

2010 ANNUAL REPORT

of the

CHARLES COUNTY PLANNING COMMISSION

(as required by Article 66B, Annotated Code of Maryland)



Prepared by

The Planning Division
Department of Planning and Growth Management
Post Office Box 2150, La Plata, MD 20646
May 2011

Table of Contents

I.	Purpose of the Report.....	3
II.	Executive Summary.....	4
III.	Introduction.....	7
IV.	Growth Related Changes in 2010 (Basic Requirements).....	8
	Development Patterns.....	8
	Consistency Analysis.....	13
	Process Improvements.....	13
	Ordinances and/or Regulations.....	13
V.	Smart Growth Goals, Measures, and Indicators and Implementation of the Planning Visions.....	14
	Priority Funding Area Analysis Amount and Share of Growth, Net Density, New Lots and Building Permits....	14
	Development Capacity Analysis.....	16
	Number of Acres Preserved.....	16
	Local Land Use Goal.....	18
VI.	Adequate Public Facilities Ordinance Restrictions.....	21
VII.	Conclusions and Recommendations.....	22
VIII.	Appendix.....	25
	Planning Commission Annual Report Adoption and Signatures.....	27

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, our government must be operated in an open and accessible atmosphere, be based on comprehensive long- and short-term planning, and have an appropriate managerial organization tempered by fiscal responsibility.

VISION STATEMENT

Charles County is a place where all people thrive and businesses grow and prosper; where the preservation of our heritage and environment 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.

I. Purpose of Report

Section 3.09, Article 66B, 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 Annual Report for 2010 has been designed to address the requirements of Section 3.09 as well as new legislation passed in 2009 titled Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions (Senate Bill 276 & House Bill 295). In contrast to some previous years' reports, 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.charlescounty.org>

In compliance with the above-stated provision of Section 3.09, Article 66B, this Annual Report was adopted by the Charles County Planning Commission on June 20th, 2011 and forwarded to the Charles County Commissioners on June 22nd, 2011.

II. Executive Summary

This Annual Report provides an opportunity for the Charles County Planning Commission to review development approvals for 2010. 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 17.98% from 120,546 to 146,551 between the last census conducted in April of 2000 and the most recent census conducted in April of 2010. These population figures correspond to an annualized growth rate of 1.85% 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 2007 and 2010 is 1.32%.

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 2001 to 2010.

Figure 1: 2001-2010 Development Summary

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Residential Building Permits ¹	1,287	1,319	1,045	945	1,316	1,366	882	672	744	576
Number of Preliminary Plan Lots Approved ²	251	761	1,935	1,642	1,566	1,897	458	381	313	250
Preliminary Plan Developed Acreage ³	758	1,352	2,101	1,165	3,254	3,081	1,492	953	715	1,694
Number of Final Plat Lots approved	517	859	758	1,283	1,299	1,726	839	820	287	425
Final Plat Developed Acreage	1,926	4,065	2,455	2,061	3,488	3,139	2,500	3,403	1,332	1,470
Total Acres of Projected Open Space from Cluster Preliminary Plans ⁴	<i>Not Available</i>					1,470	400	275	157	377
Total Acres of Protected Lands ⁵	351	1,513	1,402	1,696	1,360	1,956	5,340	3,837	2,232	220
New Construction Sq. Ft. Approved (Site Plan Approval)	617,473	148,030	328,996	413,707	980,553	1,073,937	2,198,029	535,175	576,727	80,128

¹ Complete Town data included for 2005 and all subsequent years. 2001 includes Town data for La Plata only.

² 7 Preliminary Plans were submitted in 2010, and of these 2 had 5 lots or less.

³ 2010 Preliminary Plan acreage includes 888 acres of residue, which can be further subdivided in the future.

⁴ 2009 and 2010 open space acreage was collected through the new 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 2010, the growth rate was 3.22%; however, this is attributed to low population projections in the last few years followed by a correction in 2010 based on more accurate census data.

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 2010, the County did not meet its target goal of 75% with 65% of the total Preliminary lots being located inside the Development District. An analysis of preliminary plan lots inside the Development District from 2001 through 2010 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 74% over the ten year period.

Similarly for final plat lots, in 2010, the County exceeded its target goal of 75% of the total lots being located inside the Development District with 79%. Again, an analysis of final plat lots inside the Development District from 2001 through 2010 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 71% 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 was above the target goal of 70% with 87% in 2010. For townhouses, the County was also below the target goal of 20% with 10% in 2010. In terms of apartments and multifamily, the County was also below its target goal of 10% with 3% in 2010. However, an analysis of building permits from 2001 through 2010 demonstrates that the County is generally consistent with its Comprehensive Plan housing goals, averaging 74% for single family houses, 11% for townhomes, and 15% 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	2010	Average 2001-2010
% Lots Inside Development District: Preliminary Plans	75%	65%	74%
% Lots Inside Development District: Final Plats	75%	79%	71%
Housing: Single Family	70%	87%	74%
Housing: Townhomes	20%	10%	11%
Housing: Apartments	10%	3%	15%

Per the new 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. Setting percentages for growth and development is difficult to implement. Areas of concern are as follows:

- Time frame: What is the time frame is to be set to determine if percentages are being met?
- 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?
- Balance: To what extent can the percentages exceed limits before development is halted or delayed in order to then balance the desired percentages?
- Project Timing: Developments often get approvals but are not built for years. Should development approvals be counted which may not come on line for several years? Or only development with building permits?
- Market: Market desires for housing type and economic conditions greatly impact when and what type of development occurs.

If the desire is to control pace and location of development, then better more practicable policies would be:

- Establish clear direction in the Comprehensive Plan of where growth is desired to be limited;
- Either allow development to proceed per market conditions, or set annual caps for growth;
- If annual caps on growth are desired as part of a growth management strategy, then the issuance of building permits and square feet of commercial development would be set on a yearly basis to allow a controlled percentage or pace of growth to occur. This has been used in other jurisdictions throughout the country that desire to control the pace of growth;

The Comprehensive Plan is undergoing extensive review during the next year and changes to these policies as noted above should be considered.

