

2015 ANNUAL REPORT

of the

CHARLES COUNTY PLANNING COMMISSION

(as required by the Land Use Article of the Annotated Code of Maryland)



Prepared by

**The Planning Division
Department of Planning and Growth Management
Post Office Box 2150, La Plata, MD 20646
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	Joan Jones, Vice Chairman	
	Robin Barnes	
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	Wayne Magoon	
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I. Purpose of Report

The Land Use Article, per SB280/HB295, SB273/HB294, and SB276/HB295, of the Annotated Code of Maryland requires the Planning Commission to prepare and file an annual report with the County Commissioners. It states that the report shall be made available for public inspection and a copy of the report shall be mailed to the Director of the Maryland Office of State Planning. The criteria for the content of the report are specified as follows:

"The annual report shall **(a)** index and locate on a map all changes in development patterns including land use, transportation, community facilities patterns, zoning map amendments, and subdivision plats which have occurred during the period covered by the report, and shall state whether these changes are or are not consistent with each other, with the recommendations of the last annual report, with adopted plans of adjoining jurisdictions, and with the adopted plans of all state and local jurisdictions that have the responsibility for financing and constructing public improvements necessary to implement the jurisdiction's plan; **(b)** contain statements and recommendations for improving the planning and development process within the jurisdiction."

The Charles County Planning Office is currently working with the Maryland Department of Natural Resources (DNR) on an Ecosystem Services (ES) Assessment Case Study for Charles County. The study uses the methodology laid out in *Accounting for Maryland's Ecosystem Services*, a systems approach, valuing both direct economic contributions and indirect benefits provided by ecosystems. The study, and the proposed custom calculation web tool by DNR, will provide decision makers the ability to measure the economic impacts of ecosystem service loss and/or preservation when considering proposed projects.

The Annual Report for 2015 has been designed to address the requirements of legislation passed in 2009 titled Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions (Senate Bill 276 & House Bill 295). The Annual Report is not intended to provide a comprehensive account of the activities of the Planning Office.

Sources of Additional Information

Detailed information on other endeavors, projects, operations and/or the status of submittals is available directly through the following sources:

Planning Office:	(301) 645-0540
Permits Administration:	(301) 645-0692
Capital and Development Services:	(301) 645-0641
County Attorney's Office:	(301) 645-0555
Automated Response System:	(301) 645-0600

Charles County Government Web Site: <www.charlescountymd.gov>

In compliance with the above-stated provision of the Land Use Article, this Annual Report was adopted by the Charles County Planning Commission on June 6th, 2016 and forwarded to the Charles County Commissioners on June 20th, 2016.

II. Executive Summary

This Annual Report provides an opportunity for the Charles County Planning Commission to review development approvals for 2015. Actual development can then be compared to the overall vision of future development as articulated in the 2006 Comprehensive Plan. The managed growth strategy outlined in the 2006 Comprehensive Plan was first developed in 1990 and refined in 1997. One of the eight land use visions of the Comprehensive Plan is to concentrate development in suitable areas. The general theme of the plan is that the County should endeavor to preserve and enhance the present “character” of the County and improve the quality of life for its citizens while maintaining a pace of growth and development which is managed. This general theme, when interpreted in terms of land use, says that the County should adopt a “managed growth” philosophy toward the use of the land over which it has zoning authority and that development should be of a controlled nature, channeled into the most appropriate areas and discouraged in other areas. The County has determined that such a philosophy is necessary to cost-effectively sustain adequate levels of public services and facilities in the form of schools, transportation networks, sewer, water, police, fire, and other services that will be required to support present and future residents. The land use goal in the 2006 Comprehensive Plan is to direct 75% of all development to the northern and western portions of the County identified as the Development District.

Charles County's population increased from 154,687 to 156,118 between July 2014 and July 2015, according to the latest Census population estimates. These population figures correspond to an annualized growth rate of 0.93% during this period. According to the 2006 Comprehensive Plan, the target growth rate is approximately 1.7% but less than 2.0% per year. The average annual growth rate between 2006 and 2015 is 1.27%.

Charles County has seen growth over the past decade in terms of population and approved building lots. The following table (Figure 1) is a summary of development activity in Charles County from 2006 to 2015. For purposes of analyzing growth trends and compliance with Comprehensive Plan policies, this report looks at a ten year time frame but also considers short range variations.

Figure 1: 2006-2015 Development Summary

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Residential Building Permit Units ¹	1,366	882	672	744	576	693	644	1,246	788	1,166
Number of Preliminary Plan Lots Approved ²	1,897	458	381	313	250	1,333	729	173	200	529
Preliminary Plan Developed Acreage ³	3,081	1,492	953	715	1,694	677	1,913	886	221	449
Number of Final Plat Lots approved	1,726	839	820	287	425	341	802	918	455	767
Final Plat Developed Acreage	3,139	2,500	3,403	1,332	1,470	1,173	4,068	3,192	2,371	1,703
Total Acres of Projected Open Space from Cluster Preliminary Plans ⁴	1,470	400	275	157	377	142	876	352	16	132
Total Acres of Protected Lands ⁵	1,956	5,340	3,837	2,232	220	968	1,457	1,016	2,423	180
Site Development Plan Approvals (square feet)	1,073,937	2,198,029	535,175	576,727	80,128	88,467	105,883	712,182	614,847	535,831

¹ Complete Town data included.

² Six (6) Major Preliminary Plans were approved in 2015.

³ 2010 Preliminary Plan acreage includes 888 acres of residue, which can be further subdivided in the future. 2011, 2012, 2013, 2014, and 2015 Preliminary Plan acreage does not include residue.

⁴ 2009-2015 open space acreage was collected through the Net Open Space Data Calculation Table per Green Notice #09-12.

⁵ See page 16 for a breakdown of protected lands.

Conclusions & Recommendations

Conclusions

Development approvals need to be compared to the vision of future development as outlined in the 2006 Comprehensive Plan to determine if it is consistent. In terms of the annual growth rate, the Comprehensive Plan specifies a target growth rate of approximately 1.7% but less than 2.0% per year. In 2015, the growth rate was 0.93%.

The Comprehensive Plan specifies that 75% of all development should be located inside the Development District. Development in the St. Charles Planned Unit Development is included as part of the Development District totals. Mixed use districts in Bryans Road and Waldorf are also included as part of the Development District, along with the mixed use district of Swan Point, a planned unit development. Further, commercial and industrial projects are also included in the overall development totals, which are primarily located within the Development District. In 2015, the County exceeded its target development goal with 85% of the total Preliminary lots being located inside the Development District. An analysis of preliminary plan lots inside the Development District from 2006 through 2015 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 71% over the ten year period.

In 2015, the County exceeded its target goal of 75% of the total final plat lots being located inside the Development District with 91%. An analysis of final plat lots inside the Development District from 2006 through 2015 demonstrates that the County is consistent with our Comprehensive Plan goals, averaging 75% over the ten year period.

Another goal articulated in the Comprehensive Plan is for housing. The Plan identifies a goal of approximately 70% single-family detached units, 20% townhouse units, and 10% apartment units. In terms of single-family housing, Charles County did not meet the target goal of 70% with only 48% in 2015. For townhouses, the County exceeded the target goal of 20% with 28% in 2015. In terms of apartments and multifamily, the County exceeded its target goal of 10% with 24% in 2015. An analysis of building permits from 2006 through 2015 demonstrates that the County is generally consistent with its Comprehensive Plan housing goals, averaging 58% for single family houses, 20% for townhomes, and 22% for apartments.

