

# 2009 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  
October 2010

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### **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 2009 has been designed to address the requirements of Section 3.09. Five sections, corresponding to the topics listed in (a) above, describe the respective changes in development patterns which have occurred over each year. Maps are included to depict locations of affected lands. 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) 870-3896
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](http://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 January 10<sup>th</sup>, 2011 and forwarded to the Charles County Commissioners on January 19<sup>th</sup>, 2011.

## II. Executive Summary

This Annual Report provides an opportunity for the Charles County Planning Commission to review development approvals for 2009. 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 142,226 between the last census conducted in April of 2000 and July 1, 2009.<sup>1</sup> 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 1997 Comprehensive Plan specified a target growth rate between 2.0% and 2.5%. This growth rate was the target from 1997 until June of 2006. The average annual growth rate during the life of the 1997 Comprehensive Plan (1997-2006) was 2.30%. The average annual growth rate between 2007 and 2009 is 0.68%.

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 2009.

Figure 1: 2001-2009 Development Summary

	2001	2002	2003	2004	2005	2006	2007	2008	2009
Residential Building Permits <sup>2</sup>	1,287	1,319	1,045	945	1,316	1,366	882	672	744
Number of Preliminary Plan Lots Approved <sup>3</sup>	251	761	1,935	1,642	1,566	1,897	458	381	313
Preliminary Plan Developed Acreage <sup>4</sup>	758	1,352	2,101	1,165	3,254	3,081	1,492	953	715
Number of Final Plat Lots approved	517	859	758	1,283	1,299	1,726	839	820	287
Final Plat Developed Acreage	1,926	4,065	2,455	2,061	3,488	3,139	2,500	3,403	1,332
Total Acres of Projected Open Space from Cluster Preliminary Plans <sup>5</sup>	<i>Not Available</i>					1,470	400	275	157
Total Acres of Open Space from Final Plats <sup>5</sup>	<i>Not Available</i>								62
Total Acres of Protected Lands <sup>6</sup>	351	1,513	1,402	1,696	1,360	1,956	5,340	3,837	2,232
New Construction Sq. Ft. Approved (Site Plan Approval)	617,473	148,080	328,996	413,707	980,553	1,073,937	2,198,029	535,175	576,727

<sup>1</sup> Ever year, the U.S. Census Bureau updates the estimated population figures for each year since 2000.

<sup>2</sup> Complete Town data included for 2005 and all subsequent years. 2001 includes Town data for La Plata only.

<sup>3</sup> 18 Preliminary Plans were submitted in 2009, and of these 12 had 5 lots or less.

<sup>4</sup> 2009 Preliminary Plan acreage includes 90.26 acres of residue, which can be further subdivided in the future.

<sup>5</sup> 2009 open space acreage was collected through the new Net Open Space Data Calculation Table per Green Notice #09-12.

<sup>6</sup> See Environmental Section on page 23 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 2009, the growth rate was well below the target at 0.55%. The lower growth rate can be attributed to the current economic situation.

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 2009, the County did not meet its target goal of 75% with 62% of the total Preliminary lots being located inside the Development District. An analysis of preliminary plan lots inside the Development District from 2001 through 2009 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 74% over the nine year period.

Similarly for final plat lots, in 2009, the County was close to meeting its target goal of 75% of the total lots being located inside the Development District with 73%. Again, an analysis of final plat lots inside the Development District from 2001 through 2009 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 70% over the nine 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 below the target goal of 70% with 50% in 2009. For townhouses, the County exceeded the target goal of 20% with 25% in 2009. In terms of apartments and multifamily, the County also exceeded its target goal of 10% with 25% in 2009. This increase in apartments and multifamily can be attributed to the current economy. However, an analysis of building permits from 2001 through 2009 demonstrates that the County is generally consistent with its Comprehensive Plan housing goals, averaging 73% for single family houses, 11% for townhomes, and 16% 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

	<b>2009</b>	<b>Comprehensive Plan Goals</b>	<b>Average 2001-2009</b>
<b>% Lots Inside Development District: Preliminary Plans</b>	62%	75%	74%
<b>% Lots Inside Development District: Final Plats</b>	73%	75%	70%
<b>Housing: Single Family</b>	50%	70%	73%
<b>Housing: Townhomes</b>	25%	20%	11%
<b>Housing: Apartments</b>	25%	10%	16%

## **Recommendations**

The Planning Commission presents the following recommendations:

- 1. Continue to monitor development approvals inside and outside of the Development District, through the Annual Reporting process.**
- 2. Continue to monitor development design, especially for cluster subdivisions, by tracking open space and implementing new superior design criteria.**
- 3. Evaluate opportunities to increase cluster development such as the removal of parcel size restrictions.**
- 4. Evaluate tracking and reporting methods for Preliminary Plan total and net acreage and residue.**
- 5. Work on updating the Comprehensive Plan including review and recommendations on the Water Resources and Priority Preservation Elements.**
- 6. Continue to update the Protected Lands Map annually.**

### 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.

The 2009 Planning Commission consisted of the following members:

Raymond Detig, Chairman

Robert Mitchell, Vice Chairman

Joseph Richard, Secretary

Stephen Bunker

Louis D. Grasso

Joan Jones

Courtney Edmonds

Legal Counsel: Sue Greer, Deputy County Attorney for Charles County

Theresa Pickeral, Clerk

During CY2009, the Charles County Planning Commission conducted twenty-one 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. Population 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%.<sup>7</sup> The growth rate (percent change in population) for 2009 was considerably lower. The following table (Figure 3) demonstrates the Population Growth Rate Per Year between 1997 and 2009. In 2009, the growth rate was 0.55%. Since the adoption of the 2006 Comprehensive Plan Update, the average growth rate is 0.68% as compared to the Comprehensive Plan goal of approximately 1.7% but less than 2.0% per year.

Figure 3: Population Growth Rate Per Year<sup>8</sup>

Year (FY)	Population	Growth Rate per Year	Average for 1997 & 2006 Comp. Plan Periods
1997	113,563	n/a	2.30%
1998	116,177	2.30%	
1999	118,571	2.06%	
2000	121,203	2.22%	
2001	124,699	2.88%	
2002	127,796	2.48%	
2003	131,475	2.88%	
2004	134,561	2.35%	
2005	137,180	1.95%	
2006	139,383	1.61%	
2007	140,672	0.92%	0.68%
2008	141,444	0.55%	
2009	142,226	0.55%	

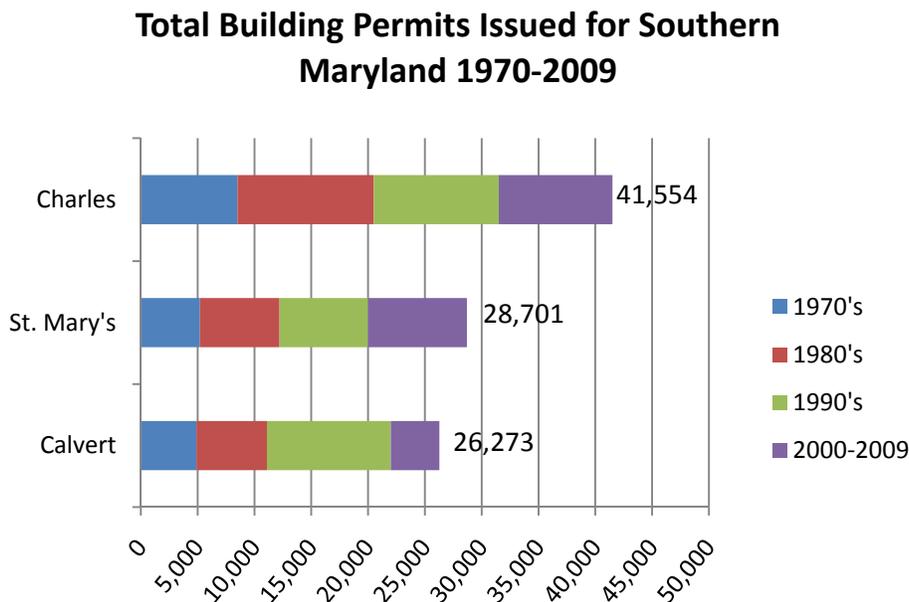
<sup>7</sup> The average annual growth rate reported in the County Commissioners' Follow-up Information to the 2006 Planning Commission Annual Report was 2.39%. The newly calculated average annual growth rate of 2.30% over the life of the 1997 Comprehensive Plan is due to the change in the yearly population estimate figures provided by the U.S. Census Bureau in March, 2010.

<sup>8</sup> The population growth rates per year are based on updated U.S. Census Bureau estimated population figures as of March, 2010.