Recommendations

The Planning Commission presents the following recommendations:

- 1. Seek strategies to promote the concentration of development within the Development District and Priority Funding Areas if monitoring through the Annual Reporting process reveals that the County is not meeting our Comprehensive planning goals.**
- 2. Implement new superior design criteria and track open space, especially for cluster subdivisions. Continue to monitor development design.**
- 3. Evaluate tracking and reporting methods for Preliminary Plan total and net acreage and residue.**
- 4. Develop and implement the findings from the Water Resources and Priority Preservation Elements in the new 2012 Comprehensive Plan.**
- 5. Continue annual updates of the Protected Lands Map.**
- 6. Consider new policies in the 2012 Comprehensive Plan related to the control and pace of growth to promote development within the Development District and Priority Funding Areas.**

|||. 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 Article 66B, 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 in accordance with section 3.05 of Article 66B;
- Review and approve the subdivision of land of the jurisdiction in accordance with section 3.05 of Article 66B;
- Reserve transportation facility rights-of-way in accordance with section 6.01 of Article 66B;
- 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 CY2010, the Charles County Planning Commission conducted eighteen regularly scheduled meetings.

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 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 2010

Development Patterns

The following section provides an in-depth look at development patterns that have occurred during calendar year 2010. 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 2010, there were 576 building permits issued in Charles County. This figure includes 37 building permits issued in La Plata and 19 building permits issued in Indian Head.

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 more than five lots are proposed, or the proposed subdivision will result in the creation of more than five lots from a tract after June 15, 1976. The latter of the two requirements for Preliminary Subdivision Plans are often smaller projects consisting of a few lots or the subdivision of residue parcels that may have been previously reported as developed.

2010 exhibited a slow-down in residential development, similar to 2008 and 2009. A review of approved Preliminary Plans and Final Plats in Charles County during 2010 demonstrates that residential development accounts for most of the development in Charles County. Further, single-family housing accounts for the highest proportion of residential development for both Preliminary Plans and Final Plats; however, townhouses account for a little more than half of the Preliminary Plan lots in 2010.

During their eighteen regularly scheduled meetings in 2010, the Planning Commission approved seven (7) Preliminary Subdivision Plans. All 250 of the newly approved lots will ultimately be created for single-family housing. Of the total 250 lots approved during 2010, 160 lots were located inside the Development District, and the remaining 90, were located outside. Of the lots located inside the Development District, there were no lots located in the St. Charles Planned Unit Development (PUD). Figure 3 on the following page summarizes Preliminary Subdivision Plan activity for 2010.

Figure 3: Preliminary Subdivision Plan Activity Inside and Outside the Development District for 2010

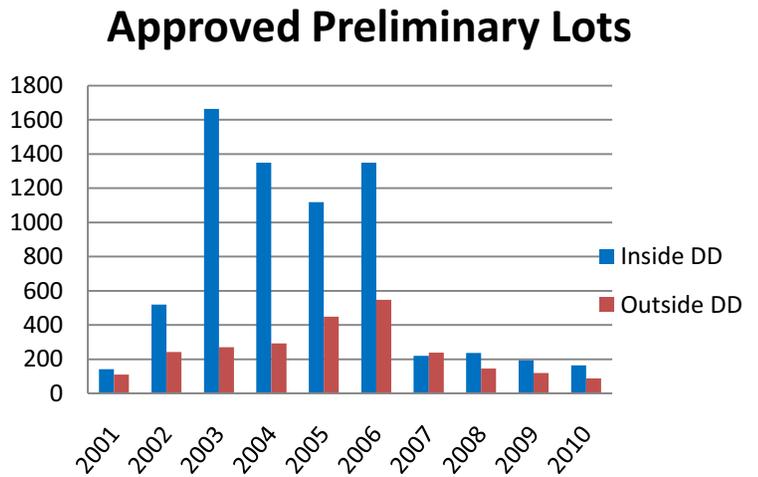
	Approved Minor Preliminary Plans: 5 Lots or Less		Approved Major Preliminary Plans: 6 Lots or More		Total Number of Approved Preliminary Plans in 2010	Total Number of Approved Preliminary Lots in 2010
	Total Number of Plans	Total Number of Lots	Total Number of Plans	Total Number of Lots		
Inside of the Development District					2	160
Single-family	0	0	1	32		
Townhouse	0	0	1	128		
Apartments	0	0	0	0		
Condominiums	0	0	0	0		
Commercial	0	0	0	0		
Total	0	0	2	160		
Outside of the Development District					5	90
Single-family	2	4	3	86		
Townhouse	0	0	0	0		
Apartments	0	0	0	0		
Condominiums	0	0	0	0		
Commercial	0	0	0	0		
Total	2	4	3	86	Total: 7	Total: 250

Figure 4 on the following page shows the distribution of Preliminary Plan lots approved inside and outside of the Development District between 2001 and 2009. Similarly, Figure 5 on the following page graphically depicts the total number of Preliminary Plan lots approved inside and outside of the Development District from 2001-2010.

Figure 4: 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
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%)
2009	313	193 (62%)	120 (38%)
2010	250	160 (64%)	90 (36%)
Total	9,454	6,950 (74%)	2,504 (26%)

Figure 5: 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, which is for subdivisions that have been subdivided five or more times and meet the following criteria:

- The creation of more than a total of five (5) lots, from a parcel that was in existence on June 15, 1976.
- 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 Commission, and signed by the Chairman of the Planning Commission. In contrast, a *minor* Final Subdivision Plat, which is for subdivisions that have not been subdivided more than five times (five 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 in lieu of the Planning Commission Chairman.

