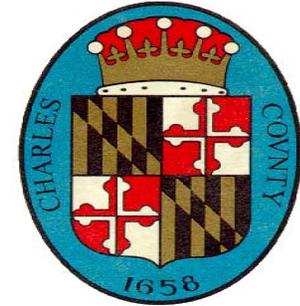




CHARLES COUNTY MARYLAND
Where Eagles Fly™



**2007 & 2008
Annual Report
of the
Charles County
Planning Commission**

Purpose of Annual Report

- Required under Section 3.09, Article 66B, of the Annotated Code of Maryland
- Provides an opportunity for the Planning Commission to review development approvals, as well as the pattern of development

Population

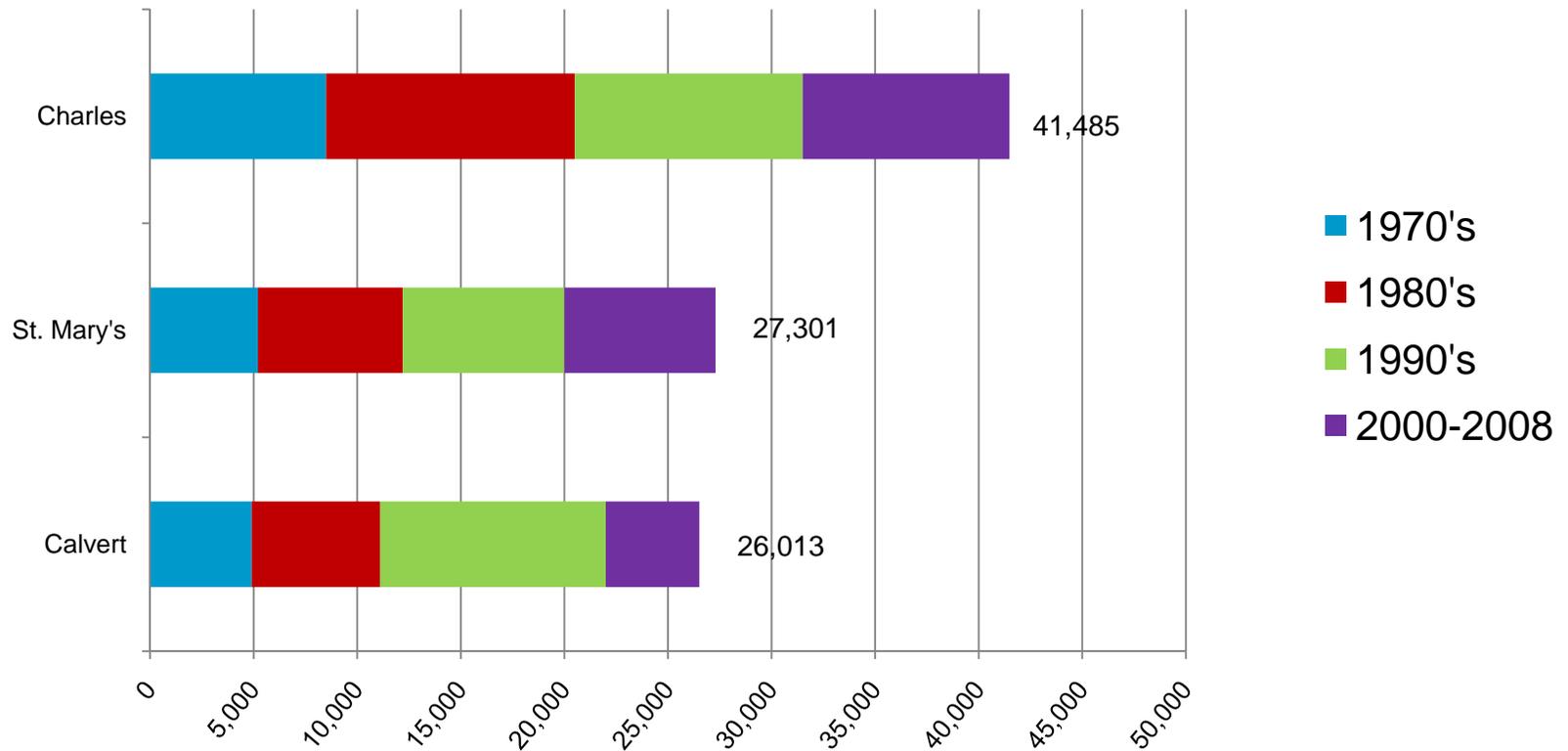
- Population in April of 2000 based on the Census was 120,546
- Population as of July 1, 2008 based on Census estimates was 140,764
- This is a population increase of 16.8% between 2000 and 2008