## V. Subdivision and Site Plan Administration

According to Maryland Department of Planning, Southern Maryland is one of the fastest growing regions in the state. The following chart, Figure 4, demonstrates the number of residential building permits issued between 1970 and 2009 in Southern Maryland. Building permits for individual townhouse units are included in these figures; however, individual apartment units are not. Though Charles County has issued more building permits than St. Mary's and Calvert County since 1970, Calvert County actually has more development as a ratio to the size of the county. This is because of the smaller size of Calvert County with 215 square miles. The size of Charles County is 461 square miles and the size of St. Mary's is 361 square miles.

Figure 4: Total Residential Building Permits Issued for Southern Maryland between 1970 & 2009



Source: U.S. Census Bureau, Building Permits Data

The following Subdivision and Site Plan Administration sub-sections provide an in-depth look at development in Charles County for 2009 to include preliminary subdivision plans, final plats of subdivision, site development plans, clustering & open space, zoning map amendments, zoning text amendments, and planned development zone amendments. In addition, historical trend data for preliminary plans and final plats has been provided.

## A. 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.

2009 exhibited a slow-down in residential development, similar to 2007 and 2008. A review of approved Preliminary Plans and Final Plats in Charles County during 2009 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.

During their twenty-one regularly scheduled meetings in 2009, the Planning Commission approved eighteen (18) Preliminary Subdivision Plans. All 313 of the newly approved lots will ultimately be created for single-family housing. Of the total 313 lots approved during 2009, 193 lots were located inside the Development District, and the remaining 120, were located outside. Figure 5, below, summarizes Preliminary Subdivision Plan activity for 2009. Further, see the attached Preliminary Plan spreadsheet for 2009 in Appendix B for additional information.

Figure 5: Preliminary Subdivision Plan Activity for 2009

	Approved Preliminary Plans: 5 Lots or Less		Approved Preliminary Plans: 6 Lots or More		Total Number of Approved Preliminary Plans in 2009	Total Number of Approved Preliminary Lots in 2009
	Total Number of Plans	Total Number of Lots	Total Number of Plans	Total Number of Lots		
Inside of the Development District					2	193
Single-family	0	0	2	193		
Townhouse	0	0	0	0		
Apartments	0	0	0	0		
Condominiums	0	0	0	0		
Commercial	0	0	0	0		
Total	0	0	2	193		
Outside of the Development District					16	120
Single-family	12	29	4	91		
Townhouse	0	0	0	0		
Apartments	0	0	0	0		
Condominiums	0	0	0	0		
Commercial	0	0	0	0		
Total	12	29	4	91	Total: 18	Total: 313

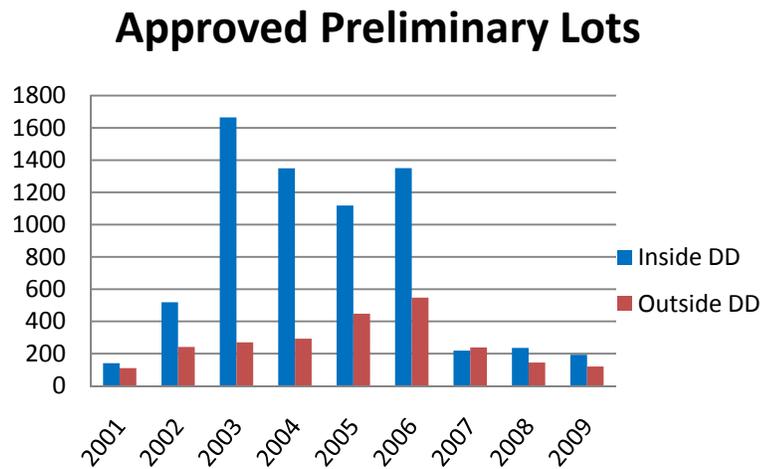
The Preliminary Plan lot figures do not include revisions, which means that lots have not been counted twice, nor have they been removed as a result of a revision. Further, Preliminary Plan lots only contain buildable lots. This means that all other types of lots (open space, stormwater management, etc.) are not included in the figures.

Figure 6, below, shows the distribution of Preliminary Plan lots approved inside and outside of the Development District between 2001 and 2009. Similarly, Figure 7, below, graphically depicts the total number of Preliminary Plan lots approved inside and outside of the Development District from 2001-2009.

Figure 6: Number of Preliminary Lots Approved Inside and Outside of the Development District<sup>9</sup>

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%)
2009	313	193 (62%)	120 (38%)
<b>Total</b>	<b>9,204</b>	<b>6,790 (74%)</b>	<b>2,414 (26%)</b>

Figure 7: Approved Preliminary Lots



## B. 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.

<sup>9</sup> Preliminary Plan lot numbers include apartment and multifamily (duplex, triplex, quadruplex) 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 2009, there were no townhouse or apartment/multifamily units approved on new Preliminary Plans; however, a Major Revision for Adam’s Crossing, originally approved on December 17<sup>th</sup>, 2007 for 130 single-family lots, was approved in 2009 for 312 apartment units, 118 townhome lots, and 12 duplex lots for a total of 442 total combined lots and units. This information was not included in the 2009 Preliminary Plan lot numbers because this is a revision.

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.

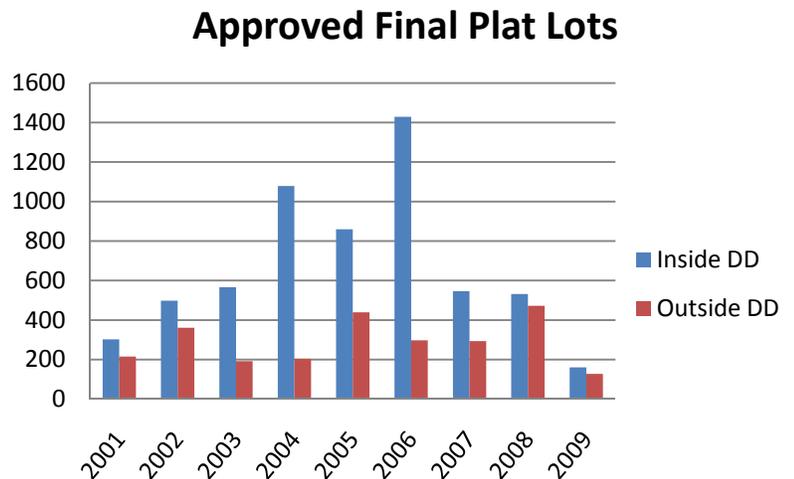
During 2009, the Planning Commission approved a total of eighty-eight (88) Final Subdivision Plats containing a total of 287 lots. The lots can be separated into 4 categories - 157 residential lots inside the Development District, 127 residential lots outside the Development District and 3 commercial lots inside the Development District, '0' commercial lots outside the Development District. Of the total final plat lots, 160 lots, or 56%, were located inside of the county's Development District, leaving the remaining 127 lots, or 44%, outside of this designated area.

The following chart, Figure 8, shows the distribution of Final Plat lots approved inside and outside of the Development District between 2001 and 2009. Similarly, Figure 9, below, graphically depicts the total number of Final Plat lots approved inside and outside of the Development District from 2001-2009.

Figure 8: Number of Final Plat Lots Approved Inside and Outside of the Development District<sup>10</sup>

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%)
<b>Total</b>	<b>8,756</b>	<b>6,156 (70%)</b>	<b>2,600 (30%)</b>

Figure 9: Approved Final Plat Lots



### C. Site Plan Approvals

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. Like Preliminary Plans and Final Plats, Site Plans are submitted year-round and may not be approved in the same calendar year it was submitted.

<sup>10</sup> Final Plat lot numbers in Figure 7 include apartment and multi-family (duplex, triplex, quadruplex) units, if applicable. Apartment and multi-family 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.

Forty-six (46) total Site Plans were submitted for review in 2009. Fifty-eight (58) Site Plans were approved by the Planning Commission in 2009 including nineteen (19) new construction Major Site Plans, totaling 576,727 square feet (multi-family residential & commercial); eighteen (18) plans (Major and Minor) for additions to existing structures, totaling 7,746 square feet (multi-family residential & commercial); and seventeen (17) Change in Use Minor Site Plans. Further, six (6) Major Site Plans for commercial projects located in the Planned Unit Development (PUD) zone were approved by the Planning Commission in 2009.

#### D. Preliminary Plan and Final Plat Acreage

In 2009, 715 acres were approved for future development through the Preliminary Plan process and 1,332 acres were approved through the Final Plat process. Total acreage includes residue parcels, open space, stormwater management, forest conservation and Resource Protection Zones, as well as buildable lot acreage. Therefore, some of this acreage can be considered as open space or land that is not proposed for development but is part of the parent parcel being developed. For a more detailed discussion of open space and land preservation, please see the following section, “E. Cluster Subdivisions and Open Space” on page 16, as well as the Land Preservation summary on page 23.

