

County Commissioners of Charles County, Maryland

Peter F. Murphy, President

Debra M. Davis, Esq., Vice President

Ken Robinson

Amanda M. Stewart, M.Ed.

Bobby Rucci

Mission Statement

The mission of Charles County Government is to provide our citizens the highest quality service possible in a timely, efficient and courteous manner. To achieve this goal, government must be operated in an open and accessible atmosphere, be based on comprehensive long and short term planning, have an appropriate managerial organization tempered by fiscal responsibility.

Vision

Charles County is a place where all people thrive and businesses grow and prosper where the preservation of our heritage is paramount; where government services to its citizens are provided at the highest level of excellence; and where the quality of life is the best in the nation.

Acknowledgements

Planning Commission:

Gilbert “Buddy” Bowling, Jr., Chairman, Joan Jones, Vice Chairman, Rosemin Daya, Secretary,
Robin Barnes, Wayne G. Magoon, Nancy Schertler, Angela Sherard

With recognition to: Stephen Bunker, Past Chairman

Administration & Planning Staff:

Michael D. Mallinoff, County Administrator

Danielle Mitchell, Clerk to the Board of County Commissioners

Steve Kaii-Ziegler, AICP, Director, Planning & Growth Management

Peter Aluotto, Director (2011-2016), Planning & Growth Management

Rhonda Weaver, County Attorney

Elizabeth Theobalds, Deputy County Attorney

Steven Ball, AICP, LEED AP, Planning Director (Comprehensive Plan Project Manager)

Theresa Pickeral, Clerk to the Planning Commission

Charles Rice, Environmental Program Manager

Cathy Thompson, Community Planning Program Manager

Yolanda Hipski, Subdivision & Site Planning Program Manager

Jason Groth, Chief of Resource & Infrastructure Management

Tony Puleo, Planner III, Amy Blessenger, AICP, Planner III, Beth Groth, Planner III, Karen Wigger,
Planner III, Sheila Geisert, Planning Technician, Glenn (Map Wizard) Gorman, Resource Analyst,
Stephanie Springer, Administrative Associate, Zakary A. Krebeck, AICP, Senior Planner

Consultants

Environmental Resources Management, Annapolis, Maryland; EDSA, Baltimore, Maryland.

Clive Graham

Stephen Fuller, Center for Regional Analysis, George Mason University

Tom Daniels, University of Pennsylvania

Jo Anne Ellison

Contents

Resolution of Certification by the Planning Commission

Chapter 1 Introduction	1-1
Chapter 2 Background	2-1
Chapter 3 Land Use	3-1
Chapter 4 Water Resources	4-1
Chapter 5 Natural Resources	5-1
Chapter 6 Energy Conservation	6-1
Chapter 7 Economic Development	7-1
Chapter 8 Transportation	8-1
Chapter 9 Community Facilities & Services	9-1
Chapter 10 Community Development	10-1
Chapter 11 Agriculture, Forestry and Fisheries	11-1
Chapter 12 Implementation Schedule	12-1

Appendices

- “A” Charles County Baseline Housing, Population and Employment Projections
- “B” Comprehensive Plan Stakeholder Interviews List
- “C” Land Use Market Supply and Demand Analysis - Technical Memorandum
- “D” Zoning Districts
- “E” Water Resources – Technical Background Data
- “F” Telecommunications and Broadband – Technical Background Data