The following table (Figure 2) demonstrates how Charles County is generally consistent with the 2006 Comprehensive Plan targets and goals:

Figure 2: Development Consistency with Comprehensive Plan Goals

	Comprehensive Plan Goals	2015	Average 2006-2015
% Lots Inside Development District: Preliminary Plans	75%	85%	71%
% Lots Inside Development District: Final Plats	75%	91%	75%
Housing: Single Family	70%	48%	58%
Housing: Townhomes	20%	28%	20%
Housing: Apartments	10%	24%	22%

Per the state Smart, Green and Growing legislation, jurisdictions are to establish a goal toward increasing the percentage of growth within their Priority Funding Areas while decreasing the percentage of growth outside. The current policy of Charles County is aligned with the principles of the legislation by encouraging, as a matter of policy, the majority of its development into the Development District and the Priority Funding Areas (PFAs). Additionally, the County is committed to preserving 50% of its overall acreage. Charles County has been supporting smart growth as a policy and concept as reflected in the Planned Unit Development (PUD) of St. Charles Communities for well over three decades.

Currently, the trend lines indicate development is within the level of tolerance, however the Planning Commission must monitor and ensure that these trends continue. If data indicates a dramatic shift of development patterns, then the following questions must be considered in what action, if any, to initiate:

1. **Project Timing:** Developments often get approvals but are not built for years. Should development approvals be counted which may not come online for several years; or only development with building permits?
2. **Market:** Market desires for housing type and economic conditions greatly impact when and what type of development occurs.
3. **Time frame:** What is the time frame to be set to determine if percentages are being met?
4. **Balance:** To what extent can the percentages exceed limits before development is halted or delayed in order to then balance the desired percentages?
5. **Enforcement:** Is there a policy to stop development that exceeds the percentages based on the designated time frame? Or to delay projects until a balance is achieved?
6. **Re-evaluate Comprehensive Plan Goals:** Given the economic trends in the County, it may be time to re-evaluate the Comprehensive Plan goals for housing.

In the recent review and update of the Comprehensive Plan, the Planning Commission decided not to change the growth or housing goals in the 2016 plan (yet to be finalized), but to consider trends in the Annual Report and consider changes based on such trends.

Recommendations

The Planning Commission recommends the following:

1. **If monitoring through the Annual Reporting process reveals that the County is not meeting its Comprehensive planning goals, then implement strategies to control the pace of growth and to promote the concentration of development within the Development District and Priority Funding Areas.**
2. **Implement superior design criteria and track open space, especially for cluster subdivisions. Continue to monitor development design.**
3. **Develop and implement the findings from the Water Resources Element in the new 2016 Comprehensive Plan.**
4. **Continue annual updates of the Protected Lands Map.**
5. **The Planning Commission recommended and submitted a tier map to the County Commissioners in November 2012. The County Commissioners approved a revised tier map in April 2014.**

III. Introduction

Planning Commission Functions and Membership

The Planning Commission consists of seven members who are appointed by the County Commissioners. Members serve four-year terms, with a chairperson appointed annually by the Commissioners.

The purpose and functions of the Charles County Planning Commission are stated in the Land Use Article, Charles County Code of Public Laws, and the Charles County Zoning Ordinance. Functions include:

- Prepare and recommend a comprehensive plan for development of the jurisdiction, including among other things, land use, water and sewerage facilities, and transportation;
- Review and approve the subdivision of land of the jurisdiction;
- Reserve transportation facility rights-of-way;
- Review and approve adequate public facilities studies and mitigation measures;
- Approve and periodically amend the Site Design and Architectural Guidelines;
- Review and provide recommendations on rezoning requests for base zones, overlay zones, and floating zones;
- Review and make recommendations for amendments to the Zoning Ordinance and the Subdivision Regulations; and
- Adopt rules and regulations governing its procedure and operation not inconsistent with the provisions of the Zoning Ordinance.

During CY2015, the Charles County Planning Commission conducted twenty (20) regularly scheduled meetings and one special meeting.

Annual Reporting

This Annual Report provides an opportunity for the Charles County Planning Commission to review development approvals each year. Actual development can then be compared to the overall vision of future development as articulated in the 2006 Comprehensive Plan. The managed growth strategy outlined in the 2006 Comprehensive Plan was first developed in 1990 and refined in 1997. The first of eight land use visions of the Comprehensive Plan seeks to concentrate development in suitable areas permitting efficient use of current and planned infrastructure improvements including roads, water and sewer, and school construction. The land use goal in the currently adopted 2006 Comprehensive Plan is to direct 75% of all development to the northern and western portions of the county identified as the Development District.

IV. Growth Related Changes in 2015

Development Patterns

The following section provides an in-depth look at development patterns that have occurred during calendar year 2015. A map is attached in the Appendix that shows the changes in development patterns including preliminary subdivision plans, final plats, and zoning map changes.

A. New Building Permits Issued

In 2015, there were 891 residential building permits (1,166 units) and 50 commercial building permits (50 units) issued in Charles County.

B. Preliminary Plan Approvals

A Preliminary Subdivision Plan is the initial plan of subdivision consisting of drawings and supplementary materials that indicate the proposed layout of a subdivision. Approval of a Preliminary Subdivision Plan establishes general consistency with the Charles County Comprehensive Plan, and compliance with the requirements of the Zoning Ordinance and Subdivision Regulations that are known to be applicable during the preliminary review stages. Lots proposed with a Preliminary Subdivision Plan may be for future residential, commercial or industrial purposes. Preliminary Subdivision Plans are approved by the Planning Commission.

Preliminary Subdivision Plans are required in Charles County for all major subdivisions. A subdivision project is considered to be a major subdivision when the proposed subdivision will result in the creation of more than five (5) lots from a parcel that was in existence on June 15, 1976, or more than seven (7) lots are proposed from a parcel, residue or remainder in existence on December 31, 2012; provided that any lot resulting from a recorded deed or subdivision plat prior to December 31, 2012, cannot be considered a parcel for purposes of Section 17 of the Charles County Subdivision Regulations.

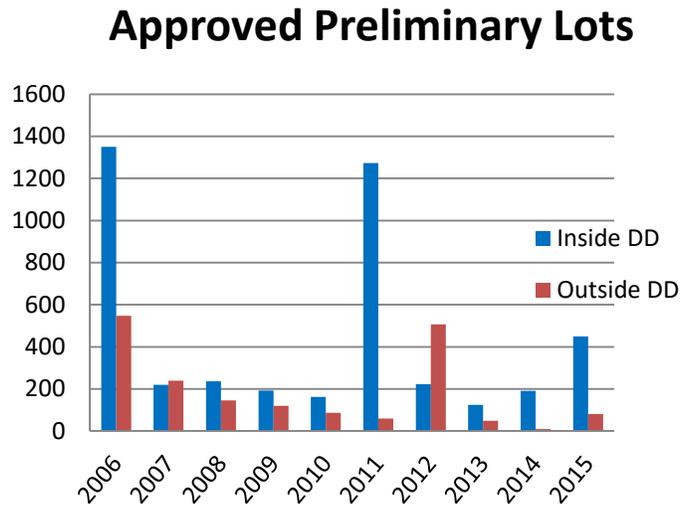
During their twenty (20) regularly scheduled meetings in 2015, the Planning Commission approved six (6) Preliminary Subdivision Plans, of which one (1) was a revision to a previously approved plan. Of the 529 newly approved lots, 218 were created for single-family housing, 171 for townhomes, 140 for apartments, and zero (0) for commercial/industrial. Of the total 529 lots approved during 2015, 449 lots were located inside the Development District, and the remaining eighty (80) lots were located outside. Of the lots located inside the Development District, there were zero (0) lots approved in the St. Charles Planned Unit Development (PUD).

Figure 3 on the following page shows the distribution of Preliminary Plan lots approved inside and outside of the Development District between 2006 and 2015. Similarly, Figure 4 on the following page graphically depicts the total number of Preliminary Plan lots approved inside and outside of the Development District from 2006-2015.