Population Growth Rate

- The 2006 Comprehensive Plan specifies a target growth rate (percent change in population) of approximately 1.7% but less than 2.0% per year.
- In 2007, the population growth rate was 0.72%.
- In 2008, the population growth rate was 0.42%.

Subdivision & Site Plan Administration

Total Building Permits Issued for Southern Maryland 1970-2008



Subdivision & Site Plan Administration

Preliminary Plan Approvals: 2007

- 19 approved Preliminary Plans
- 458 approved lots
 - 219 inside Development District
 - 239 outside Development District

Subdivision & Site Plan Administration

Preliminary Plan Approvals: 2008

- 21 approved Preliminary Plans
- 381 approved preliminary lots
 - 236 inside Development District
 - 145 outside Development District

Subdivision & Site Plan Administration

Preliminary Lots

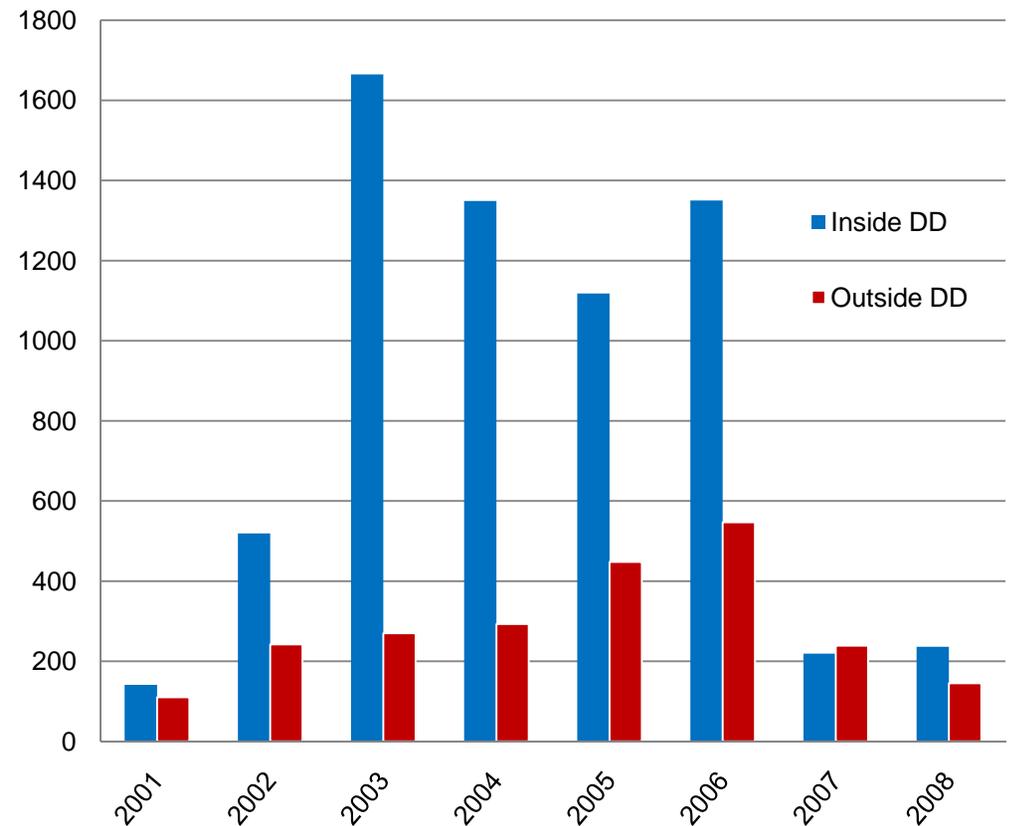
<u>Type</u>	<u>2007</u>	<u>2008</u>
Single-family	458	330
Townhouse	0	36
Apartments	0	0
Condominiums	0	0
Commercial	0	15

