Written or Voicemail Comments:** Written or voicemail comments may be submitted in lieu of oral testimony, or to expand upon oral testimony, and will be accepted Friday, March 22, 2024 starting at 8:00 a.m. through Tuesday, April 9, 2024 at 5:00 p.m.

Electronic comments: E-Comments can be submitted online at bit.ly/49TzkZI beginning on March 22. Note: submissions are considered public information under the Maryland Public Information Act.

Phone message: To leave a voicemail message, call 301-645-0652.

- **Postal Mail/Hand Delivery:** Comments sent by mail or delivery should be sent to:

Clerk to the County Commissioners
200 Baltimore Street
La Plata, Maryland 20646

Comments sent by mail must be received no later than Tuesday, April 9.

Individuals with special needs may call 301-645-0550 or Maryland Relay Service TDD 7-1-1 (1-800-735-2258).

Additional questions or concerns may be directed to Amy Blessinger, Department of Planning & Growth Management, 301-645-0650 or BlessingA@CharlesCountyMD.gov.