The following chart, Figure 10, shows the Preliminary Plan total and net acreage approved inside and outside of the Development District between 2001 and 2009. However, open space and residue acreage data were not readily available prior to 2006. Further, open space acreage, collected from the Preliminary Plans since 2006, may include forest conservation easements, resource protection zones, agricultural use lots, active and passive recreational facilities, stormwater management facilities, etc. Figure 11, on the following page, graphically depicts the Preliminary Plan total and net acreage approved inside and outside of the Development District from 2001-2009.

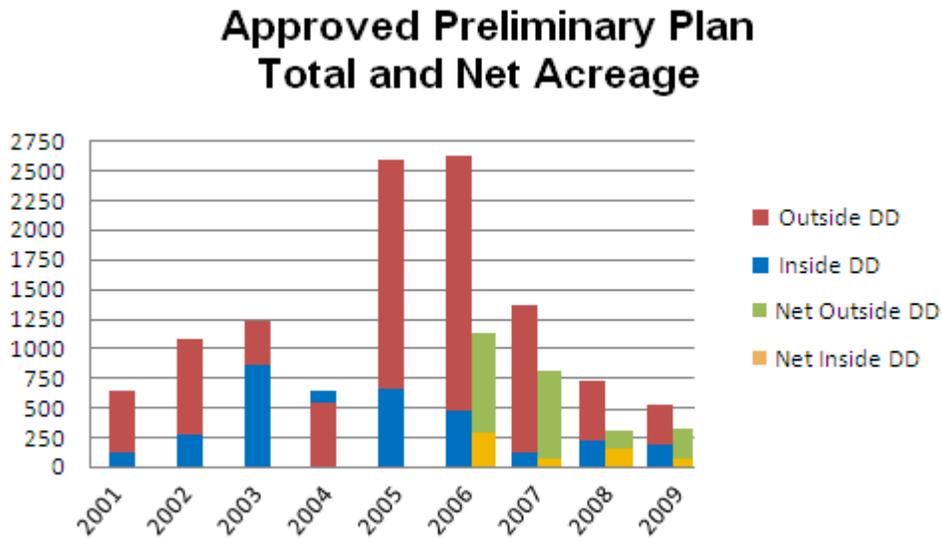
Figure 10: Preliminary Plan Total<sup>11</sup> and Net Acreage<sup>12</sup> Approved Inside and Outside of the Development District

YEAR	TOTAL ACREAGE	TOTAL ACREAGE INSIDE	OPEN SPACE ACREAGE	RESIDUE ACREAGE	NET ACREAGE INSIDE	TOTAL ACREAGE OUTSIDE	OPEN SPACE ACREAGE	RESIDUE ACREAGE	NET ACREAGE OUTSIDE	TOTAL NET ACREAGE
2001	758	121 (16%)	Not Available	Not Available	Not Available	637 (84%)	Not Available	Not Available	Not Available	Not Available
2002	1,352	271 (20%)				1,081 (80%)				
2003	2,101	872 (42%)				1,229 (58%)				
2004	1,165	642 (55%)				523 (45%)				
2005	3,254	658 (20%)				2,596 (80%)				
2006	3,081	439 (14%)	167	0	272 (19%)	2,642 (86%)	1,304	187	1,151 (81%)	1,423
2007	1,492	115 (8%)	55	0	60 (7%)	1,377 (92%)	345	260	772 (93%)	832
2008	953	228 (24%)	29	0	199 (40%)	725 (76%)	243	182	300 (60%)	499
2009	715	187 (26%)	46	74	67 (17%)	533 (74%)	178	16	339 (83%)	406

<sup>11</sup> Total acreage is the entire parcel or property area, which includes undeveloped areas including open space and residue.

<sup>12</sup> Net acreage is exclusive of open space, which can never be developed. Net acreage is also exclusive of residue, which may be developed in the future.

Figure 11: Approved Preliminary Plan Total and Net Acreage

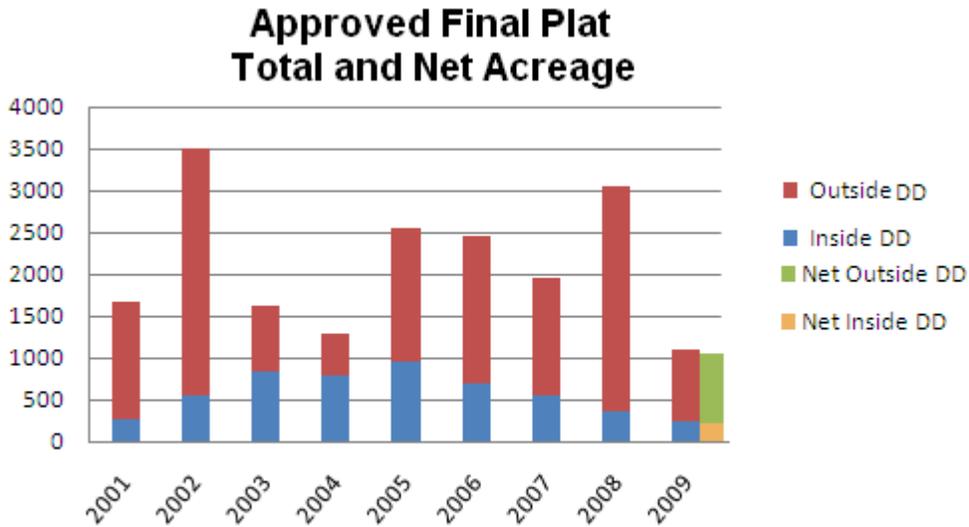


The chart below, Figure 12, shows the Final Plat total and net acreage approved inside and outside of the Development District between 2001 and 2009. Residue acreage for 2009 was not readily available; therefore, the net acreage includes residue, but not open space. The open space information from the Final Plats was collected utilizing the new Net Open Space Data Table, and does not include Resource Protection Zone (RPZ) areas or Isolated wetlands. Figures 13 on the following page graphically depicts the Final Plat total and net acreage approved inside and outside of the Development District from 2001-2009.

Figure 12: Final Plat Total and Net Acreage Approved Inside and Outside the Development District

YEAR	TOTAL ACREAGE	TOTAL ACREAGE INSIDE	OPEN SPACE ACREAGE	RESIDUE ACREAGE INSIDE	NET ACREAGE INSIDE	TOTAL ACREAGE OUTSIDE	OPEN SPACE ACREAGE	RESIDUE ACREAGE OUTSIDE	NET ACREAGE OUTSIDE	TOTAL NET ACREAGE
2001	1,926	257 (14%)	Not Available	Not Available	Not Available	1,669 (86%)	Not Available	Not Available	Not Available	Not Available
2002	4,065	558 (14%)				3,507 (86%)				
2003	2,455	841 (35%)				1,614 (65%)				
2004	2,061	786 (38%)				1,275 (62%)				
2005	3,488	951 (27%)				2,537 (73%)				
2006	3,139	694 (22%)				2,445 (73%)				
2007	2,500	542 (22%)				1,958 (78%)				
2008	3,403	361 (11%)				3,042 (89%)				
2009	1,332	231 (17%)	16	215 (17%)	1,101 (83%)	47	1,054 (83%)	1,269		

Figure 13: Approved Preliminary Plan Total and Net Acreage



### E. Cluster Subdivisions & Open Space

Cluster development is generally considered by Charles County as a preferred development method over conventional subdivisions. In an effort to promote the use of cluster development in Charles County, the density requirements for clustering were amended in February of 2005 to be equal to the density requirements for conventional subdivisions in the Agricultural Conservation (AC) zone. Requirements for the size of the tract being subdivided were not changed at this time. The following chart, Figure 14, shows the minimum tract size necessary for cluster developments in the following residential zones within the County.

Figure 14: Required Minimum Tract Sizes for Cluster Developments

Zone	Minimum Tract Size
Agricultural Conservation (AC)	50 acres
Rural Conservation (RC)	50 acres
Rural Residential (RR)	25 acres
Village Residential (RV)	15 acres
Low Density Residential (RL)	15 acres
Medium Density Residential (RM)	10 acres
High Density Residential (RH)	5 acres

In 2009, 6 out of 18 residential Preliminary Plans for subdivisions eligible for cluster development were clustered. Figure 15 on the following page summarizes the use of cluster development inside and outside of the Development District since 2006.