Subdivision & Site Plan Administration

Preliminary Lots

YEAR	Total Number of Lots	Total Lots Inside	Total Lots Outside
2001	251	141 (56%)	110 (44%)
2002	761	519 (68%)	242 (32%)
2003	1,935	1,665 (86%)	270 (14%)
2004	1,642	1,349 (82%)	293 (18%)
2005	1,566	1,118 (71%)	448 (29%)
2006	1,897	1,350 (71%)	547 (29%)
2007	458	219 (48%)	239 (52%)
2008	381	236 (62%)	145 (38%)
Total	8,891	6,597 (74%)	2,294 (26%)

Approved Preliminary Lots



Subdivision & Site Plan Administration

Final Plat Approvals: 2007

- 191 approved Final Plats
- 839 approved final plat lots
 - 546 inside Development District
 - 543 Residential, 3 Commercial
 - 293 outside Development District
 - All Residential

Subdivision & Site Plan Administration

Final Plat Approvals: 2008

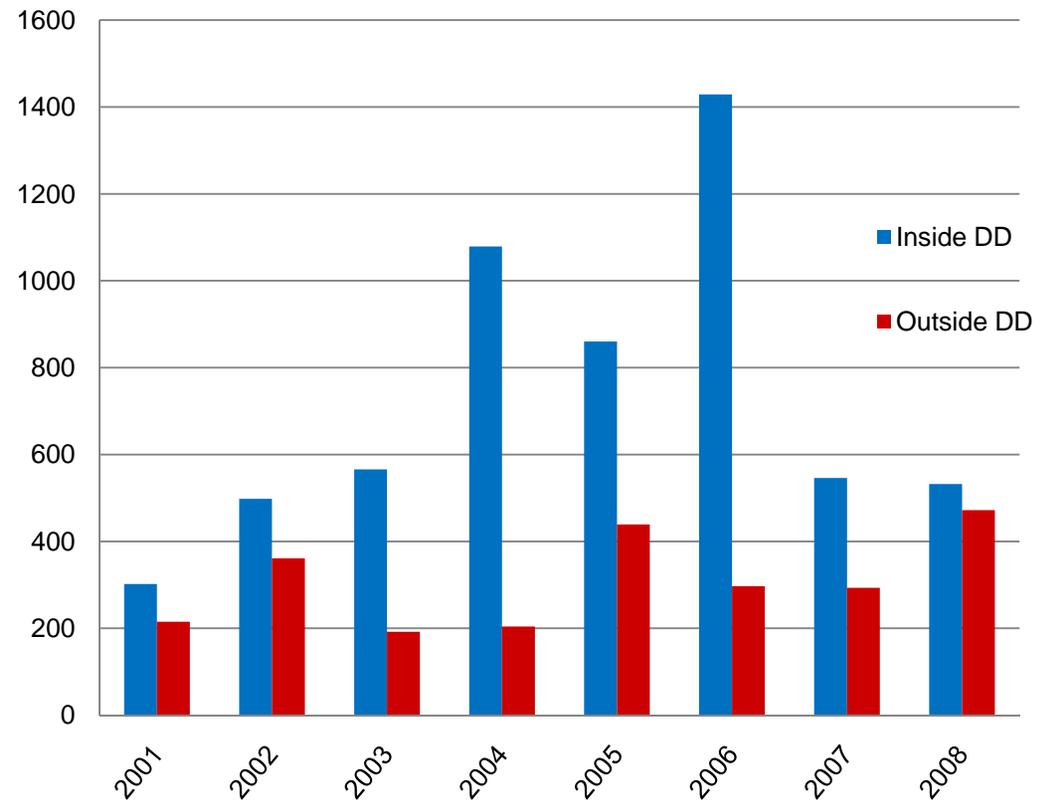
- 158 approved Final Plats
- 820 approved final plat lots
 - 348 inside Development District
 - All Residential
 - 472 outside Development District
 - 471 Residential, 1 Commercial