During 2010, the Planning Commission approved a total of ninety-two (92) Final Subdivision Plats containing a total of 425 lots. There were no commercial final plat lots recorded in 2010. In terms of residential lots, 334 lots were recorded inside the Development District and 91 lots were recorded outside the Development District. Of the lots located inside the Development District, there were 67 lots located in the St. Charles PUD. This represents 20% of the lots located inside of the Development District, and 16% of the total final plat lots.

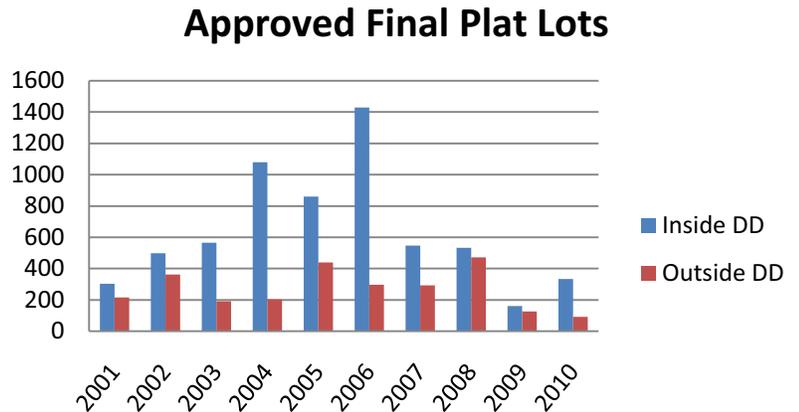
⁶ Preliminary Plan lot numbers include apartment and multifamily (duplex, triplex, quadriplex) units, if applicable. For example, in 2006, the total number of lots was 1,897, which includes 659 apartment units and 84 condominium units. In 2010, there were no apartment/multifamily units approved on new Preliminary Plans.

The following chart, Figure 6, shows the distribution of Final Plat lots approved inside and outside of the Development District between 2001 and 2010. Similarly, Figure 7, below, graphically depicts the total number of Final Plat lots approved inside and outside of the Development District from 2001-2010.

Figure 6: Number of Final Plat Lots Approved Inside and Outside of the Development District⁷

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%)
2009	475	348 (73%)	127 (27%)
2010	425	334 (79%)	91 (21%)
Total	9,181	6,490 (71%)	2,691 (29%)

Figure 7: Approved Final Plat Lots



D. Site Plan Approvals – Non-Residential

Minor Site 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 Plans are any Site Plans other than those identified as Minor Site Plan applications.

In 2010, the Planning Commission approved a total of 383,049 square feet of non-residential development on 673 acres of land. Of this, 309,629 square feet of non-residential development on 64.29 acres was approved inside the Development District. Further, 73,420 square feet of non-residential development on 608.71 acres was approved outside of the Development District. There was no non-residential development located inside the St. Charles PUD in 2010.

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 2010 and reflect the status at the end of 2010:

⁷ Final Plat lot numbers in Figure 7 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 Figure 7.

ZMA #10-40, Benedict Volunteer Fire Department – Chesapeake Bay Critical Area Growth Allocation

A map amendment to the Chesapeake Bay Critical Area Growth Allocation overlay from the Limited Development Zone to the Intense Development Zone was requested in order to expand the existing firehouse in Benedict. The project site is 1.37 acres. The Planning Commission recommended approval to the County Commissioners. The County Commissioners approved the amendment and it was forwarded to the Critical Area Commission for final approval.

ZMA #09-36, Mitchell Property/ZMA #09-37, Beall Property/ZMA #09-39, Vermillion Property

These three map amendments were requested in order to annex land into the St. Charles Planned Unit Development (PUD) Zone. The Planning Commission forwarded this ZMA to the County Commissioners with a recommendation for approval.

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 2010 and reflect the status at the end of 2010:

ZTA #10-122 Garden Apartment Setbacks in the Planned Residential Development (PRD) Zone

This amendment reduced the setbacks for garden apartments to be more in-line with setbacks established for mid-rise and high-rise apartments in the PRD. The Planning Commission forwarded this text amendment to the County Commissioners with a recommendation for approval. The County Commissioners approved this amendment.

ZTA #09-119, Revisions to Multi-Family Dwelling Units

This amendment requested changes to multi-family dwelling units including brick requirements, setback requirements, parking requirements, recreation requirements, and the number of units allowed in a townhouse stick. The Planning Commission recommended approval to the County Commissioners. The County Commissioners did not desire to adopt these changes in 2010.

ZTA #09-114, Scenic and/or Historic Roads

The purpose of this amendment is to protect and preserve the sites, structures, and districts of historical, architectural, and scenic significance together with their appurtenances and environmental settings. The Planning Commission recommended approval to the County Commissioners. The County Commissioners approved the amendment.

ZTA #10-120, Sign Ordinance

This text amendment was requested to update and revise the entire sign ordinance. The Planning Commission forwarded the amendment to the County Commissioners with a recommendation for approval. The County Commissioners approved this amendment.

ZTA #10-121 Rural Preservation Subdivisions

The purpose of this text amendment is to establish preservation subdivisions in the Agricultural Conservation (AC) and Rural Conservation (RC) zones. This type of subdivision would require a 10 acre per lot minimum gross density, and would not be required to be approved as a preliminary plan of subdivision unless proposed as a cluster subdivision. The Planning Commission forwarded the amendment to the County Commissioners with a recommendation for denial. The County Commissioners tabled this amendment.

G. Comprehensive Plan Updates

Charles County recently began the process for the Comprehensive Plan Update for 2012, but no updates occurred in 2010. In terms of new Comprehensive Plan Elements that were adopted, no new elements were adopted in 2010; however, the County is in the process of adopting the Water Resources Element and the Priority Preservation Element.

H. Infrastructure Changes

There were no new roads or substantial changes in roads or other transportation facilities in 2010.