Figure 15: Cluster Subdivisions Inside and Outside of the Development District

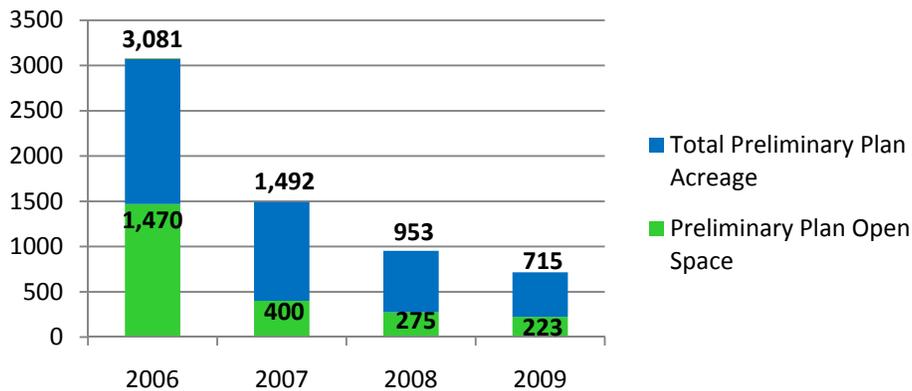
Year	Preliminary Plans (PSP) Inside Development District			Preliminary Plans Outside Development District			Totals				
	Total PSPs Inside	Total Eligible for Clustering	Total Cluster PSPs	Total PSPs Outside	Total Eligible for Clustering	Total Cluster PSPs	Total PSPs	Total Eligible for Clustering	Percent Eligible	Total Cluster PSPs	Percent Cluster
2006	8	4	4	22	14	13	30	18	60%	17	57%
2007	3	2	2	16	7	4	19	9	47%	6	32%
2008	11	3	3	10	3	3	21	6	33%	6	29%
2009	2	2	2	16	4	4	18	6	33%	6	33%

The Charles County Zoning Ordinance requires that open space be preserved when a developer chooses to build a suburban cluster subdivision per section §297-219. Houses in cluster subdivisions are typically “clustered” on smaller lots in order to preserve environmentally sensitive areas. Open space may include forest conservation easements, resource protection zones, agricultural use lots, active and passive recreational facilities, stormwater management facilities, etc. In order to obtain a more accurate depiction of actual open space located within the total tract or plat area, the County now requires a new Net Open Space Data Calculation Table for all Preliminary Plans and Final Plats with proposed open space through Green Notice 09-12, released in June of 2009.

In 2009, 31% or 223 acres of the total Preliminary Plan acreage (715 acres) is projected to be open space, based on the data collected from approved Preliminary Plans for cluster subdivisions. Figure 16, below, demonstrates the number of acres of projected open space from Preliminary Plans, respectively, in relation to the total number of acres subdivided in 2006, 2007, 2008, and 2009 through the Preliminary Plan process. Please see the Environmental Planning section on page 23 of this report for additional information on protected lands.

Figure 16: Preliminary Plan Total Acreage & Projected Open Space<sup>13</sup>

### Preliminary Plan Total Acreage & Projected Open Space



<sup>13</sup> The open space information that was used for this graph was reported on approved Preliminary Plans for 2006, 2007, 2008, and 2009. Open space may include forest conservation easements, resource protection zones, agricultural use lots, active and passive recreational facilities, stormwater management facilities, etc.

## **F. 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 2009 and reflect the status at the end of 2009:

### ZMA #09-35, Moreland Property

This amendment requested a change to the existing zoning of the property from RM – Medium Density Suburban Residential zoning to CC – Community Commercial zoning. The property is located on the east side of Route 301, just south of the intersection to Smallwood Drive. A supplement was filed to the claim that a mistake was made in existing zoning classification. This supplement stated that there was a change in the character of the neighborhood. The Planning Commission recommended approval to the County Commissioners on June 5<sup>th</sup>, 2009. It was approved by the County Commissioners on September 16<sup>th</sup>, 2009.

### ZMA #09-38, Waldorf Activity Center Zones

This map amendment changes the zoning within the boundary of the two new Waldorf zoning districts – Waldorf Central (WC) and Acton Urban Center (AUC). The area encompassed by the new Waldorf Activity Center zones stretches from roughly north of Acton Lane to south of Leonardtown Rd, and between Route 301 and the CSX railroad tracks. The Planning Commission forwarded this ZMA to the County Commissioners with a recommendation for approval on December 7<sup>th</sup>, 2009.

### ZMA #07-31, Jenkins Property (2007)

The proposed amendment by the applicant, Chaney Enterprises, was a request to change the zoning from AC/RV (Agricultural Conservation/Village Residential) to IH (Heavy Industrial) based on a change in the character of the neighborhood. The property is located on the south side of Route 301, outside of Hughesville, near the Hughesville Fire Department. The Planning Commission voted 5-2 to forward the proposed amendment to the Commissioners for approval on May 5<sup>th</sup>, 2008. The applicant amended the requested change from the IH Zone to the CC (Community Commercial) Zone. This ZMA was approved by the County Commissioners on June 17<sup>th</sup>, 2009.

## **G. 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 2009 and reflect the status at the end of 2009:

### ZTA #08-98 Waterfront Planned Residential Development (WPRD)

This amendment, submitted in October of 2008, would add language to Article VII, Planned Development Regulations; revise Article XVII, §284, TDR receiving areas; and add to the following charts: Figure V-1 Maximum Residential Densities, Figure V-2 Residential Density Ranges, Figure XXII-1 Bufferyard Between Adjacent Zones-Residential and Figure XXII-2 Bufferyard Between Adjacent Zones-Commercial and Industrial

Zones. The purpose of the new zone is to allow for environmentally sustainable, planned waterfront development in specific pre-mapped areas. Any application for the floating zone would have to demonstrate compliance with the design criteria established within the text amendment. On April 20<sup>th</sup>, 2009, the Planning Commission voted unanimously to deny the proposal because it does not adhere to the Comprehensive Plan. It has been forwarded to the County Commissioners for consideration. Applicant requested that the Commissioners place a hold on the bill.

ZTA #09-106, Primary Residence with Accessory Apartment

This amendment requested removal of the language requiring the owner of a residential unit, where an accessory apartment is located, to reside in one of the dwelling units. This would allow the possibility for both structures to become rental units, ultimately allowing for commercial rental complexes. The Planning Commission recommended approval to the County Commissioners on August 3<sup>rd</sup>, 2009. The County Commissioners approved the Bill on November 3<sup>rd</sup>, 2009.

ZTA #09-107, Bed and Breakfast and Tourist Homes

This amendment increases the number of allowed guests from five to eight. The Planning Commission recommended approval to the County Commissioners on July 13<sup>th</sup>, 2009. The County Commissioners approved the Bill on November 3<sup>rd</sup>, 2009.

ZTA #09-109, Minimum Square Footage

This amendment allows projects to include a percentage of the housing units less than 1,650 square feet as a way to promote more affordable and workforce housing and diverse neighborhoods. It is a voluntary regulation intended to be an incentive and not a requirement. For new subdivisions, it allows 25% of the units to be between 1,250 s.f. – 1,450 s.f. and another 25% of the units to be between 1,450 s.f. – 1,650 s.f. The remainder of the units must then be 1,650 s.f or greater in size. The Planning Commission forwarded the amendment to the County Commissioners with a recommendation for approval on December 7<sup>th</sup>, 2009.

ZTA, #07-88 and SRA #09-14, Update of Critical Area Program

The Comprehensive Update of the Critical Area Program was an opportunity to incorporate recent state legislative changes, as well as amendments proposed by County staff as part of a comprehensive 6-year update. State amendments include changes to the critical area buffer, shore erosion control, growth allocation, lot coverage, lot consolidation and reconfiguration and variances. County proposed amendments include moving all regulatory requirements into the Zoning Ordinance and doing away with the Critical Area Program document, making community piers a priority over individual piers in major subdivisions, allowing minor fill within the buffer, changing the term Buffer Exemption Area to Buffer Modification Area, limiting clearing within the limited Development Zone to avoid conflicts with mitigation requirements and proposing map amendments to facilitate the County's Waterfront Development goals.

ZTA #09-110, Waldorf Activity Zones

This zoning text amendment stipulates permitted uses in the two new zoning districts – Waldorf Central (WC) and Acton Urban Center (AUC). It also establishes development standards, definitions, densities and zoning district locations. It was recommended by the Planning Commission on December 7<sup>th</sup>, 2009 to forward to the County Commissioners for approval.

ZTA #09-111, Revisions to Core Retail/Residential (CRR) & Core Employment/Residential (CER) Zones

This zoning text amendment provides for changes to the development and design standards in the Core retail and employment zoning districts in Bryans Road in order to make them more consistent with the new zoning districts – Waldorf Central (WC) and Acton Urban Center (AUC). The Planning Commission forwarded this ZTA to the County Commissioners with a recommendation for approval on December 7<sup>th</sup>, 2009.