Subdivision & Site Plan Administration

Final Plat Lots

YEAR	Total Number of Lots	Total Lots Inside	Total Lots Outside
2001	517	302 (58%)	215 (42%)
2002	859	498 (58%)	361 (42%)
2003	758	566 (75%)	192 (25%)
2004	1,283	1,079 (84%)	204 (16%)
2005	1,299	860 (66%)	439 (34%)
2006	1,726	1,429 (83%)	297 (17%)
2007	839	546 (65%)	293 (35%)
2008	1,004	532 (53%)	472 (47%)
Total	8,285	5,812 (70%)	2,473 (30%)

Approved Final Plat Lots



Subdivision & Site Plan Administration

Developed Acreage: 2007

2007

- 1,492 acres approved through Preliminary Plans
- 2,500 acres approved through Final Plats

2008

- 953 acres approved through Preliminary Plans
- 3,403 acres approved through Final Plats

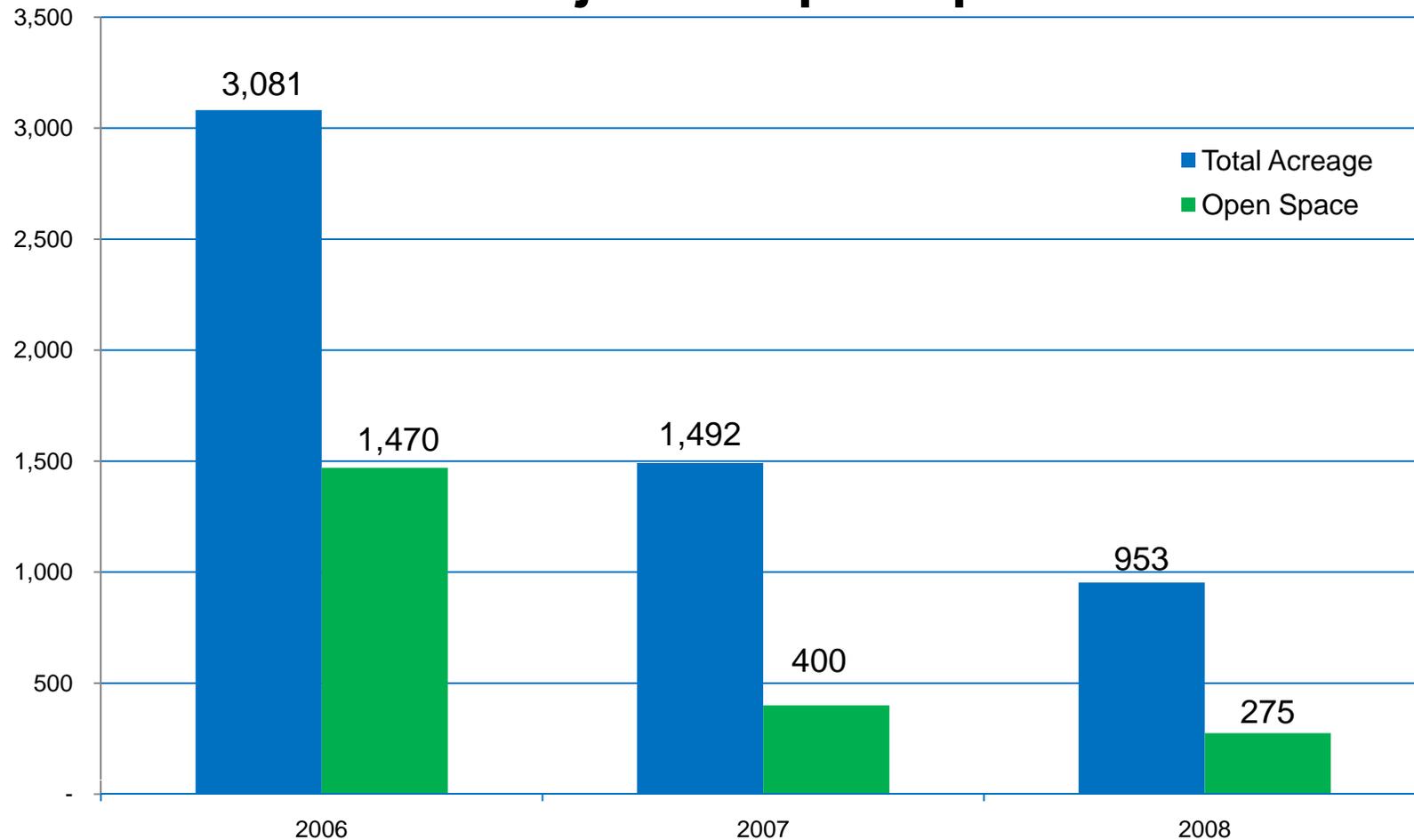
Subdivision & Site Plan Administration

Cluster Subdivisions and Open Space

- 2007
 - 6 out of 19 Preliminary Plans were cluster subdivisions
 - 400 acres of open space projected to be preserved
- 2008
 - 6 out of 21 Preliminary Plans were cluster subdivisions
 - 275 acres of open space projected to be preserved

Subdivision & Site Plan Administration

Preliminary Plan Acreage & Projected Open Space



Subdivision & Site Plan Administration

Site Plan Submissions & Approvals: 2007

- 72 Site Plans submitted for review
- 76 Site Plans approved which included:
 - **32** new construction Site Plans (1,198,029 square feet of multi-family residential and commercial)
 - **21** Site Plans for additions to existing structures (26,639 square feet of multi-family residential and commercial)
