



# Aviation Business Park Zone: Planning Commission Work Session

## Presenters

Amy Blessinger, Planner III

Taylor Yewell, Redevelopment Manager

December 4, 2023

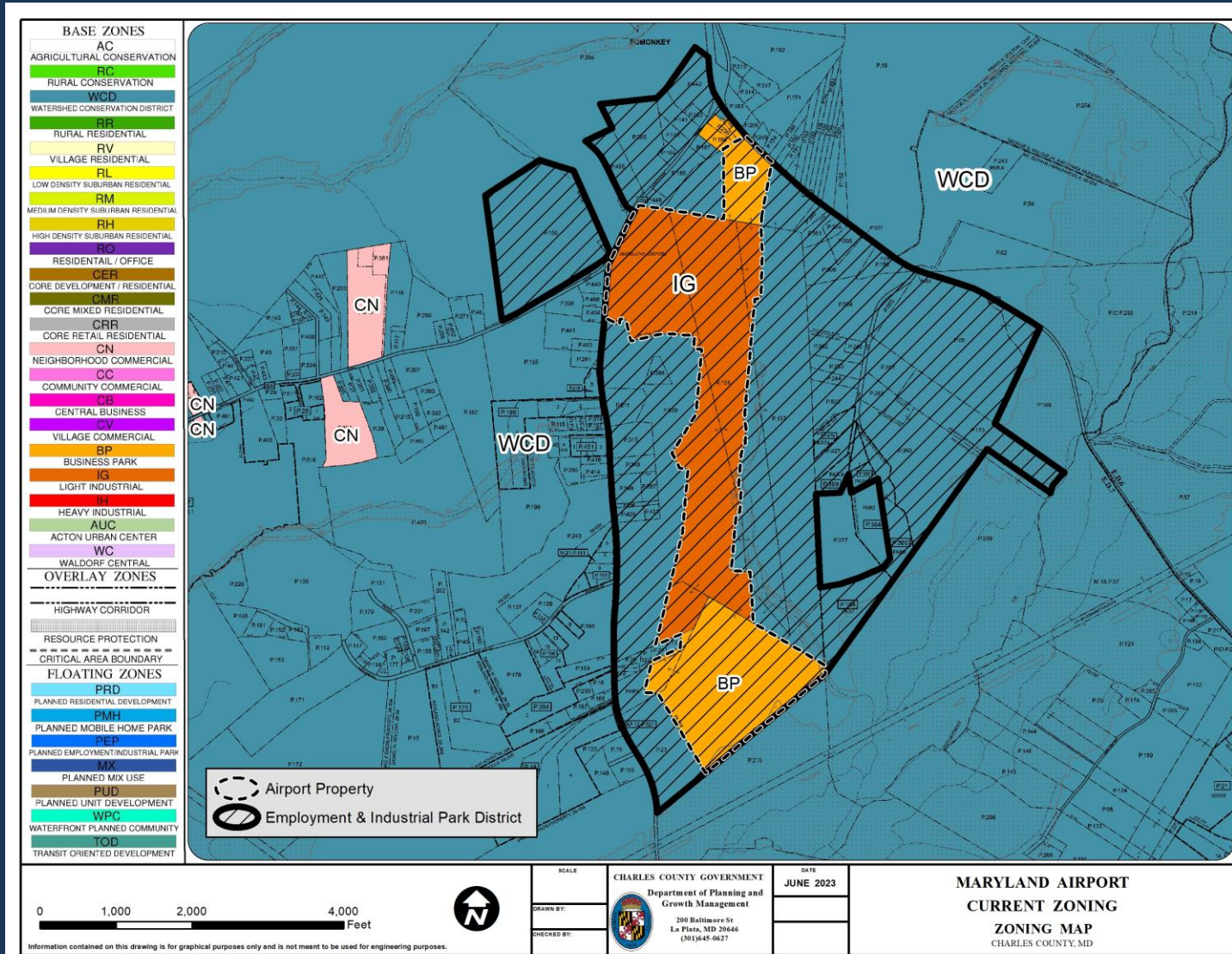
# Aviation Business Park Zone: Purpose

- Purpose is to allow development compatible with Maryland Airport and to facilitate economic development
- Current zoning on lands surrounding Airport must be changed to allow uses and businesses that would be compatible with Airport
- County proposes to create new zoning district to accomplish this
- Legislative package consists of Zoning Text Amendment (ZTA) # 23-176 and Zoning Map Amendment (ZMA) # 23-02
- The proposal does not include rezoning of the Airport facility properties