Figure 3: Number of Preliminary Lots Approved Inside and Outside of the Development District⁶

YEAR	Total Number of Lots	Total Lots Inside DD	Total Lots Outside DD
2006	1,897	1,350 (71%)	547 (29%)
2007	458	219 (48%)	239 (52%)
2008	381	236 (62%)	145 (38%)
2009	313	193 (62%)	120 (38%)
2010	250	160 (64%)	90 (36%)
2011	1,333	1,273 (95%)	60 (5%)
2012	729	222 (30%)	507 (70%)
2013	173	124 (72%)	49 (28%)
2014	200	191(96%)	9 (4%)
2015	529	449 (85%)	80 (15%)
Total	6,263	4,420 (71%)	1,843 (29%)

Figure 4: Approved Preliminary Lots



C. Final Plat Approvals

A Final Subdivision Plat establishes the official division of land that is approved by the Department of Planning and Growth Management and is recorded in the Land Records of Charles County. A *major* Final Subdivision Plat is for subdivisions that meet any of the following criteria:

- The creation of more than five (5) lots from a parcel that was in existence on June 15, 1976, or more than seven (7) lots are proposed from a parcel, residue or remainder in existence on December 31, 2012; provided that any lot resulting from a recorded deed or subdivision plat prior to December 31, 2012, cannot be considered a parcel for purposes of Section 17 of the Charles County Subdivision Regulations.
- The creation of any new public streets proposed as part of a private development.
- The extension of a public water or sewer system proposed as a part of a private development.
- The installation of off-site drainage improvements through one or more lots to serve one or more other lots proposed as a part of a private development.

Major Final Subdivision Plats are subject to, and approved in accordance with, an approved Preliminary Subdivision Plan. Final Plats are approved by the Planning Director. In contrast, prior to December 31st, 2012, a *minor* Final Subdivision Plat, is for subdivisions that have not been subdivided more than five times (seven lots or less) and does not meet any of the criteria for major Final Plats, does not require a Preliminary Subdivision Plan and is prepared in accordance with the applicable Subdivision Regulations. A *minor* Final Subdivision Plat is signed by the Director of Planning.

During 2015, a total of sixty-six (66) Final Subdivision Plats were approved. Twenty-nine (29) residential final plats containing a total of 765 lots were approved in 2015. One (1) commercial final plat containing two (2) lots was recorded in 2015 and located in the Development District. In terms of residential lots, 668 lots were recorded

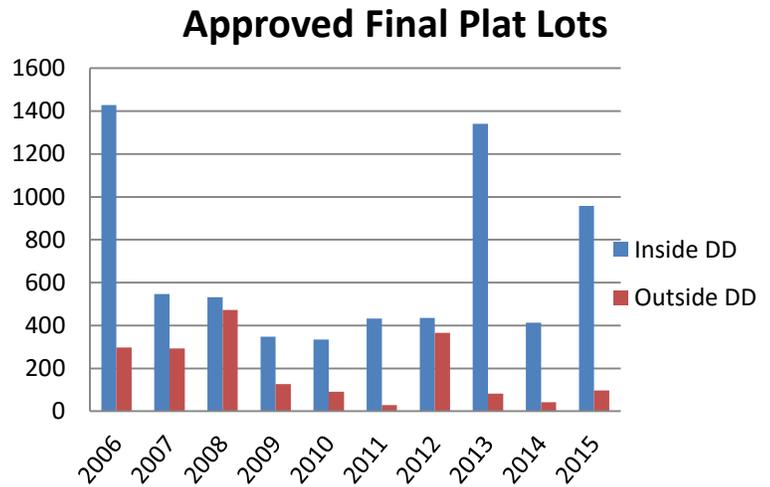
⁶ Preliminary Plan lot numbers include apartment and multifamily (duplex, triplex, quadriplex) units, if applicable. For example, in 2006, the total number of lots was 1,897, which includes 659 apartment units and 84 condominium units. In 2011, there were 224 apartment/multifamily units approved on new Preliminary Plans. In 2015, there were 140 apartments approved.

inside the Development District and ninety-seven (97) lots were recorded outside the Development District. Of the lots located inside the Development District, there were 356 lots located in the St. Charles PUD. This represents 53% of the lots located inside of the Development District, and 46% of the total final plat lots. Figure 5, below, shows the distribution of Final Plat lots approved inside and outside of the Development District between 2005 and 2014. Similarly, Figure 6, below, graphically depicts the total number of Final Plat lots approved inside and outside of the Development District from 2006-2015.

Figure 5: Number of Final Plat Lots Approved Inside and Outside of the Development District⁷

YEAR	TOTAL NUMBER OF LOTS	TOTAL LOTS INSIDE	TOTAL LOTS OUTSIDE
2006	1,726	1,429 (83%)	297 (17%)
2007	839	546 (65%)	293 (35%)
2008	1,004	532 (53%)	472 (47%)
2009	475	348 (73%)	127 (27%)
2010	425	334 (79%)	91 (21%)
2011	461	433 (94%)	28 (6%)
2012	802	436 (54%)	366 (46%)
2013	1,423	1,341 (94%)	82 (6%)
2014	455	413 (91%)	42 (9%)
2015	1,055	958 (91%)	97 (9%)
Total	8,665	6,770 (78%)	1,895 (22%)

Figure 6: Approved Final Plat Lots



D. Site Plan Approvals

Minor Site Development Plans are site plans for detached single and two family dwellings, accessory buildings, additions less than 1,200 feet for residential uses, and change in use. Major Site Development Plans are any site plans other than those identified as Minor Site Plan applications, which can also include residential apartment buildings and cellular towers.

In 2015, the Planning Commission approved a total of 535,831 square feet of site plan development on 1,815 acres of land. The following table, Figure 7, provides a breakdown of site plan development in 2015.

Figure 7: Site Plan Development

Type of Use	Square Footage	Acreage
Commercial	66,293	63
Church/School/Public Use	33,494	29
Cellular Towers	4,205	1,407
Residential –Townhouses and Permanent Shelter	431,839	316
Total	535,831	1,815

⁷ Final Plat lot numbers in Figure 6 include apartment and multi-family (duplex, triplex, quadriplex) units, if applicable. Apartment units are not counted as individual lots on final plats; therefore, this information was extracted from building permit data and added to the appropriate plat year in Figures 5 and 6. In 2015, building permits for 288 apartment units were approved.

The Planning Commission approved 526,988 square feet of site plan development on 711 acres inside of the Development District in 2015. Further, 8,843 square feet of site plan development on 1,104 acres was approved outside of the Development District. The Planning Commission approved 431,839 square feet of residential development on 316 acres inside the Development District in 2015. There was 319,584 square feet of site plan development located on 515 acres inside the St. Charles PUD in 2015.

E. Zoning Map Amendments

A Zoning Map Amendment (ZMA) is a Local Map Amendment application that requests the rezoning of land to a different base zone. An application for a ZMA is required to demonstrate that either a change in the character of the neighborhood of the subject property has occurred or that a mistake was made in the current zoning of the subject property. ZMA requests are presented to the members of the Planning Commission at a Public Meeting. The Planning Commission then votes to make either a recommendation of approval or denial of the ZMA to the Charles County Commissioners. The Charles County Commissioners hold a Public Hearing on the proposed ZMA and subsequently vote as to whether or not the rezoning should be approved. The following ZMA's were processed in 2015:

ZMA #14-50 Chaney Enterprises

The purpose of this amendment is to change the zoning from Rural Conservation (RC) to Heavy Industrial (IH) subject to CPA #13-02. The Planning Commission recommended denial of the Comprehensive Plan Amendment to the County Commissioners, and thus did not consider ZMA #14-50.

ZMA #14-51 Elrod Property

The purpose of this amendment is to change the zoning for the 1.8 acre property on Leonardtown Road from Agricultural Conservation (AC) Zone to Neighborhood Commercial (CN) Zone. The Planning Commission voted 4 to 2 to forward this amendment to the County Commissioners for approval. The amendment is pending with the County Commissioners.