 - **14** change of use Site Plans
 - **9** Site Plans for commercial projects located in the Planned Unit Development zone

Subdivision & Site Plan Administration

Site Plan Submissions & Approvals: 2008

- 68 Site Plans submitted for review
- 81 Site Plans approved which included:
 - **23** new construction Site Plans (535,175 square feet of multi-family residential and commercial)
 - **27** Site Plans for additions to existing structures (24,349 square feet of multi-family residential and commercial)
 - **25** change of use Site Plans
 - **6** Site Plans for commercial projects located in the Planned Unit Development zone

Subdivision & Site Plan Administration

Zoning Map Amendments

- ZMA #07-29 Hamilton Property (2007 & 2008)
- ZMA #07-27 Greenstone/Bear Property (2007)
 - ZMA #06-26 Everything Amish (2008)
- ZMA #07-31 Jenkins Property (2007 & 2008)

Subdivision & Site Plan Administration

Zoning Text Amendments

- ZTA #06-87 Use of Churches/Schools in BP Zone (2007)
 - ZTA #07-90 Cottage Industry Revision (2007)
- ZTA #07-89 Usable Yard Area for Homeowners (2007)
 - ZTA #07-93 Parking & Landscaping (2007 & 2008)
 - ZTA #07-92 Keller Transportation (2007 & 2008)
 - ZTA #08-95 Historic Preservation (2008)
 - ZTA #08-97 Personal Services in CRR Zone (2008)
 - ZTA #08-99 Ancillary Airport Uses in BP Zone (2008)
- ZTA #08-100 Site Design & Architectural Review (2008)
 - ZTA #08-101 PUD Annexation (2008)
 - ZTA #08-102 Energetics R&D (2008)
 - ZTA #08-104 ADA Compliance (2008)
 - ZTA #08-105 Utility Transmission Lines (2008)