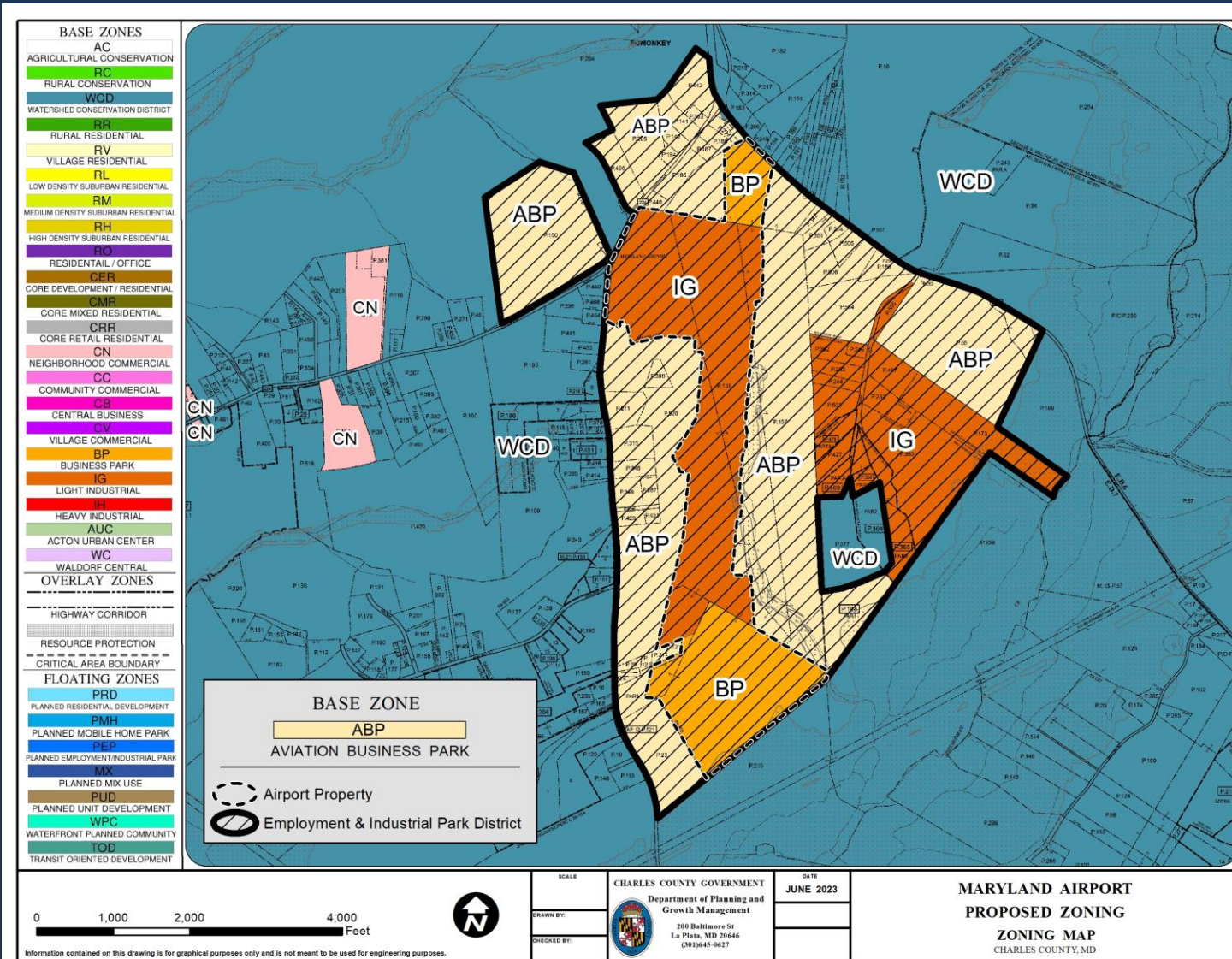
# Aviation Business Park Zone

- Similar to Business Park Zone (BP), but targets uses/businesses that would be compatible and synergetic with Maryland Airport:
  - Research and development
  - Aircraft maintenance/avionics
  - Office/Flex
  - Light industrial with storage and distribution
  - Hospitality, food and beverage
- Development in the ABP Zone will have similar design character as development in the BP Zone
- Development in the ABP Zone will be required to comply with the Architectural and Site Design Guidelines and Standards for commercial/industrial development