I. New Schools or Additions to Schools

In 2010, the Charles County Board of Education added approximately 100 school seats to the Mt. Hope-Nanjemoy Elementary School through a building addition to house 5 additional kindergarten classes. This addition was to accommodate the County's move from half-day to full-day kindergarten classes.

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 below.

A. Consistency of Development Changes with each other

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

B. Consistency of Development Changes with Recommendations of 2009 Annual Report

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

C. Consistency of Development Changes with Charles County Adopted Plans

Changes as a result of development were consistent with adopted plans. One project related to St. Charles PUD was added to the PUD boundary to make the future project consistent with the master plan.

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

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

E. 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

An RFP was drafted in 2010 to hire a consultant and begin the process of evaluating our codes and ordinances to make them more energy efficient. In 2011, the RFP was finalized and being advertised.

Ordinances and/or Regulations

The Waldorf Urban Design Study was adopted in 2010. This includes a redevelopment vision for Waldorf to create a transit oriented, pedestrian friendly, town center for Waldorf. This long range planning vision includes architectural and site design improvements and identifies future locations for transit stations.

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 2010.

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 seven Preliminary Subdivision Plans that approved 250 lots on 1,694 acres of land. There were no preliminary lots located in the St. Charles PUD in 2010. The Preliminary Subdivision Plans can be broken down as follows:

Inside the Priority Funding Area: 128 Units (all single-family attached) and 16 acres

Outside the Priority Funding Area: 122 Units (all single-family detached) and 1,678 acres

Final Plats

There were 92 Final Plats, of which 53 Plats recorded 425 new lots on 1,470 acres of land in 2010. There were 67 lots, representing 16% of the total final plat lots, located in the St. Charles PUD. The Final Plats can be broken down as follows:

Inside the Priority Funding Area: 212 Units and 188 acres

Outside the Priority Funding Area: 213 Units and 1,282 acres

Non-Residential Growth

The total square footage of non-residential growth in 2010 was 383,049 square feet encompassing 673 acres of land. This can be broken down into the following categories:

Inside the Priority Funding Area

- 1) Office: 75,100 square feet and 5.89 acres
- 2) Retail: 207,710 square feet and 54.5 acres
- 3) Industrial: 46,758 square feet and 346.72 acres
- 4) Institutional: 7,185 square feet and 4.54 acres

Outside the Priority Funding Area

- 1) Office: 0 square feet and 0 acres
- 2) Retail: 0 square feet and 0 acres
- 3) Industrial: 976 square feet and 250.55 acres
- 4) Institutional: 45,320 square feet and 10.8 acres

Redevelopment

There were no properties approved for redevelopment in 2010.

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

The net density of growth is calculated based on average lot size. 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 2010, there were seven (7) Preliminary Plans that were approved by the Planning Commission.

Net Density Countywide

Total Area of Residential Lots: **367** acres / Total Number of Lots: **250** = **1.47** acres average lot size

Net Density inside the Priority Funding Area

Total Area of Residential Lots: **6** acres / Total Number of Lots: **128** = **0.05** acres average lot size

Net Density outside the Priority Funding Area

Total Area of Residential Lots: **361** acres / Total Number of Lots: **122** = **2.96** acres average lot size

For Final Plats:

Currently, lot area is not reported on final plats. Total acreage is considered the entire parcel or property area, which includes undeveloped areas including open space and residue.

Net Density Countywide

Total Acreage: **1,470** acres / Total Number of Lots: **425** = **3.46** acres average lot size

Net Density inside the PFA

Total Acreage: **187** acres / Total Number of Lots: **212** = **0.88** acres average lot size

Net Density outside the PFA

Total Acreage: **1,281** acres / Total Number of Lots: **213** = **6.01** acres average lot size

For Site Plans:

Net Density Countywide

Total Area of Non-Residential Lots: **673** acres / Total Non-Residential Building Area: **383,049** sq. ft. = **0.001** floor area ratio

Net Density inside the PFA

Total Area of Non-Residential Lots: **412** acres / Total Non-Residential Building Area: **336,753** sq. ft. = **0.001** floor area ratio

Net Density outside the PFA

Total Area of Non-Residential Lots: **261** acres / Total Non-Residential Building Area: **46,296** sq. ft. = **0.006** floor area ratio

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

Final Plats

Number of recorded lots inside the PFA = 212
 Number of recorded lots outside the PFA = 213

Building Permits

- Residential = 485
 - Inside the PFA = 162
 - Outside the PFA = 323
- Commercial = 19
 - Inside the PFA = 11
 - Outside the PFA = 8

Preliminary Plans

Figure 8: Inside the Priority Funding Area

Subdivision Name	Total Acreage	Total Number of Units	Average Lot Size
Bryans Green	16.01	128	0.04 acres

Figure 9: Outside the Priority Funding Area

Subdivision Name	Total Acreage	Total Number of Units	Average Lot Size
Fair Fountain Farm	126.46	8	15.06 acres
Pine Crest	20.87	32	0.24 acres
Ashland Acres	30.02	3	10.01 acres
Fischers Grant	1323.63	40	1.16 acres
Burleson Estates	165.08	38	4.05 acres
Newcomb Nickerson	11.63	1	3 acres

Use and Occupancy Permits

There were 530 Use and Occupancy Permits issued during 2010.

D. Development Capacity Analysis

Charles County is currently in the process of updating the Comprehensive Plan for 2012. Therefore, the development capacity analysis will be available upon completion of the Comprehensive Plan Update for 2012 as part of a future Planning Commission Annual Report.

E. Number of Acres Preserved

Number of acres preserved using local agricultural land preservation funding:
 267 acres in MALPF easement acquired with local fund contribution

Number of acres preserved using other local funds or use of easements:
 264 acres in forest conservation easements
 88 acres through the Transfer of Development Rights (TDR) protection

Figure 10 below provides an in-depth breakdown of protected lands in Charles County.