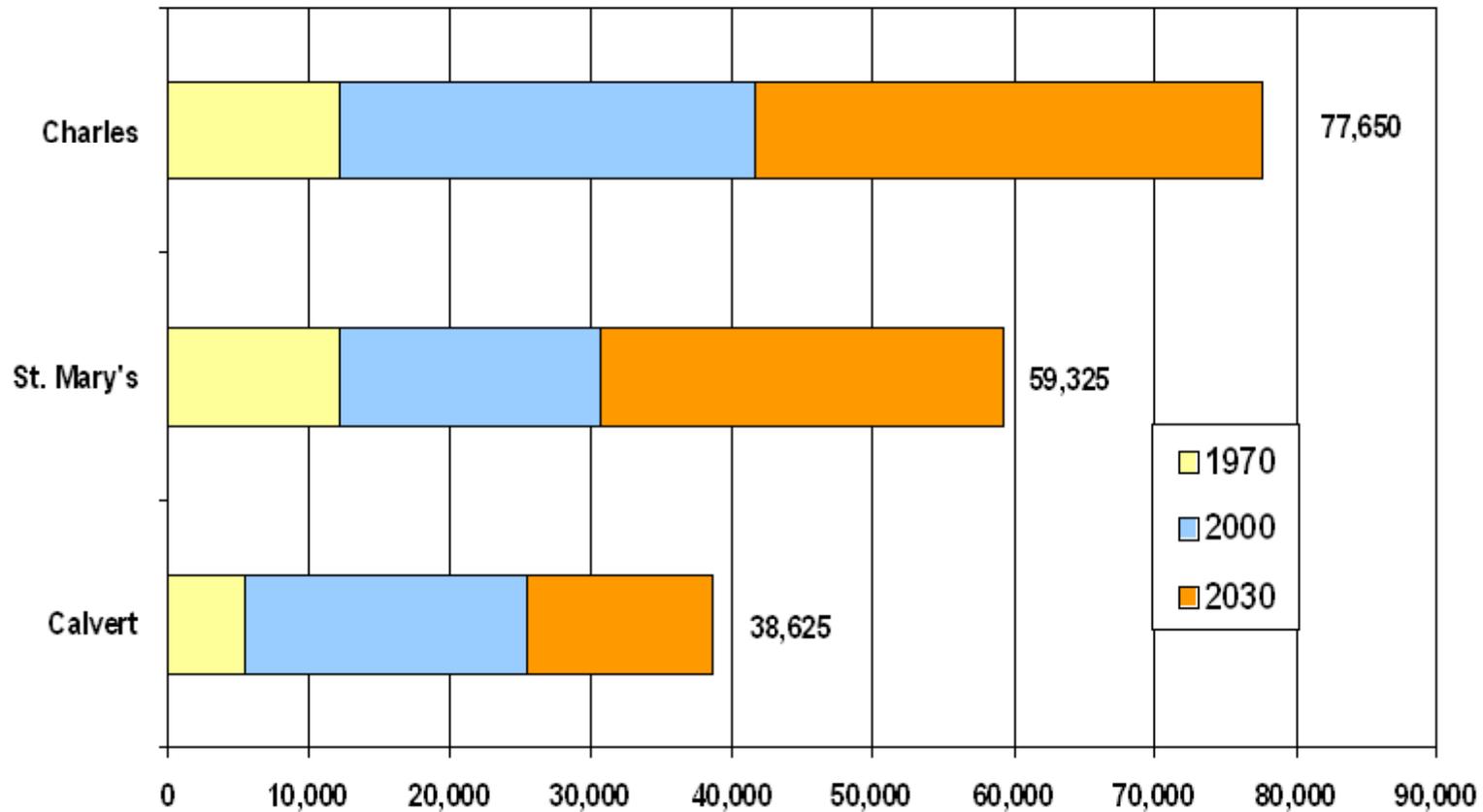
Subdivision & Site Plan Administration

Planned Development Zoning Amendments

- PDZA #07-17 The Towns of Billingsley (2007 & 2008)
 - PDZA #08-19 Hughesville Station (2008)
 - PDZA #08-20 Adams Crossing (2008)

Housing

Change in Number of Households 1970-2030



Source: Maryland Department of Planning Projections, September 2005.