ZMA #13-48 Washington Glen

The purpose of this amendment is to change the zoning for the 136.63 acre property from Rural Conservation Deferred Development RC(D) to Medium Density Residential (RM). A public hearing and follow up work session took place in 2015 with the Planning Commission, but the applicant has withdrawn the amendment indefinitely.

F. Zoning Text Amendments

A Zoning Text Amendment (ZTA) is a proposal to add new text, amend existing text, and/or delete existing text from the Charles County Zoning Ordinance. ZTA requests are presented to the members of the Planning Commission at a Public Meeting. The Planning Commission then votes to make either a recommendation of approval or denial of the ZTA to the Charles County Commissioners. The Charles County Commissioners hold a Public Hearing on the proposed ZTA and subsequently vote as to whether or not the text amendment should be approved. The following ZTA's were processed in 2015:

ZTA #15-138 Medical Cannabis

The purpose of this text amendment is to amend Article IV, §297-63 Figure IV-1 Table of Permitted Uses to add 1.05.300 Medical Cannabis Dispensary, 6.04.100 Processing Operation, and, 6.04.200 Dispensary Operation as uses permitted in specified zones with conditions; and amend Article XIII, §297-211 and 212, to include the minimum standards for such uses permitted with conditions. The Planning Commission voted unanimously to forward this amendment to the County Commissioners for approval. The County Commissioners approved the amendment in March of 2016.

G. Comprehensive Plan Amendments and Planned Development Zone Amendments

CPA #13-02 Chaney Enterprises

The purpose of this comprehensive plan amendment is to change the land use designation for 211 acres from Rural Conservation District to Employment and Industrial Park District. A public hearing was held in February of 2014 by the Planning Commission. The Planning Commission voted 4 to 3 to transmit the above amendment to the County Commissioners with a recommendation for denial.

PDZA #14-90 (18) St. Charles Villages of Wooded Glen/Piney Reach Master Plan

The purpose of this amendment is to decrease the number of apartment units allocated to the subject Village of Piney Reach by 620 units and decrease the number of apartment units allocated to the subject Village of Wooded Glen by 326 units (a total decrease of 946 units) for the purpose of reallocating those units for use in other St. Charles Villages; revise Tract 4 of Piney Reach Business Park to be residential as part of the Village of Piney Reach Neighborhood 3; revise the northern part of the residential Village of Piney Reach Neighborhood 3 to be part of Piney Reach Business Park; increase the acreage designated for the Business Park use; and, to provide other updates to the current Master Plan such as development details within the Village of Wooded Glen Neighborhood 2 and within Piney Reach Business Park, and noting a potential elementary and middle school site within the Wooded Glen Neighborhood 3. The Planning Commission voted unanimously to forward the amendment to the County Commissioners for approval. The County Commissioners approved the amendment.

PDZA #14-90 (19) St. Charles Fairway Village Master Plan

The purpose of this amendment is to increase the number of apartment units allocated to Fairway Village by approximately 636 units; to decrease the acreage designated for Commercial, Industrial or Retail Use within Parcels EE1, AA and Middle Business Park Parcel D; to remove and provide alternatives to the pathway on St. Charles Parkway adjacent to Parcels EE1 and EE2; and, to provide other updates to the current Master Plan, such as the commercial lot detail provided within Parcel AA Lots 1-4 per the approved Preliminary Subdivision Plan. The Planning Commission voted six to one to forward the amendment to the County Commissioners for approval. The County Commissioners approved the amendment.

H. Comprehensive Plan Updates

During CY2015, the County continued working on the draft Comprehensive Plan update. In January 2015 County staff sent a revised draft plan to the Maryland State Clearinghouse for State agency review. Staff incorporated the changes from the State agency review process into a revised plan in August. Several more briefings were held with the Planning Commission during the summer to review the August draft plan. In October the Planning Commission held a public hearing on the August plan. Based on analysis of public comments, staff provided a list of major issue themes to the Planning Commission for future discussion. The Planning Commission certified a final draft plan and transmitted it to the County Commissioners for consideration for adoption in 2016.

I. Infrastructure Changes

The Charles County Capital Improvements Division of Planning and Growth Management completed numerous infrastructure enhancements in 2015. These projects included roadway improvements, water and sewer improvements, and stormwater and drainage improvements. These projects included:

Water/Sewer Projects

- Swan Point Tower Rehabilitation
- JP Morgan Court Sewer Rehabilitation
- Mt. Carmel Woods/CSM Forcemains & Pumping Stations (Phase 1A – Armory Sewer)

Transportation/Drainage Projects

- Carrington Drainage Improvements
- Fenwick Road Drainage
- NPDES Acton Lane

Other Infrastructure

- Government Building Electrical Upgrades
- Benedict Waterfront Village Enhancements

Bond Call Projects

- Bracey Estates Subdivision
- Bucks Run Subdivision
- Chestnut Subdivision
- Covington Pointe Subdivision

J. New Schools or Additions to Schools

The County Government and Board of Education began working together on Elementary School No. 22 in 2014. The property was purchased in 2015 on Billingsley Road, west of US 301, and site design and architectural was initiated. The new school is scheduled to open in the fall of 2018. The Board of Education also initiated the renovation of Dr. Mudd Elementary School, which includes the addition of student capacity.

Consistency Analysis

It is important to determine if the changes in development patterns described above are consistent with, (1) each other; (2) recommendations of the previous Annual Report; (3) Charles County adopted plans; (4) adopted plans of all adjoining jurisdictions; and (5) the adopted plans of State and local jurisdictions that have responsibility for financing and constructing public improvements necessary to implement Charles County's plan. This analysis has been completed on the following page.

1. Consistency of Development Changes with each other

All zoning amendments and development approvals were internally consistent with the Comprehensive Plan and Zoning Ordinance.

2. Consistency of Development Changes with Recommendations of 2013 Annual Report

Changes as a result of development were consistent with the previous annual report.

3. Consistency of Development Changes with Charles County Adopted Plans

Changes as a result of development were consistent with adopted plans.

4. Consistency of Development Changes with Adopted Plans of Adjoining Jurisdictions

Changes as a result of development were consistent with adjoining jurisdictions.

5. Consistency of Development Changes with Adopted Plans of State and Local Jurisdictions Related to Infrastructure Improvements

Infrastructure improvements are based on our direction of the Comprehensive Plan which is adopted and found to be consistent with State plans.

Process Improvements

In 2015, the Planning & Growth Management Department has continued the process to transition from paper to electronic permitting and plan review. A consultant has been hired by the County and it is anticipated that this will be a multi-year process to completely automate the plan intake and permitting process.

Ordinances and/or Regulations

Subdivision Regulation Amendment (SRA) 15-01 established the review procedures for major subdivisions in Tier I and II areas.

V. Smart Growth Goals, Measures, and Indicators and Implementation of the Planning Visions

Senate Bill 276 and House Bill 295 titled Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions, requires local planning commissions and boards to include specified smart growth measures and indicators, and information on a local land use goal as part of the Annual Report. This information is included below for 2015.

Measures and Indicators

A. Amount and Share of Growth being located inside and outside the Priority Funding Area

Priority Funding Areas are existing communities and places where State and local governments want to target their efforts to encourage and support economic development and new growth. Further, these locations are also where local governments want State investment to support future growth. The Priority Funding Areas map for Charles County is included in the appendix.