Figure 10: Protected Lands in Charles County through December 2010 (in acres)

	<i>Type of Protection</i>	<i>Protected through 2009</i>	<i>2010 Data</i>	<i>Protected through 2010</i>
Regulatory	Resource Protection Zone	26,652	(105) ⁸	26,547
	Isolated Non-tidal Wetlands	4,888	(23) ⁸	4,865
	Non-tidal Wetland Buffer	2,263	(53) ⁸	2,210
	Forest Conservation Easements	7,774	164 ⁹	7,938
	Chesapeake Bay Critical Area – Resource Conservation Zone (RCZ)	12,543 ¹⁰		12,543
	Stream Buffers in the Critical Area/Critical Area Buffer outside of the RCZ (IDZ and LDZ)	612		612
Federal	Federal Properties	6,573		6,573
State	State owned Resource Land	18,633	394 ¹¹	19,027
	State Owned Easements	3,396		3,396
	Maryland Agricultural Land Preservation Easements (MALPF)	5,420	267	5,687
	Maryland Historical Trust (MHT)	247		247
	Maryland Environmental Trust (MET)	5,988		5,988
State/Local	Agricultural Land Preservation Districts	12,223	(550) ¹²	11,673
	Rural Legacy Easement Properties	2,943		2,943
	Transferrable Development Rights	4,791	88	4,879
	County and Town Parks	2,588 ¹³		2,588
	Board of Education (unmapped)	364		364
	Subdivision Open Space (Jan 2009-June 2009)	62	37	99
	Subdivision Open Space (unmapped, Estimation Prior to June 2009)	2,000		2,000
Other	The Nature Conservancy (TNC)	2,974		2,974
	Conservancy for Charles County (CCC)	113		113
	Joint MET & CCC Properties	1,032		1,032
Total Acres Protected		124,078	220	124,298
Total Acres of Projected Open Space from Preliminary Plans for 2010			377	

⁸ Regulatory acres reduced due to land now listed in other categories of protection.

⁹ 198 acres of Forest Conservation easements minus overlap with RPZ and other protected land equals 164 acres of new protected land.

¹⁰ The Chesapeake Bay Critical Area RCZ was amended in 2010 to include the RCZ in the Town of Indian Head.

¹¹ The State purchased Holly Spring Farm (394 ac.) in 2010.

¹² In 2010, two agricultural preservation district properties (301 ac.) were converted from district into MALPF, one was terminated (237 ac.) and one was surveyed and found to have 12 less acres. The two districts that converted to MALPF were also surveyed and found to have less acreage (267 ac.).

¹³ Pisgah Park (235 ac.) was added to the County and Town Parks category in 2010, however was protected in 2003.

F. Local Land Use Goal & Comprehensive Plan Goals

Local Land Use Goal

Local Land Use Goal:

The stated land use goal for 2010 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 in 2012 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

The 1997 Comprehensive Plan specified a target percent change of population growth rate between 2.0% and 2.5%. This growth rate was the target from 1997 until June of 2006. 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 average annual growth rate during the life of the 1997 Comprehensive Plan (1997-2006) was 2.30%. The table (Figure 11) on the following page demonstrates the population growth rate per year between 1997 and 2010. In 2010, the growth rate was 3.22%. This higher rate of growth is attributed to low population projections in the last few years followed by a correction in 2010 based on more accurate census data. Since the adoption of the 2006 Comprehensive Plan Update, the average growth rate is 1.32% as compared to the Comprehensive Plan goal of approximately 1.7% but less than 2.0% per year.

Figure 11: Population Growth Rate Per Year¹⁴

Year (FY)	Population	Growth Rate per Year	Average for 1997 & 2006 Comp. Plan Periods
1997	113,563	n/a	2.28%
1998	116,177	2.30%	
1999	118,571	2.06%	
2000	120,546	1.67%	
2001	124,657	3.41%	
2002	127,647	2.40%	
2003	131,099	2.70%	
2004	134,307	2.45%	
2005	136,887	1.92%	
2006	139,124	1.63%	
2007	140,434	0.94%	1.32%
2008	141,233	0.57%	
2009	141,981	0.53%	
2010	146,551	3.22%	

Charles County Open Space Goal Acreage Analysis

Charles County has an open space preservation goal of 50%. The following table (Figure 12) provides a summary of the County’s preservation efforts through 2010 to meet this open space goal.

Figure 12: 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 2010	124,298	84% of goal, 42% of County total Land area
<u>Additional needed to meet goal</u>	<u>22,903</u>	

¹⁴ The population growth rates per year are based on updated U.S. Census Bureau estimated population figures as of March, 2011. The population for 2010 is based on the actual Census figure.

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 2001 is 1,015 with peak years in 2002, 2005 and 2006.

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 2010, building permit data indicates a total of 576 units permitted throughout the County including 499 single-family detached dwellings (87%), 57 townhomes (10%) and 20 apartments/multifamily units (3%). Therefore, using building permit data as an indicator, in 2010 we exceeded our goal for single-family dwellings, while not meeting our goal for townhomes and apartments/multifamily units. Please see Figure 13 below for a breakdown of housing types per year since 2001.

Figure 13: Actual Residential Units Per Year¹⁵

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	129	248	882
2008	377	29	266	672
2009	371	185	188	744
2010	499 (87%)	57 (10%)	20 (3%)	576
Total	7,455	1,139	1,558	10,152
Average #	746	114	155	1,015
Average %	74%	11%	15%	

Source: Charles County Permits Administration, PGM

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

Recorded Lots – Built vs. Vacant

In terms of residential lots in the County, according to the Maryland Property View Database, there are approximately 40,400 platted (subdivided) lots that have been built upon. In addition, there are approximately 4,200 platted (subdivided) lots that are currently vacant in the County. The Maryland Department of Planning 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 Indenture 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 (12,693 single-family homes, 6,720 townhouses, and 5,317 apartments). As of December 31, 2010, St. Charles has received plat approvals for 13,587 units (7,146 single-family homes, 3,909 townhouses, and 2,532 apartments). There are 11,143 remaining units to be platted (5,547 single-family homes, 2,811 townhouses, and 2,785 apartments).