#### ZTA #09-112, Revisions to Central Business (CB) and Community Commercial (CC) Zones

This zoning text amendment would allow for a mix of uses, including certain residential uses, and also strengthen lot and site design requirements within the County's existing commercial zones. The Planning Commission held a public meeting on this text amendment on August 17th, 2009; however, the amendment was later withdrawn by Staff.

#### ZTA #09-113, Revisions to Planned Development Zones

The proposed text amendment will: (1) Make revisions to the Planned Development Zones to make them more compatible with the proposed new Waldorf zoning districts, Waldorf Central (WC) and Acton Urban Center (AUC); (2) Removes the Development Guidance System (DGS) and replaces it with a more streamlined process and Superior Design Criteria; and (3) Provides a one-step master plan approval process, versus the current requirement of two approvals by the Planning Commission to establish density for projects. The Planning Commission held two public meetings on proposed ZTA #09-113, one on August 17, 2009 and one on October 1, 2009.

### **H. Planned Development Zoning Amendments**

The Planned Development Zoning Amendment (PDZA) is a local map amendment requesting a rezoning of land to a different base zone. These zones, Planned Residential (PRD), Mixed Use Development (MX), Planned Employment and Industrial Park (PEP), Transit Oriented Development (TOD) and Planned Manufactured Home Park (PMH), encourage innovative and creative design of residential, commercial and industrial development; and provide a broad range of housing economic opportunities to present and future residents of the County consistent with the Charles County Comprehensive Plan. The following PDZA's were processed in 2009 and reflect the status at the end of 2009:

#### PDZA #09-21, Indian Head Science and Technology Park (PEP)

This amendment requested a change in the zoning from Business Park/Medium-Density Residential (BP/RM) to Planned Employment Park (PEP) for the proposed Indian Head Science and Technology Park property, which is located in the Bryans Road/Pomonkey area. It was voted by the Planning Commission on August 17<sup>th</sup>, 2009 to be forwarded to the County Commissioners for approval. The County Commissioners approved it on October 2<sup>nd</sup>, 2009.

#### PDZA #09-21, Indian Head Science and Technology Park, Step 2

This amendment for the Indian Head Science and Technology Park requested approval for a General Development Plan. It included a Design Code which has been tentatively approved by the Site Design and Architectural Review Planner. This amendment also provided for a more detailed plan and established the development criteria of maximum commercial density/intensity based upon the score of the project in both the Step 1 and Step 2 Development Guidance System Analysis. It was approved by the Planning Commission on December 7<sup>th</sup>, 2009. Final approval is made by the Planning Commission with no need for County Commissioner action.

#### PDZA #00-07, Waldorf Crossing

This amendment was a Master Plan Revision to some of the Conditions of Approval that were originally approved by the Charles County Commissioners on October 27<sup>th</sup>, 2004. This area is along east and west sides of Route 301 just south of the Prince George's County line in Waldorf. The Conditions relate to Transportation, Land Use and Design, and Economic Development. It was forwarded by the Planning Commission on August 17<sup>th</sup>, 2009 to the County Commissioners with a recommendation for approval. The County Commissioners approved it on December 8<sup>th</sup>, 2009.

PDZA, #08-20, Adam's Crossing, Step 2

This amendment for Adam's Crossing requested approval for a General Development Plan. It included a Design Code, which has been tentatively approved by the Site Design and Architectural Review Planner. The property is located across from John Hanson Middle School in Waldorf. This is a more detailed plan and phasing of development and an extension of the Master Plan approved as part of the rezoning. The Step 2 analysis formally established the development criteria of maximum density based upon the score of the project in both Step 1 and Step 2 of the Development Guidance System Analysis. It was approved by the Planning Commission on September 14, 2009. Final approval is made by the Planning Commission.

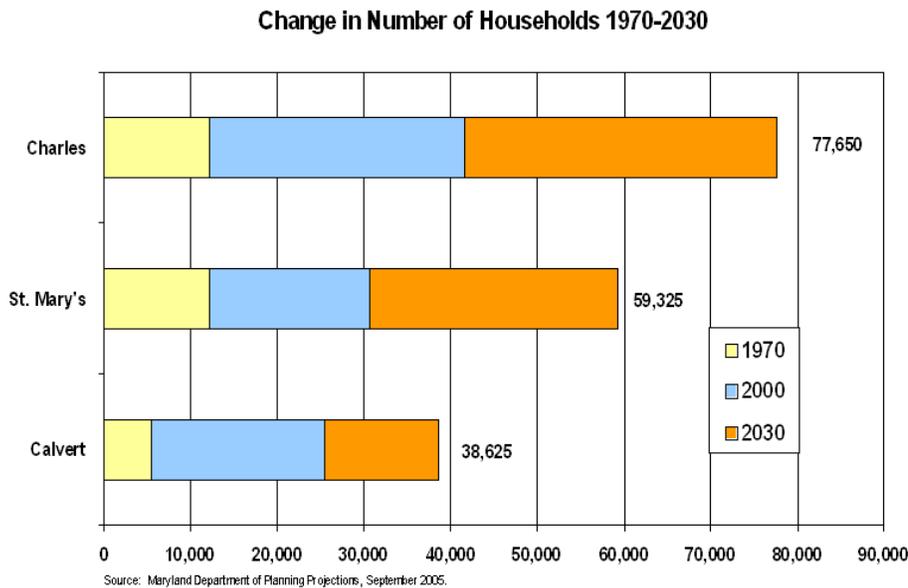
PDZA #03-13, Woods @ Deer Creek II/Abberly Apartments (PRD)

This amendment will revise a previously approved amendment to allow multi-family apartments instead of the previously approved townhouse units. This property is located at the corner of Western Parkway and Holly Tree Lane. The Planning Commission forwarded it to the County Commissioners with a recommendation for approval on November 16<sup>th</sup>, 2009.

## VI. Housing

Projections from the Maryland Department of Planning indicate that the number of households in Charles County will increase by 77,650 units between 1970 and 2030. St. Mary's County is expected to add 59,325 households and Calvert is expected to add 38,625 households during the same period. Though Charles County has more existing and projected households than St. Mary's and Calvert County between 1970 and 2030, Calvert County actually has more development as a ratio to the size of the County. It is noted that Charles County has the largest land area of the three Southern Maryland Counties, which explains the larger percentage of households relative to St. Mary's and Calvert Counties. However, Calvert County actually has more development as a ratio to the size of the County. The following graph, Figure 17, shows the change in the number of households in Southern Maryland between 1970 and 2030.

Figure 17: Change in Number of Southern Maryland Households



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 1,064 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 2009, building permit data indicates a total of 744 units permitted throughout the County including 371 single-family detached dwellings (50%), 185 townhomes (25%) and 188 apartments/multifamily units (25%). Therefore, using building permit data as an indicator, in 2009 we are just under our goal for single-family dwellings, while exceeding our goal for townhomes and apartments/multifamily units. Please see Figure 18 on the following page for a breakdown of housing types per year since 2001.

Figure 18: Actual Residential Units Per Year<sup>14</sup>

<b>YEAR</b>	<b>SFD's</b>	<b>Townhomes</b>	<b>Multifamily*</b>	<b>Total</b>
<b>2001</b>	1016	271	0	1287
<b>2002</b>	1114	145	60	1319
<b>2003</b>	829	116	100	1045
<b>2004</b>	909	34	2	945
<b>2005</b>	896	12	408	1316
<b>2006</b>	939	161	266	1366
<b>2007</b>	505	129	248	882
<b>2008</b>	377	29	266	672
<b>2009</b>	371 (50%)	185 (25%)	188 (25%)	744
<b>Total</b>	6956	1082	1538	9576
<b>Average #</b>	773	120	171	1064
<b>Average %</b>	73%	11%	16%	

Source: Charles County Permits Administration, PGM

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

### Housing Initiatives

Planning has worked with Charles County Department of Community Services to implement the recommendations of the Housing Summit in April 2007 which produced the Top Ten Housing Recommendations. An update to the Recommendations was presented to the Commissioners in October 2009. Items in the work plan that have been completed include the adoption of the Waldorf Urban Design Study, expediting development review process for affordable/workforce housing projects, and several code amendments including revisions to the minimum square foot housing size, and shared septic and wells. The final item under review is the Moderately Priced Dwelling Unit program and possible affordable housing zoning text amendments.

### Moderately Priced & Affordable Housing

In 2009, the County Commissioners adopted definitions for workforce and affordable housing. These are as follows:

- Affordable Housing is defined as housing located in Charles County that can be rented or purchased by households earning between 30-80 percent of the Charles County Median Family Income as determined annually by the US Department of Housing and Urban Development.
- Workforce Housing is defined as housing located in Charles County that can be rented or purchased by households earning between 60-120 percent of the Charles County Median Family Income as determined annually by the US Department of Housing and Urban Development.