Residential Growth

Preliminary Subdivision Plans

There were six (6) Preliminary Subdivision Plans that approved 529 residential lots on 449 acres of land. There were zero (0) residential preliminary lots located in the St. Charles PUD in 2015. The Preliminary Subdivision Plans can be broken down as follows:

Inside the Priority Funding Area: **449 Units** (SFD, Townhouses and Apartments) and **183 acres**⁸
Outside the Priority Funding Area: **80 Units** (Single-Family Detached) and **266 acres**

Final Plats

There were sixty-six (66) Final Plats, of which twenty-nine (29) Final Plats recorded 765 new residential lots on 1,696 total acres of land in 2015. There were 356 lots located in the St. Charles PUD, representing 47% of the total residential final plat lots. The Final Plats can be broken down as follows:

Inside the Priority Funding Area: **643 Units** and **586 acres**
Outside the Priority Funding Area: **122 Units** and **1,110 acres**

Non-Residential Growth

The total square footage of commercial/retail growth in 2015 was 66,293 square feet encompassing 63 acres of land. This can be broken down into the following categories:

Inside the Priority Funding Area: **62,263 square feet** and **54 acres**
Outside the Priority Funding Area: **4,030 square feet** and **9 acres**

⁸ One Preliminary Plans revision added a total of ten (10) lots on previously approved subdivision acreage.

B. Net Density of Growth being located inside and outside the Priority Funding Area in 2015

In an effort to simplify the calculation of net density and have it apply to all counties and municipalities, the Maryland Department of Planning has suggested that it be calculated based on the average lot size, which assumes one dwelling unit per lot. For residential uses, net density is the average lot size (total area of residential lots divided by the number of residential lots). For non-residential uses, net density is the floor area ratio of all non-residential development (total non-residential lot area divided by the total non-residential building area).

For Preliminary Plans:

In 2015, there were six (6) Preliminary Plans with residential lots that were approved by the Planning Commission. Two (2) were approved inside the PFA, and four (4) were approved outside the PFA. Of the plans approved, one was a revision to an existing plan that added ten (10) new lots onto existing acreage. Therefore, these lots were not counted to determine the net density.

Net Density of Proposed Projects Countywide

Total Area of Residential Lots: **136** acres / Total Number of Lots: **519** = **0.26** acres average lot size

Net Density of Proposed Projects inside the Priority Funding Area

Total Area of Residential Lots: **40** acres / Total Number of Lots: **449** = **0.09** acres average lot size

Net Density of Proposed Projects outside the Priority Funding Area

Total Area of Residential Lots: **96** acres / Total Number of Lots: **70** = **1.37** acres average lot size

For Final Plats:

In 2015, there were twenty-nine (29) residential plats approved by the Planning Director. Nine (9) were approved inside the PFA, and twenty (20) were approved outside the PFA.

Net Density of Proposed Projects Countywide

Total Area of Residential Lots: **527** acres / Total Number of Lots: **765** = **0.72** acres average lot size

Net Density of Proposed Projects inside the PFA

Total Area of Residential Lots: **88** acres / Total Number of Lots: **643** = **0.14** acres average lot size

Net Density of Proposed Projects outside the PFA

Total Area of Residential Lots: **439** acres / Total Number of Lots: **122** = **3.60** acres average lot size

For Site Plans:

Net Density of Proposed Projects Countywide

Total Commercial Building Area: **66,293** sq. ft. / Total Area of Commercial Lots: **2,744,280** sq. ft. (**63** acres) = **0.024** floor area ratio (FAR)

Net Density of Proposed Projects inside the PFA

Total Commercial Building Area: **62,263** sq. ft. / Total Area of Commercial Lots: **2,352,240** sq. ft. (**54** acres) = **0.026** floor area ratio (FAR)

Net Density of Proposed Projects outside the PFA

Total Commercial Building Area: **4,030** sq. ft. / Total Area of Commercial Lots: **391,950** sq. ft. (**9** acres) / = **0.010** floor area ratio (FAR)

C. Creation of New Lots and the Issuance of Residential and Commercial Building Permits Inside and Outside of the PFA in 2015

Preliminary Plans

Figure 8: Inside the Priority Funding Area

Subdivision Name	Total Acreage	Total Number of Lots
Guilford	177.82	438
Myers Estates Parcel A	5	11
Total	182.82	449

Figure 11: Outside the Priority Funding Area

Subdivision Name	Total Acreage	Total Number of Lots
Hunter Springs, Revision #2	0	10
Grace Landing	62.42	18
Wicomico Reserve	54.52	17
Shepherd’s Creek Manor	149.44	35
Total	266.38	80

Final Plats

Number of recorded lots inside the PFA = 645 (includes 2 commercial lots)

Number of recorded lots outside the PFA = 122

Building Permits

- Residential = 891 permits (1,166 units)
 - Inside the PFA = 682 (848 units)
 - Outside the PFA = 209 (318 units)
- Commercial = 50 permits (50 units)
 - Inside the PFA = 47
 - Outside the PFA = 3

Use and Occupancy Permits

- Residential = 835 permits (1,143 units)
 - Inside the PFA = 708 (1,016 Units)
 - Outside the PFA = 127 (127 Units)
- Commercial = 22 permits (22 units)
 - Inside the PFA = 17
 - Outside the PFA = 5

D. Development Capacity Analysis

Charles County is currently in the process of updating the Comprehensive Plan. Therefore, the development capacity analysis will be available upon completion of the Comprehensive Plan Update as part of a future Planning Commission Annual Report.

E. Number of Acres Preserved in 2015

- Number of acres preserved using other local funds or use of easements: 169 acres through the Forest Conservation program
- There are multiple properties under contract for conservation easement purchases through the MD Agricultural Land Preservation and Rural Legacy programs. These properties are expected to close in 2016 and exceed 1,000 acres.

Figure 9 below provides an in-depth breakdown of protected lands in Charles County.

Figure 9: Protected Lands in Charles County through December 2015 (in acres)

	Type of Protection	Protected through 2014	2015 Data	Protected Through 2015
Regulatory	Resource Protection Zone (RPZ)	28,744	-96	28,648 ⁹
	Forest Conservation Easements	8,832	169	9,001
	Stream Buffers in the Critical Area/Critical Area Buffer outside of the RPZ (IDZ and LDZ)	612		612
Federal	Federal Properties	1,600		1,600
State	State Owned Resource Land	20,681	68	20,749
	State and Federal Owned Easements	3,478	111	3,589
	Maryland Agricultural Land Preservation Easements (MALPF)	7,486		7,486
	Maryland Historical Trust (MHT)	247		247
	Maryland Environmental Trust (MET)	5,988		5,988
State/Local	Rural Legacy Easement Properties	3,777		3,777
	Transferrable Development Rights	5,124		5,124
	County and Town Parks	3,194	65	3,259
Other	The Nature Conservancy (TNC)	2,747	-137 ¹⁰	2,610
	Conservancy for Charles County (CCC)	113		113
	Joint MET & CCC Properties	1,148		1,148
Total Acres Protected		93,771	180	93,951
Total Acres of Projected Open Space from Preliminary Plans for 2015			132	

⁹ Decrease in RPZ accounts for acreage moved to other permanently protected categories.

¹⁰ Decrease in TNC is due to reconciliation with TNC numbers.

F. Local Land Use Goal & Comprehensive Plan Goals

Local Land Use Goal

Local Land Use Goal:

The stated land use goal for 2015 is articulated in the Comprehensive Plan as follows:

“Maintain a planned land use pattern of compatible utilization of land and water guiding future growth into efficient and serviceable form.”

The Comprehensive Plan is now undergoing extensive revisions and it is anticipated that this goal will be revised once the updated plan is completed.

Timeframe for achieving the goal:

The timeframe is ongoing and based on the direction of additional policies and programs as outlined in the plan and implemented through various codes and ordinances.

Resources necessary:

Resource needs are reviewed on an annual basis as a part of the County budget process.

Annual Growth Rate

In July of 2006, a target growth rate of approximately 1.7% but less than 2.0% per year was adopted with the 2006 Comprehensive Plan update. The table (Figure 10) below demonstrates the population growth rate per year between 2006 and 2015. In 2015, the average growth rate was 0.93%. The average growth rate between 2006 and 2015 is 1.27%.