¹⁵ Complete Town data included for 2005 and all subsequent years. 2004 includes Town data for La Plata only.

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 pace of development based on the status of public infrastructure, which includes the carrying capacity of public water supply, wastewater treatment, 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 in order to receive approval of a record plat of subdivision.

In June of 2008, the Charles County Commissioners amended the APFO related to schools to phase-in a reduction of capacity at each of the County's 35 schools. The Commissioners desired to reduce each school from Local "Core" capacity, which included the capacity of relocatable classrooms, to State-rated capacity, which accounts for permanent building capacity only. This reduction is being phased-in over a 6-year period, with a 25% reduction from Core capacity to State-rated capacity every 2 years. The County currently stands at a 50% reduction, with next anticipated reduction in 2012. An additional change from the 2008 APFO amendments was the requirement for available capacity in each of the three school levels (elementary, middle, and high school) prior to the granting allocations. Allocations were previously granted by high school district, based on a complicated formula which averaged the available capacities of feeding elementary schools. The inaccuracy of this approach resulted in overcrowding in certain schools. These two significant regulatory changes substantially reduced the available allocatable capacity, reducing the annual allocations granted to development from approximately 845 in 2007 to 297 in 2010.

If a development is restricted by the limitation of school seats in their receiving schools, they may proffer mitigation to pay for the State's share of school construction on a per lot basis. If approved by the County Commissioners through a public meeting, the developer can pay into a fund for school construction. The County share of school construction funds is collected through the School Construction Excise Tax which is charged to the homeowner of each new home via their property tax bill.

B. Name and Location of Restriction within PFA

Beyond the restrictions of the School Allocation requirements, there were no other APFO restrictions in 2010 where developers were not able to provide appropriate mitigation (road improvements, water and sewer improvements, etc). The 2009 Planning Commission Annual Report did not include information on APFO restrictions within the PFA, but there were no restrictions noted in 2009.

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 2010. 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

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 2010, the growth rate was 3.22%, with the average since the 2006 Comprehensive Plan update being 1.32%.

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 2010, the County fell short of meeting its target goal of 75% with 65% of the total Preliminary lots being located inside the Development District. However, an analysis of preliminary plan lots inside the Development District from 2001 through 2010 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 74% over the ten year period.

Similarly for final plat lots, in 2010, the County exceeded its target goal of 75% of the total lots being located inside the Development District with 79%. Again, an analysis of final plat lots inside the Development District from 2001 through 2010 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 71% 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 exceeded the target goal of 70% with 87% in 2010. For townhouses, the County did not meet its target goal of 20% with 10% in 2010. In terms of apartments and multifamily, the County also did not meet its target goal of 10% with 3% in 2010. This percentage will vary from one year to the next because apartment buildings cannot be built in phases. However, an analysis of building permits from 2001 through 2010 demonstrates that the County is generally consistent with its Comprehensive Plan housing goals, averaging 74% for single family houses, 11% for townhomes, and 15% for apartments.

Figure 14 on the following page demonstrates how Charles County is generally consistent with the 2006 Comprehensive Plan targets and goals:

Figure 14: Development Consistency with Comprehensive Plan Goals

	Comprehensive Plan Goals	2010	Average 2001-2010
% Lots Inside Development District: Preliminary Plans	75%	65%	74%
% Lots Inside Development District: Final Plats	75%	79%	71%
Housing: Single Family	70%	87%	74%
Housing: Townhomes	20%	10%	11%
Housing: Apartments	10%	3%	15%

Per the new 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. Setting percentages for growth and development is difficult to implement. Areas of concern are as follows:

- Time frame: What is the time frame is to be set to determine if percentages are being met?
- 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?
- Balance: To what extent can the percentages exceed limits before development is halted or delayed in order to then balance the desired percentages?
- Project Timing: Developments often get approvals but are not built for years. Should development approvals be counted which may not come on line for several years? Or only development with building permits?
- Market: Market desires for housing type and economic conditions greatly impact when and what type of development occurs.

If the desire is to control pace and location of development, then better more practicable policies would be:

- Establish clear direction in the Comprehensive Plan of where growth is desired to be limited;
- Either allow development to proceed per market conditions, or set annual caps for growth;
- If annual caps on growth are desired as part of a growth management strategy, then the issuance of building permits and square feet of commercial development would be set on a yearly basis to allow a controlled percentage or pace of growth to occur. This has been used in other jurisdictions throughout the country that desire to control the pace of growth;

Government has three ways to control growth: 1) by providing incentives; 2) by providing capital improvements such as infrastructure; and 3) through regulations. The Comprehensive Plan is undergoing extensive review during the next year and changes to these policies as noted above should be considered.

Recommendations

The Planning Commission presents the following recommendations:

1. **Seek strategies to promote the concentration of development within the Development District and Priority Funding Areas if monitoring through the Annual Reporting process reveals that the County is not meeting our Comprehensive planning goals.** Brief the Planning Commission every six months to provide interim annual report data for review. Consider changes to metrics based on percentages as outlined above.

