



Comprehensive Plan Amendment

Presenters:

- Devin Parker, Planner I
- Tony Felts, AICP, Assistant Chief of Planning

June 24, 2026



Background

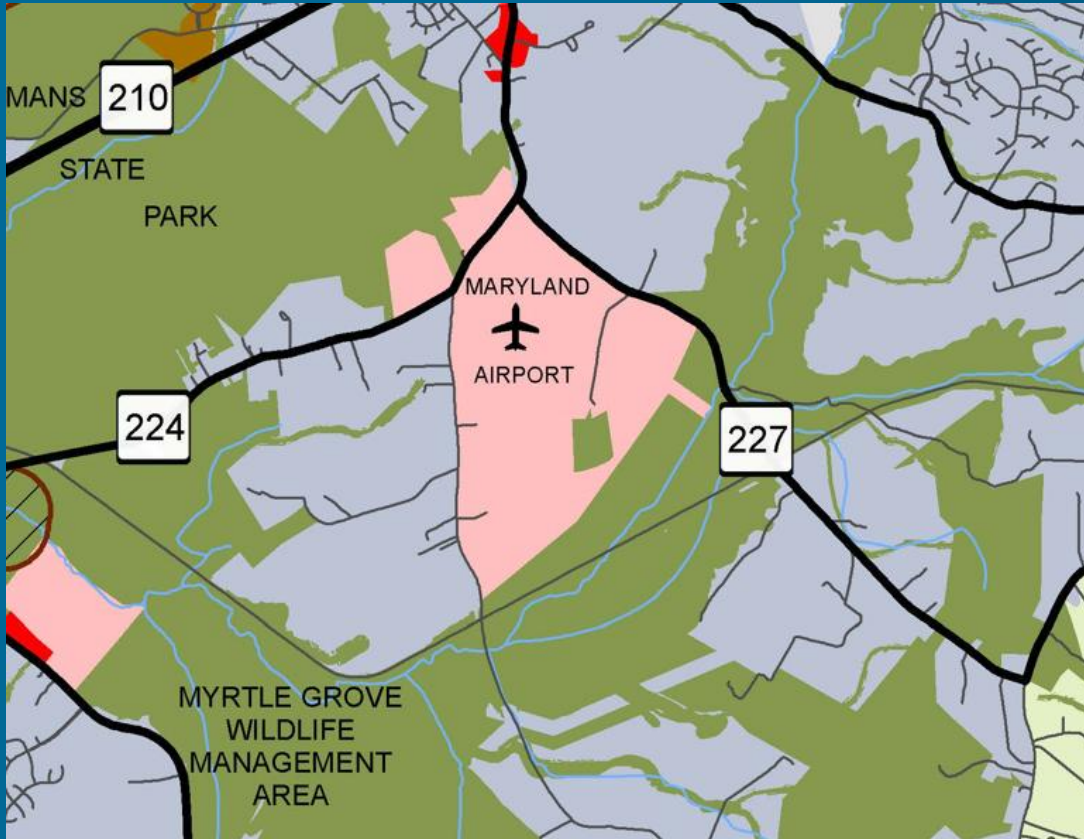
- **2016 Comprehensive Plan**
 - **Properties surrounding Maryland Airport designated Watershed Conservation District**
- **2021 Comprehensive Plan Amendment**
 - **565 acres redesignated to Employment and Industrial Park District**
 - **Intended to support potential rezoning to Airport Business Park (ABP) and Light Industrial (IG)**
- **2024 Board of County Commissioners Decision**
 - **Approved only a partial rezoning of the entire 565 acres**



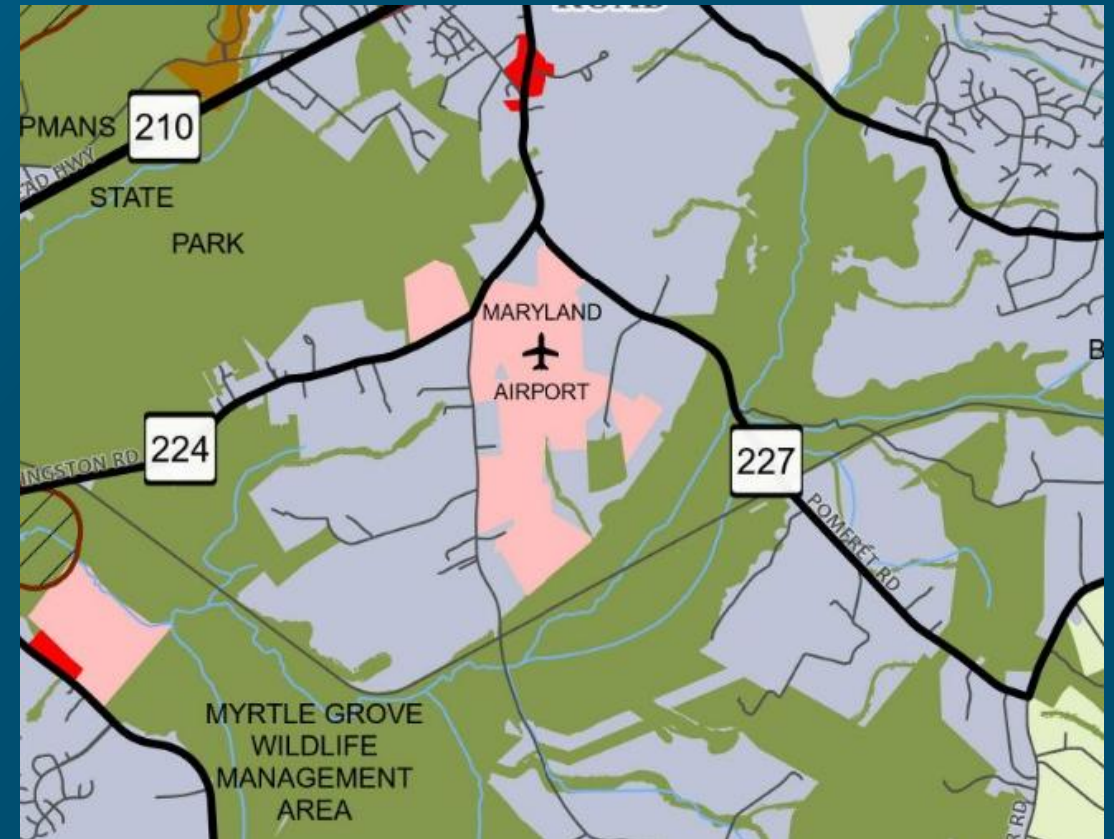
Purpose of The Amendment

- **Current State: Conflicting zoning and land use**
 - 351 acres retained WCD base zoning
 - Land use remained as Employment and Industrial Park District
 - Mismatch between base zoning and land use designation.
- **Proposed Change: Match land use designation with existing zoning**
 - Revert 351 acres with WCD base zoning to Watershed Conservation District land use designation

Land Use Plan Map



2021 Land Use Map



2026 Land Use Map



Process & Next Steps

- **Distributed to State and Adjacent Agencies** (March 2026)
- **Planning Commission Public Hearing** (May 4, 2026)
- **Planning Commission Work Session** (June 15, 2026)
 - **Planning Commission Recommended Approval**
- **NEXT STEPS**
 - **Staff is requesting the Commissioners set a Public Hearing date for July 21, 2026**



Presented By:
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Management

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