The Planning Division has been analyzing housing data and looking at various zoning options for possible recommendations to the County Commissioners.

<sup>14</sup> Complete Town data included for 2005 and all subsequent years. 2004 includes Town data for La Plata only.

## VII. Environmental Planning

The Environmental Programs Section of the Planning Division is responsible for both long- and short-term planning and implementation of the County's environmental and land preservation regulations, including those contained in the Charles County Comprehensive Plan, Charles County Zoning Ordinance and the Charles County Forest Conservation Ordinance. The regulations include, but are not limited to, the Resource Protection Zone, Chesapeake Bay Critical Area, Transfer of Development Rights Program, Forest Conservation Ordinance, and miscellaneous site and design guidelines. Planners review development applications for compliance with environmental and land preservation regulations, often serving as liaisons between State regulatory agencies and property owners. Planners also provide education and outreach, ensuring that the citizens of Charles County have access to a wide variety of environmental information and resources and are engaged in the success of the County's environmental and land preservation regulations.

Additional responsibilities include providing staff to and advising the Charles County Board of Commissioners, Charles County Planning Commission, Board of Zoning Appeals, Wicomico Scenic River Commission, Tributary Strategy Teams, State Water Quality Advisory Committee and the Agricultural Land Preservation Advisory Board. Staff serves as program administrators for the Maryland Agricultural Land Preservation Foundation and the State Rural Legacy Program. The National Pollutant Discharge Elimination System (NPDES) Program for municipal stormwater is also managed by staff of the Environmental Programs Section.

### Forest Conservation

State and County laws require the preservation of forest land when properties are subdivided or developed. As part of the subdivision or site plan approval process, a Forest Conservation Plan is submitted and reviewed, which outlines how forest areas will be protected. Permanent preservation of these forested areas occurs through the recordation of a conservation easement.

During 2009, 410 acres were recorded as Forest Conservation Easements. This includes overlap with Resource Protection Zone (RPZ) and with other protected lands. Forest Conservation Easements were created on project sites or within mitigation banks. A total of 24 Final Forest Conservation Plans were approved in 2009.

### Land Preservation

In an effort to protect productive agricultural and forest land, Charles County partners with the Maryland Agricultural Land Preservation Foundation (MALPF) and the Department of Natural Resources (DNR) to purchase conservation easements from landowners wishing to preserve their property. Through the MALPF Program, 181 acres were preserved through the purchase of a single conservation easement. Charles County also protects agricultural and forested properties through its Transfer of Development Rights (TDR) Program. The transfer of development rights is a mechanism that allows a property owner to receive compensation for preserving their land while retaining ownership for agricultural and forestry uses. Development rights can be transferred from sending areas (Agricultural Preservation Districts) to receiving areas (inside the Development District). The rate of transfer is one development right per three acres. In 2009, protective covenants were recorded on 34 acres as a result of the TDR Program. Please see the Retired TDRs chart in Appendix C for further information.

In 2009, through the Rural Legacy Program, the County purchased one new conservation easement consisting of 167 acres. Land can also be preserved through donated conservation easements. The Maryland Environmental Trust (MET) and the Conservancy for Charles County (CCC) are the primary agencies that hold donated conservation easements. In 2009, there were no acres protected through these types of donations.

Figure 19, below, demonstrates progress towards the County’s 50% preservation goal. Planning staff updates this information annually and when better technology becomes available to calculate areas protected by regulation. As an example, the County's Resource Protection Zone (RPZ) was recalculated using GIS software, which provided a more detailed and refined measure of this overlay zone. This resulted in a decrease in the number of acres previously reported, as the initial method of calculating the RPZ was very generalized. In July of 2010, the Commissioners adopted a new methodology for tracking protected lands data, which included updated categories of protection. Figure 19 on this page, and Figure 20, on the following page, show the number of acres protected in 2009 utilizing the new methodology.

**Figure 19: Charles County Open Space Goal Acreage Analysis**

<u>Category</u>	<u>Acres</u>	<u>Comments</u>
Total County land area	294,404	
50% overall open space protection goal	147,202	294,404/2
Protected through December 2009	122,769	83% of goal, 41% of County total Land area
<u>Additional needed to meet goal</u>	<u>24,433</u>	

**Figure 20: Protected Lands in Charles County through December 2009 (in acres)**

	<i>Type of Protection</i>	<i>Protected through 2008</i>	<i>2009 Data</i>	<i>Protected through 2009</i>
<b>Regulatory</b>	Resource Protection Zone	26,652		26,652
	Isolated Non-tidal Wetlands	4,888		4,888
	Non-tidal Wetland Buffer	2,263		2,263
	Forest Conservation Easements	7,518	256 <sup>15</sup>	7,774
	Chesapeake Bay Critical Area – Resource Conservation Zone (RCZ)	12,501		12,501
	Stream Buffers in the Critical Area/Critical Area Buffer outside of the RCZ (IDZ and LDZ)	612		612
<b>Federal</b>	Federal Properties	6,573		6,573
<b>State</b>	State owned Resource Land	16,717	1,914	18,631
	State Owned Easements	3,396		3,396
	Maryland Agricultural Land Preservation Easements (MALPF)	5,239	181	5,420
	Maryland Historical Trust (MHT)	247		247
	Maryland Environmental Trust (MET)	5,988		5,988
<b>State/Local</b>	Agricultural Land Preservation Districts	12,606	(383) <sup>16</sup>	12,223
	Rural Legacy Easement Properties	2,776	167	2,943
	Transferrable Development Rights	4,757	34	4,791
	County and Town Parks	2,353.2	0.78	2,354
	Board of Education (unmapped)	364		364
	Subdivision Open Space (Jan 2009-June 2009)		62	62
	Subdivision Open Space (unmapped, Estimation Prior to June 2009)	2,000		2,000
<b>Other</b>	The Nature Conservancy (TNC)	2,974		2,974
	Conservancy for Charles County (CCC)	113		113
	Joint MET & CCC Properties	1,032		1,032
<b>Total Acres Protected</b>		<b>121,569</b>	<b>2,232</b>	<b>122,769</b>
<b>Total Acres of Projected Open Space from Preliminary Plans for 2009</b>			<b>157</b>	

<sup>15</sup> 410 acres of Forest Conservation easements minus overlap with RPZ and other protected land equals 256 acres of new protected land.

<sup>16</sup> Three Agricultural preservation district properties were converted from districts into TDR, MALPF and Rural Legacy in 2009.

### Priority Preservation Element

During the 2006 and 2007 legislative sessions, the Maryland General Assembly passed the Agricultural Stewardship Act of 2006. Along with several other related pieces of legislation, the Act requires jurisdictions to designate Priority Preservation Areas (PPA) in order to retain certification under the Maryland Agricultural Land Preservation (MALPF) Program. Certification under the MALPF Program allows Charles County to retain 75% of our agricultural transfer tax for purchasing easements, rather than the 33% afforded to non-participating jurisdictions.

To maintain a certified Land Preservation Program, the legislation requires Charles County to:

- specifically designate agricultural and forest lands intended for resource protection or conservation -
- the designated areas must either contain productive agricultural or forest soils or be capable of supporting profitable agricultural and forestry enterprises, and be large enough to support normal agricultural and forestry activities in conjunction with the amount of development permitted by the County in the PPA;
- establish a goal of preserving at least 80% of the remaining undeveloped land in the PPA through easements and zoning;
- outline and adopt policies, ordinances, regulations and procedures that stabilize the agricultural/forest land base so that development doesn't compromise or convert the resources, and support the ability of working farms in the PPA to engage in normal agricultural activities
- incorporate the information into the Comprehensive Plan through a Sensitive Areas Element.

The Priority Preservation Areas Element of the Comprehensive Plan is currently under development.

## VIII. Community Planning

The Community Planning Section manages the development and oversight of the County's long range planning documents including the Comprehensive Plan and other sub-area and community development plans. The section also manages the County's Scenic Byways and Historic Preservation Program and produces the Planning Commission Annual Report and Demographic Trends Newsletter. The following reflects the status of various projects at the end of 2009:

### Waldorf Sub-Area Plan

In 2004 the County adopted a Sub-Area Plan to establish a vision for future land use and development in the Waldorf Sub-Area. Some of the main components of this vision include the creation of mixed-use, high-density Activity Centers as focal areas for Waldorf with supporting land uses around them; encouragement of redevelopment of older highway-oriented business areas into mixed use areas; promotion of diverse, well-located employment areas; and coordination of land use with transportation and facilities planning. During 2007, the County worked with a citizens group, the Waldorf Citizens Advisory Committee, and the public to develop new zoning to implement these recommended land use patterns in designated Community Mixed-Use Areas, Business Corridor Mixed-Use Areas, and Activity Centers.