# Current Zoning



# Proposed Zoning



# Aviation Business Park Zone: Public Comments

- The Planning Commission held a Public Hearing on September 18, 2023
- The record was held open for 30 days, until October 19
- Received 10 written comments prior to public hearing
- Received 15 verbal comments at hearing
- Received 16 written comments after hearing and prior to record closing on October 19
- 7 expressed support
- 33 expressed opposition
- One was neutral

# Aviation Business Park Zone: Public Comment Themes

- Several residents requested to have their properties excluded from the rezoning, or to take a more phased-in approach
- Several residents concerned that rezoning would affect their ability to sell their properties or to continue using their properties as they wanted, or that they would be displaced by the rezoning
- Concerns that residents' property taxes would increase
- Should develop in Bryans Road and/or Indian Head rather than in area around airport

# Aviation Business Park Zone: Public Comment Themes

- Concern regarding aircraft lead emissions' negative health impacts especially to children, the elderly, and communities of color
- Concerns about increase in impervious surface in Mattawoman Creek watershed
- Concern about other environmental impacts – water quality in Bay watershed, clean waterways, wetlands, forest loss, climate impacts, loss of habitat
- Concerns about increased traffic



# Aviation Business Park Zone: Public Comment Themes

- Others expressed that the rezoning would stimulate economic development and provide jobs and commercial tax base that would benefit county residents
- Maryland Airport is key economic asset for the county
- Rezoning will help address insufficient quantity and diversity of available land zoned for employment
- Rezoning will support and facilitate synergy with activities at Naval Support Facility Indian Head
- Rezoning will facilitate daytime employment base to support amenities and services

# Aviation Business Park Zone

## Impacts to residential properties

- If rezoning is adopted, residents will continue to be able to remain on and to use their properties as residential
- The tax assessments office has an application process for homeowners who wish to have their properties continue to be assessed as residential
- The tax assessments office has a recapture provision when a property with a residential assessment is later sold or subdivided
- Boundary of rezoning area based on area that was previously zoned industrial/employment prior to WCD

# Aviation Business Park Zone

## Air quality/community health impacts

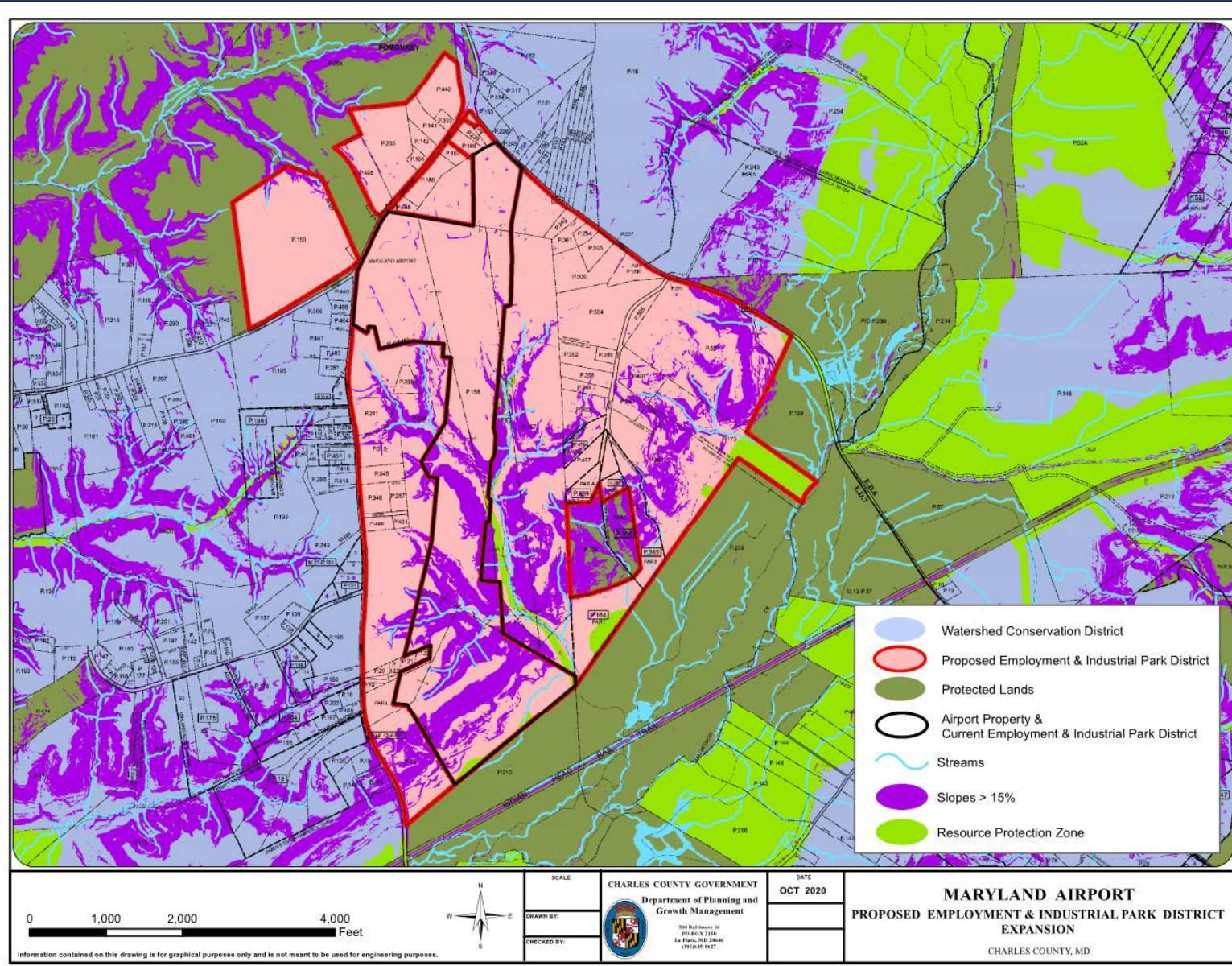
- Airport operations and expansion are not the subject of the rezoning. The intent of the rezoning is to allow businesses supportive of the airport to locate close to the airport
- The Federal Aviation Administration (FAA) and Environmental Protection Agency (EPA) have initiated a program to eliminate aviation gasoline lead emissions by 2030
- According to EPA's National Emissions Inventory (NEI), Maryland Airport does not exceed the threshold for air quality monitoring
  - State and local air quality agencies are required to monitor near airports with estimated lead emissions of 1.0 ton or more per year
  - In 2020, the NEI reported that the Maryland Airport emitted 0.049 tons of lead
  - In 2017, the NEI reported 0.048 tons of lead emitted from the airport
  - The next NEI report is currently underway and scheduled to be released in 2026