Figure 10: Population Growth Rate Per Year¹¹

Year (FY)	Population	Growth Rate per Year	Average Annual Growth Rate between 2006 and 2015
2006	139,383	1.61%	1.27%
2007	140,672	0.92%	
2008	141,444	0.55%	
2009	142,226	0.55%	
2010	147,137	3.45%	
2011	149,265	1.45%	
2012	150,796	1.03%	
2013	152,904	1.40%	
2014	154,687	1.17%	
2015	156,118	0.93%	

¹¹ The population growth rates per year are based on updated U.S. Census Bureau estimated population figures as of July 1st, 2015.

Charles County Open Space Goal Acreage Analysis

Charles County has an open space preservation goal of 50%. The following table (Figure 11) provides a summary of the County’s preservation efforts through 2015 to meet this open space goal.

Figure 11: Open Space Goal Acreage Analysis

Category	Acres	Comments
Total County land area	294,404	
50% overall open space protection goal	147,202	294,404/2
Protected through December 2015	93,951	64% of goal, 32% of County total Land area
<u>Additional needed to meet goal</u>	<u>53,251</u>	

Housing Diversity

According to the 2006 Comprehensive Plan, in order to meet population projections, the target number of housing units in the County from the year 2005 to the year 2025 should be 23,300. This breaks down to approximately 1,110 dwelling units per year for the 21-year period. According to building permit data, the actual average residential units per year since 2006 is 877 with peak years in 2006, 2013, and 2015.

The Comprehensive Plan (1997 & 2006) identifies a housing goal of approximately 70-percent single-family detached units, 20-percent townhouse units and 10-percent apartment units. In 2015, building permit data indicates a total of 1,166 units permitted throughout the County including 555 single-family detached dwellings (48%), 323 townhomes (27%), and 288 apartments/multifamily units (25%). Therefore, using building permit data as an indicator, in 2015 the County generally met the goal for townhomes, but was below the goal for single-family detached dwellings. The County exceeded the goal for apartments/multifamily units. Please see Figure 12 below for a breakdown of housing types per year since 2006.

Figure 12: Actual Residential Units Per Year¹²

YEAR	SFD's	Townhomes	Multifamily*	Total
2006	939	161	266	1366
2007	505	129	248	882
2008	377	29	266	672
2009	371	185	188	744
2010	499	57	20	576
2011	434	135	124	693
2012	475	169	0	644
2013	495	242	509	1,246
2014	482	306	0	788
2015	555	323	288	1,166
Total	5,132	1,736	1,909	8,777
Average #	513	174	190	877
Average %	58%	20%	22%	

Source: Charles County Permits Administration, PGM

* Multifamily category includes Apartments, Duplex, Triplex, Quadriplex units

¹² Complete Town data included.

Recorded Lots – Built vs. Vacant

In terms of residential lots in the County, according to the Maryland Property View Database as of June 2015, there are approximately 43,600 platted (subdivided) lots. Approximately 3,600 platted lots are currently vacant in the County. This equates to a six year surplus of vacant platted lots based on the approval of approximately 600 building permits per year. The Maryland Department of Planning typically updates the Maryland Property View Database on an annual basis.

St. Charles accounts for a significant portion of development approvals within the Development District. The Zoning Ordinance known as Docket #90 authorized the Planned Unit Development (PUD) of St. Charles. Through village master plans, St. Charles is allowed to build a total of 24,730 units (12,682 single-family homes, 6,784 townhouses, and 5,264 apartments). There were plat approvals for 356 units in St. Charles in 2015. Therefore, as of December 31, 2015, St. Charles has received plat approvals for a total of 14,931 units (7,740 single-family homes, 4,446 townhouses, and 2,745 apartments). There are 9,799 remaining units to be platted (4,942 single-family homes, 2,338 townhouses, and 2,519 apartments).

VI. Adequate Public Facilities Ordinance Restrictions

A. Adequate Public Facilities Ordinance

Charles County adopted an Adequate Public Facilities Ordinance (APFO) in 1992, which has been amended as needed since that time. Primarily, the APFO governs the approval of development based on the status of public infrastructure, which includes the carrying capacity of public water supply, rural fire suppression resources, roadways, and schools. Through the APFO and related subdivision regulations, the County requires commercial and residential developments to make the necessary improvements to water and sewer infrastructure as well as roadways as a condition of project approval. For schools, a residential development project must be granted an allocation of school capacity for each proposed lot or dwelling unit in order to receive approval of a record plat of subdivision.

The Charles County Commissioners currently allocate the available capacity of each school to pending new development lots based on the measurement of State Rated Capacity, which does not include seats available in relocatable classrooms. In order to obtain allocations, capacity must be available in each of the three schools (elementary, middle, and high school) that students generated by the particular subdivision would attend. The subdivision is limited by the most limited school capacity among the three schools serving the proposed community. While the overall student population in the County has been declining slightly since 2011, the Elementary school level has experience a steady increase in population, warranting an expansion of capacity. In order to fund the County share of school construction funds, a School Construction Excise Tax is collected from the homeowner of each new home via their property tax bill. Since the enactment of the Charles County Excise Tax in 2003, the calculation was based on the Producer Price Index, which was not keeping pace with the actual cost of school construction. In 2015, the Maryland General Assembly passed a revision to the Charles County Excise Tax Legislation to tie the calculation of the Excise Tax to the “State’s Per Square Foot Cost of School Construction,” ensuring the tax assessment keeps pace with the costs incurred by the County. The Fiscal Year 2015 Excise Tax assessed for a single family dwelling is \$14,095, which is amortized over a 10-year period.

The Charles County Commissioners directed staff to prepare and overview of the School Adequate Public Facilities Program and related policies, with an intention to enact certain revisions. As part of that process, the County Commissioners enacted a Resolution to place a hold on the approval process of any new Development Rights and Responsibilities Agreements (DRRAs). The Commissioners are expected to take action on the staff’s findings in 2016.

B. Name and Location of Restriction within PFA

The Zekiah Sewer Pump Station reached its maximum functional capacity in 2012, which prompted the County to take certain actions in 2013. Development activity within the north-eastern quadrant of Waldorf has fulfilled the capacity of the sewer infrastructure serving the area between MD 5 (Mattawoman–Beantown Road) to the east, US 301 (Crain Highway) to the west, Acton Lane to the north, and MD 5 Business (Leonardtown Road) to the south. The Zekiah Pump Station was determined to be the most limiting factor with the Waldorf Urban Redevelopment Corridor (WURC) area. The County completed the Infrastructure Analysis and Phase I Development Plan in late 2012, which determined the necessary infrastructure-related incentives to create a catalyst for the redevelopment of this area of Waldorf. Among several water and wastewater improvements found to be essential to kick-start this initiative, the complete replacement of the pump station and associated sewer lines was illustrated as the highest priority. It was also noted that this sewer infrastructure capacity restriction would prohibit even small scale projects from moving forward, with the exception of projects that were previously approved and accounted for in the final flow calculations of the pump station capacity. To address this restriction, the County Commissioners approved the capital projects to replace the pump station and the associated sewer infrastructure. Once completed and operational, development activity may resume in this area of Waldorf.

VII. Conclusions and Recommendations

Conclusions

As previously stated, this Annual Report provides an opportunity for the Charles County Planning Commission to review development approvals for 2015. Development approvals need to be compared to the vision of future development as outlined in the 2006 Comprehensive Plan to determine if it is consistent. The Comprehensive Plan seeks to concentrate development in suitable areas permitting efficient use of current and planned infrastructure improvements including roads, water and sewer, and school construction.

Consistency with Comprehensive Plan

Charles County's population increased from 154,687 to 156,118 between July 2014 and July 2015, according to the latest Census population estimates. These population figures correspond to an annualized growth rate of 0.93% during this period. According to the 2006 Comprehensive Plan, the target growth rate is approximately 1.7% but less than 2.0% per year. The average annual growth rate between 2006 and 2015 is 1.27%.

