

From: [Charles County Government](#)
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Subject: *NEW SUBMISSION* Aviation Business Park ZTA #23-176 and ZMA #23-02
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Aviation Business Park ZTA #23-176 and ZMA #23-02

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Public Hearing Comment Form

Questions or More Information 240-776-6709

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Are you:

For Topic

Comment

This is in response to the hearing held regarding rezoning properties surrounding the Maryland Airport, and removing them from the Water Conservation District. I was raised in Charles County and am a partial owner of a 5 acre property in that category that is commonly known as the "Spoon Factory" property, marked P.211 on the property map. The property was for many years zoned IG. The proposal was not to abolish the water conservation district. The proposal recognized that a category of properties around the Maryland Airport should be zoned in such a way that these properties could support the airport. We always envisioned that this was the best use of our property, and as the airport facilities improved, we anticipated that it would be used in such a way. It is difficult to create assets. That is why supporting the airport is so important; a regional airport is an asset to all business

development. Careful development of adjacent land is essential for the airport to grow and function in the future. Proven techniques can avoid adverse environmental impacts. To not have this land zoned so that it can support the airport would choke the contribution that the airport can make. Failure to support the airport can result in fewer jobs and less property tax revenue. After our property was rezoned to WCD, we requested a reappraisal of the property value and we now pay one third of the property taxes that we paid when the property was zoned IG. If everyone in the water conservation district has their property value adjusted and their taxes reduced, Charles County will suffer a significant reduction in taxes. Conservation can go hand in hand with jobs and taxes, and it is essential that land is zoned in such a way as to support the airport. Targeted and smart growth can avoid sprawl and and maintain the ecological goals that citizens want.

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Thank you,
Charles County, MD

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