# Aviation Business Park Zone

## Environmental impacts

- Lands included in the area to be rezoned comprise 1.2% of the acreage in the Charles County portion of the Mattawoman watershed
- Much of the land in the watershed is already protected
  - Pomonkey Forest (former Tech Park property): 208 acres in Forest Conservation
  - State owned lands
  - Other protected lands
  - Tier 4 lands
  - Nanjemoy/Mattawoman Rural Legacy Area
- Environmental constraints limit much of the lands' developability - wetlands, steep slopes, stream buffers
- Development will be subject to restrictive environmental regulations including forest conservation and stormwater management

# Environmental Constraints



# Aviation Business Park Zone

## Economic development

- Support for Airport is a key recommendation in County's Economic Development Five-Year Strategic Plan
- Increase in economic activity at the airport and significant interest in the airport and surrounding lands from companies who wish to locate in close proximity to the airport
- At Planning Commission request, Airport Industrial Market Analysis was done during Comprehensive Plan Amendment process to assess the current market and need for employment land near airport
  - Lands around the airport could capture more than half of the projected 117,100 to 175,600 sf of annualized absorption of industrial development in Charles County
- RKG market analysis and increased interest expressed by companies indicates increased demand for land around the airport for development of airport-supporting uses

# Aviation Business Park Zone

## Vacant/available commercial space in Bryans Road/Indian Head

- Bryans Road is primarily zoned for commercial, mixed use and residential development and is not the best location for many airport supporting uses
- It is preferable to locate the airport supporting uses closer to the airport where they can take full advantage of proximity to the airport
- Not much available commercial land in Indian Head

## Traffic

- Required road upgrades will be provided as development occurs

# Aviation Business Park Zone: Staff Request and Next Steps

- Staff requests Planning Commission recommendation to County Commissioners to adopt ZTA #23-176 and ZMA #23-02
- Next steps:
  - County Commissioner briefing
  - County Commissioner Public Hearing
    - Public will be notified with public notice, signage
    - Affected property owners will receive mailings





Presented By:  
**Charles County Government**  
**Department of Planning and Growth**  
**Management**

**(301) 645-0692**

**200 Baltimore Street, La Plata, MD 20646**

**MD Relay Service: 7-1-1**

**Equal Opportunity Employer**

It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.

**[www.CharlesCountyMD.gov](http://www.CharlesCountyMD.gov)**