



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

Jason R. Groth, AICP
Acting Director

Phone | 301-645-0692
Email | PGMadmin@CharlesCountyMD.gov

Bill 2024-07 (ZTA 23-176) and Bill 2024-08 (ZMA 23-02)

Aviation Business Park Zoning District

Bill #2024-07 (ZTA #23-176) and Bill #2024-08 (ZMA #23-02) are meant to promote economic development and permit development that is compatible with the Maryland Airport. Certain provisions of the Charles County Zoning Ordinance would be amended by ZTA #23-176, creating the Aviation Business Park (ABP) Zone as a new base zoning district. The Charles County Zoning Maps would be modified by ZMA #23-02 to rezone some properties near the airport to the new ABP Zone, with some properties along Ray Drive rezoned to General Industrial (IG). **The County Commissioners are holding a second Public Hearing on October 29, 2024 to consider these proposed Amendments, which have been revised after feedback was received from previous Public Hearings with both the Planning Commission and the Board of County Commissioners. Please see proposed rezoning map at the link below. You may also refer to the Project History for more background.**

Staff Contact:

[Amy Blessinger, AICP, Planner III](#)

Please click the blue links below to view the documents.

[County Commissioner October 29, 2024 Public Hearing Public Notice](#)

[Bill 2024-07 \(ZTA 23-176\)](#)

[Bill 2024-08 \(ZMA 23-02\)](#)

[Proposed Aviation Business Park Rezoning Map](#)

[Guide to Understanding](#)

[Planning Commission Recommendation to the County Commissioners](#)

[County Commissioner Staff Report](#)

[Click HERE to submit Public Comment for the October 29, 2024 County Commissioner Public Hearing](#)

(Comments accepted beginning October 11, 2024)

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Project History

[Planning Commission Public Hearing September 18, 2023 Agenda](#)

- Document Guide
- Staff Report
- Draft ZTA #23-176
- Draft ZMA #23-02
- Slide Show Presentation
- Public Notice
- Public Comments

(Documents attached to agenda)

[September 18, 2023 Video Recording and Agenda](#)

[County Commissioner Public Hearing April 9, 2024 Agenda, Documents, and Public Comments](#)

(Documents attached to agenda)

[April 9, 2024 Video Recording](#)

[Planning Commission 2nd Public Hearing August 5, 2024 Agenda](#)

- Public Notice
- ZTA #23-176
- ZMA #23-02
- Original and Amended Comparison Maps
- Guide to Understanding
- Staff Report
- Staff Presentation
- MD Airport Aerial
- Public Comments

(Documents attached to agenda)

[August 5, 2024 Video Recording](#)

[County Commissioner Work Session October 1, 2024 Agenda, Documents, and Public Comments](#)

(Documents attached to agenda)

[October 1, 2024 Video Recording](#)

[Planning Commission Work Session December 4, 2023 Agenda](#)

- Staff Presentation – Revised
- Staff Report
- Aviation Business Park ZTA #23-176
- Aviation Business Park Proposed Zoning Map
- Aviation Business Park ZMA #23-02
- Public Comments

(Documents attached to agenda)

[December 4, 2023 Video Recording and Agenda](#)

[County Commissioner Work Session July 9, 2024 Agenda, Documents and Public Comments](#)

(Documents attached to agenda)

[July 9, 2024 Video Recording](#)

[Planning Commission 2nd Work Session September 16, 2024 Agenda](#)

- Aviation Business Park ZTA bill
- Aviation Business Park ZMA bill
- Original and Amended Comparison Maps
- Aviation Business Park Staff Report
- Aviation Business Park PowerPoint
- Public Comments

(Documents attached to agenda)

[September 16, 2024 Video Recording](#)