

June 11, 2024

Hon. Rueben B. Collins
President, Charles County Commissioners
200 Baltimore Street
La Plata, MD 20646

Re: Testimony in Support of MX Zoning Text Amendment #22-174

Dear President Collins,

The Maryland Building Industry Association (MBIA) representing over 1,100 member companies across Maryland is submitting testimony in support of MX Zoning Text Amendment #22-174, which proposes to create and incorporate “Housing for Specific Populations” into large residential developments in the Mixed-Use Zoning District of Charles County and to allow those residential uses to have maximum substitution for commercial (office and/or retail) uses.

There are two goals that 22-174 would achieve, the first to give the Planning Commission and the Charles County Commissioners additional discretionary options under which they can approve an application to implement an MX overlay zone to an existing underlying base zone.

This second goal will allow the Commissioners under certain circumstances (and only on properties they deem appropriate) to permit development of residential housing to alleviate the dramatic shortage for both the market rate as well as underserved and less privileged moderate/low income, senior and other populations that may have special or specific needs.

Charles County continues to be a growing business hub that remains well positioned for present and future development. This ZTA is important, as it allows as it expands upon the county’s push for pro economic development policies that encourage more housing at all levels, as well as creating more job opportunities. New residential and commercial, as well as redevelopment opportunities translate into additional revenue to the county.

The industry appreciates the opportunity to provide feedback and would respectfully urge the commissioners to give a favorable report on MX Zoning Text Amendment #22-174.

Respectfully,

Griffin Benton, Vice President