2. **Implement new 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 recently adopted through the Waldorf Urban Design Study legislation.
3. **Evaluate tracking and reporting methods for Preliminary Plan total and net acreage and residue.** To date, Preliminary Plan acreage has been tracked and reported in terms of the total tract area of the property. However, there are areas on a Preliminary Plan, such as residue parcels, which could potentially be subdivided in the future and subsequently counted again in the Annual Reporting figures for Preliminary Plan Total Acreage.
4. **Develop and implement into the new 2012 Comprehensive Plan, the findings from the Water Resources and Priority Preservation Elements.** The next major update to the Comprehensive plan is scheduled for 2012. As part of this process, new elements to be incorporated into the Comprehensive Plan include the Water Resources Element and the Priority Preservation Element, which are currently being considered. The entire plan will be completed by the end of 2012. Further, the Planning Commission Annual Reporting process will now require additional information about smart growth measures and indicators since the Smart, Green and Growing legislation (Senate Bill 276) was passed in 2008.
5. **Continue annual updates of the Protected Lands Map.** The Planning Division will continue to update the Protected Lands Map, consistent with the new methodology adopted by the County Commissioners, on an annual basis.
6. **Consider new policies in the 2012 Comprehensive Plan related to the control and pace of growth to promote development within the Development District and Priority Funding Areas.**

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 Division

Steven Ball, Planning Director
Theresa Pickeral, Administrative Associate
Carrol Everett, Administrative Associate

Community Planning

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

Current Planning

Shelley Wagner, 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
Jerry Ringling, Planner

Resource and Infrastructure Management Division

Jason Groth, Chief
Sarah Sandy, Administrative Associate

Transportation

Tony Puleo, Infrastructure Planner

Schools

Zakary Krebeck, Infrastructure Planner

Water & Sewer

Vacant, Water & Sewer Resource Manager

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

Sue Greer, Deputy County Attorney

B. Supplemental Information

Priority Funding Area Map

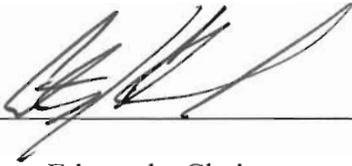
Development Activity Map with Priority Funding Areas

PLANNING COMMISSION OF CHARLES COUNTY, MARYLAND

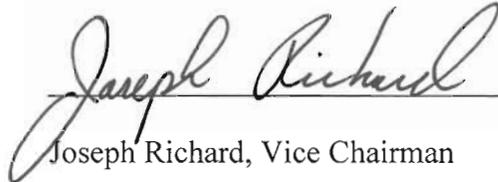
BE IT RESOLVED, this 20th day of June, 2011, by the Planning Commission of Charles County that the document consisting of text, maps, and charts, entitled "2010 Annual Report of the Charles County Planning Commission" and dated May 2011, is hereby adopted in accordance with Article 66B of the Annotated Code of Maryland.

CHARLES COUNTY PLANNING COMMISSION

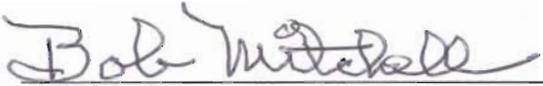
CHARLES COUNTY, MARYLAND



Courtney Edmonds, Chairman



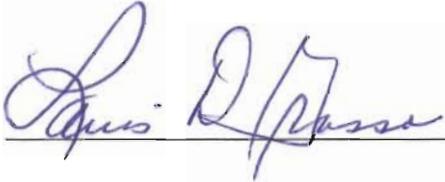
Joseph Richard, Vice Chairman



Bob Mitchell, Secretary



Stephen Bunker



Louis D. Grasso



Joan Jones

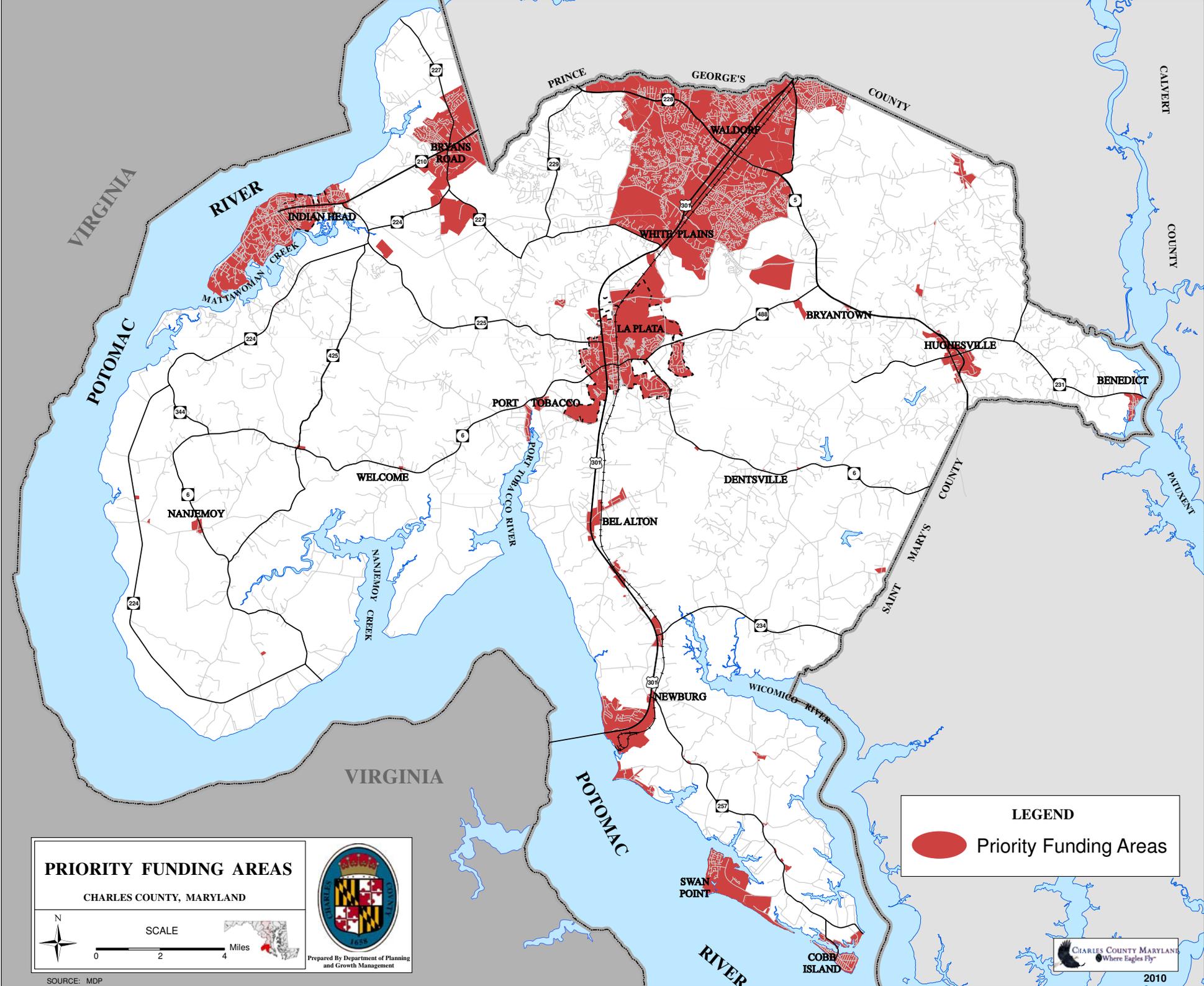
(NOT PRESENT)