The Comprehensive Plan specifies that 75% of all development should be located inside the Development District. Development in the St. Charles Planned Unit Development is included as part of the Development District totals. Mixed use districts in Bryans Road and Waldorf are also included as part of the Development District, along with the mixed use district of Swan Point, a planned unit development. Further, commercial and industrial projects are also included in the overall development totals, which are primarily located within the Development District. In 2015, the County exceeded its target development goal with 85% of the total Preliminary lots being located inside the Development District. An analysis of preliminary plan lots inside the Development District from 2006 through 2015 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 71% over the ten year period.

In 2015, the County exceeded its target goal of 75% of the total final plat lots being located inside the Development District with 91%. An analysis of final plat lots inside the Development District from 2006 through 2015 demonstrates that the County is consistent with our Comprehensive Plan goals, averaging 75% over the ten year period.

Another goal articulated in the Comprehensive Plan is for housing. The Plan identifies a goal of approximately 70% single-family detached units, 20% townhouse units, and 10% apartment units. In terms of single-family housing, Charles County did not meet the target goal of 70% with 48% in 2015. For townhouses, the County exceeded the target goal of 20% with 28% in 2015. In terms of apartments and multifamily, the County exceeded its target goal of 10% with 24% in 2015. An analysis of building permits from 2006 through 2015 demonstrates that the County is generally consistent with its Comprehensive Plan housing goals, averaging 58% for single family houses, 20% for townhomes, and 22% for apartments.

For purposes of analyzing growth trends and compliance with comprehensive plan policies, this report looks at a ten year time frame but also considers short range variations. Figure 13 on the following page demonstrates how Charles County is generally consistent with the 2006 Comprehensive Plan targets and goals.

Figure 13: Development Consistency with Comprehensive Plan Goals

	Comprehensive Plan Goals	2015	Average 2006-2015
% Lots Inside Development District: Preliminary Plans	75%	85%	71%
% Lots Inside Development District: Final Plats	75%	91%	75%
Housing: Single Family	70%	48%	58%
Housing: Townhomes	20%	28%	20%
Housing: Apartments	10%	24%	22%

Per the state Smart, Green and Growing legislation, jurisdictions are to establish a goal toward increasing the percentage of growth within their Priority Funding Areas while decreasing the percentage of growth outside. The current policy of Charles County is aligned with the principles of the legislation by encouraging, as a matter of policy, the majority of its development into the Development District and the Priority Funding Areas (PFAs). Additionally, the County is committed to preserving 50% of its overall acreage. Charles County has been supporting smart growth as a policy and concept as reflected in the Planned Unit Development (PUD) of St. Charles Communities for well over three decades.

Currently, the trend lines indicate development is within the level of tolerance, however the Planning Commission must monitor and ensure that these trends continue. If data indicates a dramatic shift of development patterns, then the following questions must be considered in what action, if any, to initiate:

1. **Project Timing:** Developments often get approvals but are not built for years. Should development approvals be counted which may not come online for several years; or only development with building permits?
2. **Market:** Market desires for housing type and economic conditions greatly impact when and what type of development occurs.
3. **Time frame:** What is the time frame to be set to determine if percentages are being met?
4. **Balance:** To what extent can the percentages exceed limits before development is halted or delayed in order to then balance the desired percentages?
5. **Enforcement:** Is there a policy to stop development that exceeds the percentages based on the designated time frame? Or to delay projects until a balance is achieved?
6. **Re-evaluate Comprehensive Plan Goals:** Given the economic trends in the County, it may be time to re-evaluate the Comprehensive Plan goals for housing.

Recommendations

The Planning Commission recommends the following:

1. **If monitoring through the Annual Reporting process reveals that the County is not meeting its Comprehensive planning goals, then implement strategies to control the pace of growth and to promote the concentration of development within the Development District and Priority Funding Areas.**

2. **Implement superior design criteria and track open space, especially for cluster subdivisions. Continue to monitor development design.** The intent of the cluster development zoning regulations is to permit residential development with better designs than could be provided under regulations applicable to conventional subdivisions. Continue to work with staff to implement ‘superior design,’ which was adopted through the Waldorf Urban Design Study legislation.
3. **Develop and implement the new 2016 Comprehensive Plan and the findings from the Water Resources Element.** The major update to the Comprehensive Plan is nearing completion. As part of this process, new elements to be incorporated into the Comprehensive Plan include the Water Resources Element, which was adopted in 2011. Further, the Planning Commission Annual Reporting process requires additional information about smart growth measures and indicators since the Smart, Green and Growing legislation (Senate Bill 276) was passed in 2008.
4. **Continue annual updates of the Protected Lands Map.** The Planning Division will continue to update the Protected Lands Map, consistent with the methodology adopted by the County Commissioners in November of 2011, on an annual basis.
5. **The Planning Commission recommended and submitted a tier map to the County Commissioners in November 2012. The County Commissioners revised the map and adopted it in 2014. The new map will be included in the 2016 Comprehensive Plan.**

These recommendations will help the Planning Commission follow and understand growth trends in the Washington DC Metropolitan region, which will ultimately affect development in Charles County.

VIII. Appendix

A. Staff

Activities of the Planning Commission are supported by staff of the Planning Division, the Resource & Infrastructure Management Division, the Codes, Permits & Inspection Services Division, and the County Attorney's Office. Members of the Divisions of Planning, Resource & Infrastructure Management, Codes, Permits & Inspection Services, and the County Attorney's Office are:

Planning and Growth Management

Peter Aluotto, Director

Planning Division

Steven Ball, Planning Director
Stephanie Springer, Administrative Associate
Theresa Pickeral, Office Associate
Carrol Everett, Office Associate

Community Planning

Cathy Thompson, Community Planning Program Manager
Amy Blessinger, Planner
Beth Groth, Planner
Sheila Geisert, Planning Technician

Current Planning

Yolanda Hipski, Subdivision and Site Plan Program Manager
Heather Kelley, Planner
Tetchiana Anderson, Planner
Kirby Blass, Planner
Cyndi Bilbra, Planning Technician

Environmental Planning

Charles Rice, Environmental Program Manager
Karen Wiggen, Planner
Aimee Dailey, Planner
Erica Hahn, Planner
Kyle Redden, Planner

Resource and Infrastructure Management Division

Jason Groth, Chief
Sarah Sandy, Administrative Associate

Transportation

Tony Puleo, Resource Planner

Water & Sewer

John Mudd, Resource Manager
Daniel Shannon, Senior Infrastructure Engineer
Ben Yeckley, Resource Planner

GIS

Glenn Gorman, GIS Resource Analyst

Codes, Permits & Inspection Services Division

Frank Ward, Chief

Reed Faasen, Inspection and Enforcement Manager

Charles Quade, Zoning Technician

Robert Padgett, Zoning Technician

County Attorney's Office

Elizabeth Theobalds, Deputy County Attorney

B. Supplemental Information

Development Activity Map with Priority Funding Areas

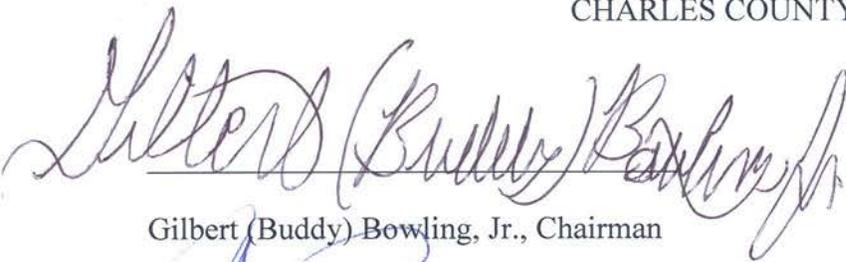
IMPORTANT PLEASE NOTE: All publications located within the Planning and Growth Management section of the web site are believed to be accurate as of their posting date. However, they may not be accurate on the day you view them. To verify whether these documents are the most current official document, please contact the division associated with the document in question.