In early 2008, the County initiated a Waldorf Urban Design Study to transform the Activity Centers in the central core of Waldorf into a vibrant downtown center. The overall vision of the Study is to provide a dynamic place for people to work, live, shop, and play in the center of Waldorf, in order to enhance the quality of life for all our citizens. The Waldorf study is a vital part of the County's larger overall policy to concentrate development in the County's Development District and preserve the more rural areas of the County. The major goals of the Waldorf Urban Design Study project are to:

- Create a truly urban environment in Waldorf, with a mix of office, shopping, residences, and recreational amenities; pedestrian-friendly streets; high-quality, high-paying jobs; and beautiful parks and green spaces - all of which contribute to an increased vitality and sense of place in Waldorf;
- Achieve higher development densities within the Activity Centers that will support a high-capacity, fixed-rail transit system to provide citizens with easier access to the broader Washington, DC metropolitan region; and
- Increase real estate values that will benefit both property owners and Charles County.

The area encompassed by the Study, known as Downtown Waldorf, stretches from roughly north of Acton Lane to south of MD Route Business 5/ Leonardtown Rd, and between U.S. Route 301 and the CSX railroad tracks. To implement the Study, a legislative package, consisting of new zoning and subdivision text and zoning map amendments, and a Vision Plan and Design Guidelines for Downtown Waldorf, has been drafted. This legislative package received approval from the Planning Commission in December 2009.

### Bryans Road-Indian Head Sub-Area Plan

The Bryans Road-Indian Head Sub-Area Plan, adopted in 2001, was developed to guide future land use and development in the Bryans Road-Indian Head Area of Charles County, Maryland. The Sub-Area covers approximately 17.5 square miles, a little fewer than four percent of Charles County's land area. In 2005, the County adopted comprehensive rezoning for the Bryans Road Town Center.

In 2008, a Design Feasibility Study was completed for a stormwater management retrofit/town common project in the area of the Bryans Road Shopping Center. The project design will provide both quantity and quality stormwater management improvements with community open space. It will also incorporate improved

landscaping and other amenities to help create a town center in this area. The project was endorsed by the Commissioners and the County is moving forward with acquisition and design of the facility.

Important economic assets in the Sub-Area include the Naval Surface Warfare Center, Indian Head Division, one of the largest employers in the County; the County's only airport; and the Bryans Road and Indian Head business areas. The County is working in partnership with private developers, naval base officials, and other research entities to establish the Indian Head Science and Technology Park, an energetics research facility in Bryans Road, which will attract related businesses and further stimulate residential and commercial development in the core area of Bryans Road. In 2008, Charles County entered into an agreement with Facchina and Corporate Office Properties Trust (COPT) for this project, which facilitates implementation of the Bryans Road-Indian Head Sub-Area Plan. The Science and Technology Park received zoning approval from the County in the fall of 2009. Further, the Maryland Airport Expansion has begun after obtaining the stormwater management discharge permit and the wetlands permit through Maryland Department of the Environment.

#### Hughesville Village Revitalization Plan

The Hughesville Village Revitalization Plan was adopted in 2007. The first significant implementation item to be addressed is the completion of the Hughesville Water and Sewer Feasibility Study. The Study was completed in December of 2009. A Planned Employment Park (PEP), known as Hughesville Station was approved by the Commissioners on February 10<sup>th</sup>, 2009. Further, the Site Development Plans for SMECO to relocate their headquarters from White Plains to Hughesville were approved by the Planning Commission in August of 2009.

#### Historic Preservation Plan

The Charles County Historic Preservation Plan was adopted in 2004. Recent major implementation items include the adoption of the historic preservation legislation in January of 2009 that establishes a permanent Historic Preservation Commission and a rehabilitation tax credit available for certified locally designated properties. The Historic Preservation Commission's Rules of Procedures and membership selection are anticipated to be approved in 2010.

In addition Charles County is assisting with various improvement projects in Port Tobacco, a designated Target Investment Zone under the Southern Maryland Heritage Area Tourism Management Plan. Grants managed in 2009 include the rehabilitation of the 18<sup>th</sup> century Burch House for use as a collections headquarters for the Port Tobacco Archaeology Project (Maryland Heritage Area Authority); and a grant to develop an interpretive trail throughout the historic district (Maryland Heritage Area Authority).

The 2004 Preservation Plan calls for ongoing research and documentation of heritage resources in Charles County. In 2008 Charles County was awarded a grant from the United States Department of the Interior to support the archaeological investigation of Civil War-related sites in Port Tobacco, which continued in 2009. Staff is completing a grant to publish an architectural history of Charles County based on the results of the comprehensive historic sites survey completed in 2005. Finally, through a small grant from Preservation Maryland and Southern Maryland Heritage Area Consortium, a cultural resource study was completed for Benedict and its association with the War of 1812 and Civil War. The study is available online at: <http://www.charlescounty.org/webdocs/pgm/publications/planning/benedict%20study.pdf>.

#### Scenic Roads Project

A Scenic Roads Work Group, consisting of staff members from several Divisions within Planning and Growth Management, was formed in 2009 to recommend a process for designating scenic and/or historic roads in Charles County. This Work Group is currently working on proposed recommended amendments to Charles County's Zoning Ordinance, Subdivision Regulations, and Road Ordinance, that will need to be reviewed and approved by the Planning Commission before forwarding to the County Commissioners for final approval. The

recommended amendments are intended to provide some flexibility in terms of required road and right-of-way improvements along designated scenic and/or historic roads.

#### Countywide Pedestrian and Bicycle Facilities Master Plan

A Countywide Pedestrian and Bicycle Facilities Master Plan is currently being developed with the assistance of a consultant. This plan will be adopted and/or incorporated by reference into the Comprehensive Plan and will articulate a planned vision for a true pedestrian-bicycle network in Charles County. Stakeholder meetings were held in the fall of 2009. Through these meetings, a series of questions were asked in order to gain a better understanding of the issues important to each stakeholder group. The Master Plan is expected to be completed in 2010.

#### Charles County's Green Initiatives and Energy Efficiency Conservation Block Grant (EECBG)

Charles County has several current and ongoing green initiatives. The Public Works Department (formerly Public Facilities Department) is overseeing a number of these initiatives, including the Energy Conservation Policy and Plan. Adopted by the County Commissioners in November of 2009, this policy and plan now gives Public Works the authority to institute energy saving policies throughout County Government buildings. Public Works is also implementing Energy Watch Dog, a web-based program to track and report usage for every County facility for the following areas: energy, water, gas, propane, fuel oil, and telephone. Green cleaning products were fully implemented in August of 2009 for County buildings. Public Works completed green renovations to Planning and Growth Management's space during 2009. The County's recycling program is exceeding State-mandated recycling goals by double the requirement. The recycling program currently reaches 32,000 homes. Public Works also installed a new wash bay for County vehicles that filters and recycles water to reduce water usage. The County recently purchased a hybrid vehicle for the Recycling Superintendent for use for County business, and other departments, including the Planning and Growth Management Department, are investigating the purchase of hybrid vehicles for inspection Staff when fleet vehicles need to be replaced.

Other County green initiatives include the design and construction of the Waldorf West Library, which is being managed by the Planning and Growth Management Department. This library will be built near O'Donnell Lake in St. Charles and is being designed as a green building and will obtain certification through the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. Similarly, the buildings in the Indian Head Science and Technology Park will also be designed to meet LEED certification. Further, the County recently signed a Memorandum of Intent with American Community Properties Trust (ACPT) to create a public private partnership for Smart, Green and Growing Communities. In November of 2009, ACPT rolled out their Green Cities Initiative for all future development within St. Charles to be green. St. Charles is also providing an energy efficiency retrofit program for existing residents by encouraging them to get energy audits and participate in SMECO's Cool Sentry load management program.

In December of 2009, Charles County was awarded \$560,300 through the Energy Efficiency Conservation Block Grant (EECBG). The County worked with ACPT and Meridian Ventures to submit the grant application in June of 2009. The purpose of this grant is to provide jurisdictions with funds to reduce fossil fuel emissions, reduce total energy use, and improve energy efficiency in the transportation sector, the building sector and other related sectors. One of the projects that was funded through the grant is the development of an Energy Efficiency and Conservation Strategy that will become the new Energy Element of the 2012 Update to the County's Comprehensive Plan. Additional projects that received funding include a comprehensive review of all codes in the County (zoning ordinance, subdivision regulations, building codes, etc.) to determine how they can be modified to be more energy efficient; energy efficient retrofits to County facilities; and an analysis of renewable energy technologies for County facilities.