Joseph Tieger

ATTEST:



Theresa Pickeral, Clerk



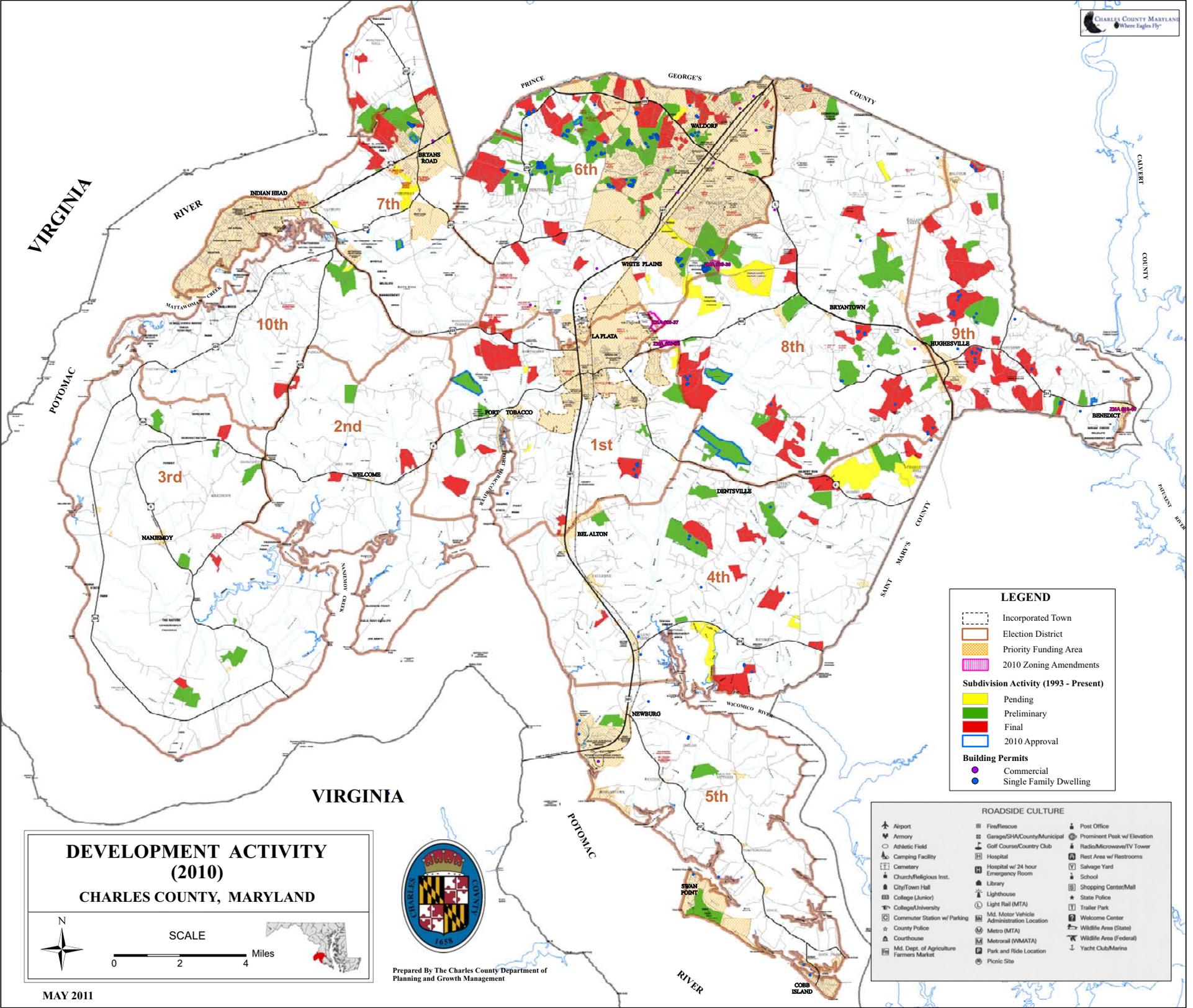
PRIORITY FUNDING AREAS
 CHARLES COUNTY, MARYLAND

SCALE
 0 2 4 Miles



LEGEND

Priority Funding Areas



LEGEND

- Incorporated Town
- Election District
- Priority Funding Area
- 2010 Zoning Amendments

Subdivision Activity (1993 - Present)

- Pending
- Preliminary
- Final
- 2010 Approval

Building Permits

- Commercial
- Single Family Dwelling

ROADSIDE CULTURE

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

DEVELOPMENT ACTIVITY (2010)
CHARLES COUNTY, MARYLAND

N

SCALE
0 2 4 Miles



Prepared By The Charles County Department of Planning and Growth Management