Housing

- Comprehensive Plan identifies goal of:
 - 70% single-family detached units
 - 20% townhouse units
 - 10% apartment units

2007

SF: 505 (57%)

TH: 129 (15%)

APT: 248 (28%)

2008

SF: 377 (56%)

TH: 29 (4%)

APT: 266 (40%)

Housing

YEAR	SFD's	Townhomes	Multifamily	Total
2001	1016	271	0	1287
2002	1114	145	60	1319
2003	829	116	100	1045
2004	909	34	2	945
2005	896	12	408	1316
2006	939	161	266	1366
2007	505 (57%)	129 (15%)	248 (28%)	882
2008	377 (56%)	29 (4%)	266 (40%)	672
Total	6585	897	1350	8832
Average #	823	112	169	1104
Average %	75%	10%	15%	

Housing

Inclusionary Housing Initiatives

- Housing Commission considering a Moderately Priced Dwelling Unit program to replace the temporary program

Market Trends

- Jobs in Washington region grew 0.4% in 2008 compared to national employment, which decreased 2.1%
- Increase in jobs in government, education/health services, and professional/business services
- Decrease in jobs in the financial, construction, and manufacturing sectors

Housing

Market Trends Con't

- Home values across SoMD have been falling.
- Percent Change in Sale Prices :

	2007	2008	Percent Change
Charles	\$354,847	\$313,328	-11.7%
Calvert	\$400,009	\$349,455	-12.6%
St. Mary's	\$350,870	\$349,762	-0.3%

Environmental Planning

- Forest Conservation
 - 2007: **566 acres**
 - 2008: **530 acres**
- Agriculture Land Preservation Districts
 - 2007: **36 properties for a total of 1,623 acres**
 - 2008: **15 properties for a total of 1,492 acres**
- Rural Legacy Program
 - 2007: **25 acres**
 - 2008: **303 acres**
- Transferable Development Rights Program
 - 2007: **1,665 acres**
 - 2008: **192 acres**

Environmental Planning

- Total acres of open space protected through various regulatory, state and local programs:
 - 2007: **5,340**
 - 2008: **3,837**
- Cumulative Total Land Preserved in Charles County through December 2008: **101,688**
- Additional land needed to meet 50% open space goal: **45,514**

Community Planning

- **Bryans Road-Indian Head Sub-Area Plan**
 - Design Feasibility Study completed in 2008 for a stormwater management retrofit/town common project in Bryans Road
- **Waldorf Sub-Area Plan**
 - Waldorf Urban Design study initiated in 2008
- **Hughesville Village Revitalization Plan**
 - Adopted in 2007
- **Religious Freedom Byway Corridor Management Plan**
 - Adopted in 2008

Adequate Public Facilities

- **Developer Rights and Responsibilities Agreements**
 - 5 approved for residential subdivisions in 2007 (182 school allocations)
 - 2 approved for residential subdivisions in 2008 (26 school allocations)
- **APFO Committee**
 - Recommended reductions in overall school capacities to eliminate overcrowding
- **Administrative Extensions of Preliminary Plans**
 - 82 time extensions in 2007
 - 89 time extensions in 2008
- **Commuter Bus Advisory Group**
 - Made recommendations to County Commissioners to improve commuter bus services, which were forwarded to MTA

Conclusions & Recommendations

Recommendations

- Continue to monitor development approvals inside and outside of the Development District through the Annual Reporting process.
- Continue to develop better methods for classifying and calculating open space and protected lands.
- Continue to monitor development design, especially for cluster subdivisions, and determine if it is superior.
- Continue to monitor development trends through the Annual Reporting and Comprehensive Planning process.

Conclusions & Recommendations Con't

- New Annual Reporting Requirements:
 - Beginning July 1, 2011, the Smart Growth Goals, Measures, and Indicators and implementation of Planning Visions bill will include specified smart growth measures and indicators:
 - Amount and share of growth that is being located inside and outside of the Priority Funding Area (PFA)
 - Net density of growth that is being located inside and outside of the PFA
 - Creation of new lots and the issuance of residential and commercial building permits inside and outside of the PFA
 - Development capacity analysis, updated once every 3 yrs.
 - Number of acres preserved using local agricultural land preservation funding

Conclusions & Recommendations Con't

- The bill also requires local jurisdictions to:
 - Establish a local land use goal of increasing the current percentage of growth within the PFA and decreasing the percentage of growth outside the PFA;
 - Provide a timeframe for achieving the local goal;
 - Determine resources necessary for infrastructure inside the PFA and land preservation outside the PFA; and
 - Provide information regarding incremental progress made towards achieving the local goal.