PLANNING COMMISSION OF CHARLES COUNTY, MARYLAND

BE IT RESOLVED, this 6th day of June, 2016, by the Planning Commission of Charles County that the document consisting of text, maps, and charts, entitled "2015 Annual Report of the Charles County Planning Commission" and dated May 2016, is hereby adopted in accordance with the Land Use Article of the Annotated Code of Maryland.

CHARLES COUNTY PLANNING COMMISSION

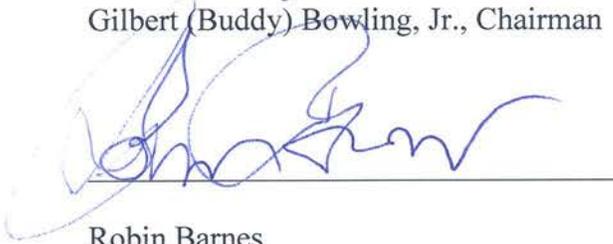
CHARLES COUNTY, MARYLAND



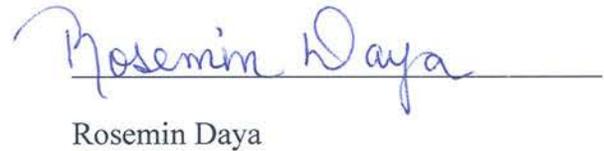
Gilbert (Buddy) Bowling, Jr., Chairman



Joan Jones, Vice Chairman



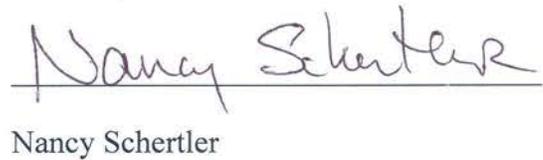
Robin Barnes



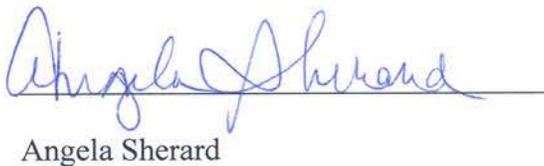
Rosemin Daya



Wayne Magoon

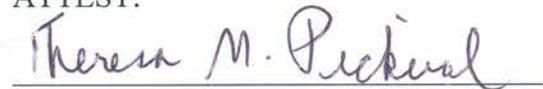


Nancy Schertler



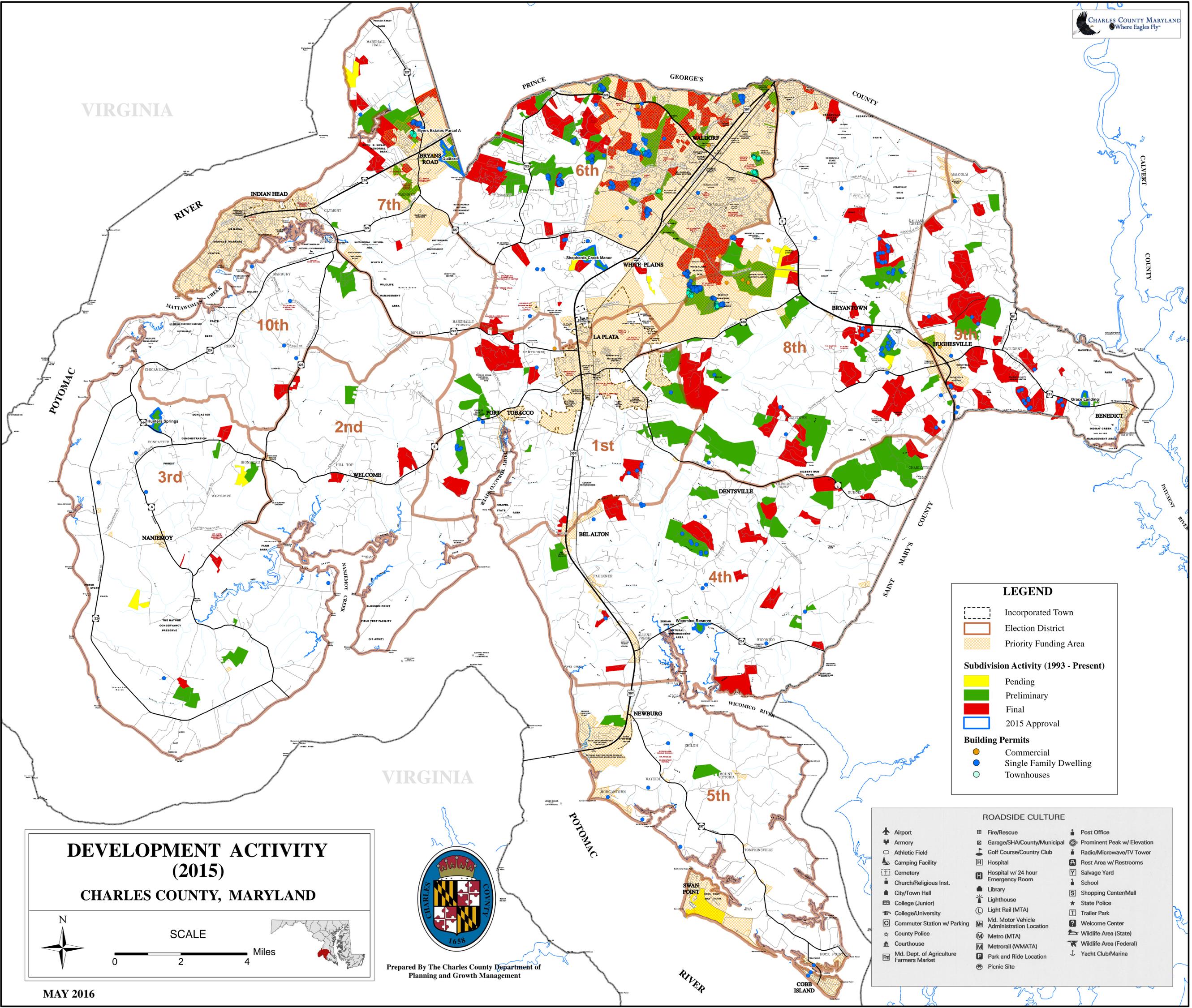
Angela Sherard

ATTEST:



Theresa Pickeral, Clerk

VIRGINIA



LEGEND

- Incorporated Town
- Election District
- Priority Funding Area

Subdivision Activity (1993 - Present)

- Pending
- Preliminary
- Final
- 2015 Approval

Building Permits

- Commercial
- Single Family Dwelling
- Townhouses

ROADSIDE CULTURE

Airport	Fire/Rescue	Post Office
Armory	Golf Course/Country Club	Radio/Microwave/TV Tower
Athletic Field	Hospital	Rest Area w/ Restrooms
Camping Facility	Hospital w/ 24 hour Emergency Room	Salvage Yard
Cemetery	Library	School
Church/Religious Inst.	Lighthouse	Shopping Center/Mall
City/Town Hall	Light Rail (MTA)	State Police
College (Junior)	Md. Motor Vehicle Administration Location	Trailer Park
College/University	Metro (MTA)	Welcome Center
Commuter Station w/ Parking	Metrorail (WMATA)	Wildlife Area (State)
County Police	Park and Ride Location	Wildlife Area (Federal)
Courthouse	Picnic Site	Yacht Club/Marina
Md. Dept. of Agriculture Farmers Market		

DEVELOPMENT ACTIVITY (2015)
CHARLES COUNTY, MARYLAND

N

SCALE

0 2 4 Miles

Prepared By The Charles County Department of Planning and Growth Management

MAY 2016