### Census 2010

Charles County is working with the U.S. Census Bureau to prepare for a successful Census 2010. During 2008, the Planning Division coordinated with the County's Department of Emergency Services to update all of the resident addresses in the County as part of the Local Update of Census Addresses (LUCA) program. This will help ensure that as many Charles County residents as possible are provided the opportunity to participate in Census 2010. In 2009 Charles County also participated in the Participant Statistical Areas Program (PSAP). This program allows the County, following Census Bureau guidelines and criteria, to review and update the boundaries of geographical entities such as Census Tracts and Census Designated Places (CDPs). Data tabulated for these Census geographic entities are used for many vital purposes, including the distribution of government funds to provide critical community services; location of roads, schools, hospitals, and other public uses; and determination of the number of seats each state will have in the U.S. House of Representatives as well as the boundaries of state and local legislative districts.

In the fall of 2009, the County established a Census 2010 Complete Count Committee. The purpose of the Committee is to increase the County's Census response rate by encouraging residents to complete and send in their Census questionnaires. The Committee held its kickoff meeting in October 2009. Committee members provided outreach to constituents in a variety of ways, including: inserting articles about the Census in newsletters; promoting the Census through the County Government TV station and website; providing training sites for new Census employees; and training local school teachers on teaching the importance of the Census.

### Blossom Point Joint Land Use Study (JLUS) project

In 2009, the County initiated a Joint Land Use Study (JLUS) for the Blossom Point Research Facility in Nanjemoy. The objective of the JLUS is to identify land use measures needed to ensure that future public and private civilian development adjacent to this military installation are compatible with Blossom Point's mission. In 2009 the County was awarded a grant by the federal Office of Economic Adjustment (OEA) for funds to hire a consultant to conduct this study. A consultant was hired and began work on the study in the summer of 2009. Stakeholder interviews and a public forum to get public feedback on the project were held in the fall of 2009. A draft study report is expected to be completed in 2010.

### Waterfront Development Concepts

Charles County includes over 297 miles of shoreline; yet despite this abundance there are limited opportunities for citizens and visitors to experience and enjoy the waterfront. The County Commissioners first addressed this in the late 1990's, releasing the committee-driven Waterfront Development Report in 1999. In December of 2009, PGM, in cooperation with the Department of Economic Development, provided a status update to the 1999 study followed by preliminary design concepts for seven waterfront areas. The Commissioners directed staff to further study three areas for further implementation: Marshall Hall, Benedict and Aqualand.

### Maryland Clearinghouse Review

In 2009, thirty-one (31) Clearinghouse Reviews were performed. Of these reviews, thirteen (13) were Charles County projects, five (5) were from other County jurisdictions, and thirteen (13) were of State origin.

## IX. Adequate Public Facilities

The Division of Resource and Infrastructure Management (RIM) oversees the development and management of infrastructure in the County. APF Adequate Public Facilities (APF) review, currently a function of the RIM Division, is responsible for the planning, management, and coordination of water and sewer infrastructure, transportation facilities, and public school capacity management for both public and private projects. The RIM Division also reviews and monitors local water resources for potable water supply, wastewater treatment capacities, and associated planning activities. The following reflects the status of various projects and programs at the end of 2009.

### Developer Rights and Responsibilities Agreements (DRRA's)

In 2005, the Charles County Commissioners enacted legislation to enter into a Developer Rights and Responsibilities Agreement or a "DRRA" to allow a developer to make certain proffers as a form of mitigation for the impact their development will have on County infrastructure or resources. While the DRRA's do not take the place of the requirements of zoning or subdivision regulations, the agreements do allow the developer to offer land, infrastructure improvements or funding to mitigate for their subdivision's impact to County facilities. In 2009, the Charles County Commissioners approved one (1) DRRA for 3 school allocations, as compared to two (2) DRRAs for a total of 26 school allocations in 2008, and five (5) DRRAs for a total of 182 school allocations in 2007. The County Commissioners have a cap of 900 school allocations that can be approved for each year.

### Adequate Public Facilities Ordinance – School Capacity

The Charles County Commissioners amended the Adequate Public Facilities Manual and Zoning Ordinance in June 2008, to put provisions in place to ensure that no individual schools would be overcrowded by the allocation of school capacity for new development. Those regulations were applied to projects on the school allocation waiting list for the July 2008 allocation cycle. Since that adoption school allocations have averaged 140 school seats (1 seat per housing unit) per six-month cycle.

### Administrative Extensions of Preliminary Subdivision Plans

In 2009, RIM staff reviewed and provided comments on the requested one-year extensions to every Preliminary Subdivision Plan which reached or surpassed its two year expiration date. In 2009, there were 102 extension requests reviewed, as compared to 89 in 2008 and 82 in 2007. These extensions are necessary until the associated subdivision plats are recorded, fulfilling the subdivision process.

### Shared Sewage Disposal Facilities

During the Comprehensive Water and Sewer Plan Amendment Cycle for Spring 2008, the County Commissioners received a proposed text amendment to allow shared sewage disposal facilities in the rural areas of the County. To ensure these systems are applied and administered in the appropriate areas of the County, the Commissioners designated a work group to provide recommendations. The Committee's recommendations were accepted by the Commissioners and codified in a County Resolution which was approved by MDE in March of 2009, and later amended in November 2009.

### Water Resources Element

The Water Resources Element will be a new Chapter of the County Comprehensive Plan as mandated by the Maryland State Legislature in 2006 under House Bill 1141 (HB 1141). This legislation requires that all counties and municipalities that exercise planning and zoning authority must adopt a water resources Element in their Comprehensive Plan by October 1, 2009. The law allows for extensions, which the County has been granted, in order to complete the public approval process.

The purpose of the Water Resources Element is to ensure that local growth plans are consistent with the available future water supply, the capacity to treat wastewater (including septic systems), and the ability of the local water bodies to assimilate the discharges from both wastewater and stormwater facilities.

The Water Resources Element is also intended to guide the County and Municipalities to make planning decisions for additional water supply, wastewater and stormwater treatment, in order to appropriately manage growth impacts.

#### Water Resources Advisory Committee (WRAC)

The Water Resource Advisory Committee (WRAC) was formed by the County Commissioners in an effort to address concerns with groundwater resources in 2006. The Committee is comprised of public and private water system users, water professionals, the Charles County Health Department staff and Charles County Government staff, along with the technical assistance of the Maryland Department of the Environment and the Department of the Navy in Indian Head. The WRAC presented the Charles County Commissioners with a report in November 2006, which included 16 short to long range recommendations to improve water supply constraints and plan for future demands. The Committee continues to evaluate potable water resources, as well as water conservation measures and produce recommendations to the County Commissioners for consideration.

#### Southern Maryland Transit Corridor Preservation Study

In January of 2009, the Maryland Transit Administration (MTA) partnered with Charles and Prince George's Counties to evaluate and establish the preferred corridor for a future high capacity transit alignment from the Branch Avenue Metro Station to Waldorf/White Plains. The study examined both Light Rail Transit and Bus Rapid Transit modes of transportation along the Maryland Route 5 (Branch Avenue) to U.S. Route 301 (Crain Highway). The study examined the placement and right-of-way needs of the rail corridor within the proposed Waldorf Urbanized Area, the population densities necessary to support transit services, and the capital costs associated with each option. The summary results were presented to the Charles County Commissioners in November 2009, and the final document is expected to be completed in 2010.

#### Governor Harry Nice Bridge Project (US 301)

The Maryland Transportation Authority (MdTA) completed the alternatives analysis, environmental assessment document and associated public hearing process in 2009 for the Governor Harry Nice Bridge Improvement Project. The Finding of No Significant Impact (FONSI) is expected to be completed in 2010.

The MdTA identified Modified Alternate 7 as the Preferred Alternate for the subject project which consists of a new four-lane bridge constructed parallel to, and north of the existing bridge with a two-way bicycle/pedestrian path along the south side of the new bridge and removal of the existing bridge. Under the 2009 MdTA budget, there was no funding available for future project phases, including final design, right-of-way and construction. Upon completion of the final environmental document in late 2010, this project will become a candidate for MDTA capital improvement project funds.

## X. Conclusions and Recommendations

### Conclusions

As previously stated, this Annual Report provides an opportunity for the Charles County Planning Commission to review development approvals for 2009. 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 2009, the growth rate was well below the target at 0.55%. With the average since the 2006 Comprehensive Plan update being 0.68%, the impacts of the current economy are directly related to the recent lower growth rate rather than any change in policies or regulations.

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 2009, the County did not meet its target goal of 75% with 62% of the total Preliminary lots being located inside the Development District. An analysis of preliminary plan lots inside the Development District from 2001 through 2009 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 74% over the nine year period.

Similarly for final plat lots, in 2009, the County was close to meeting its target goal of 75% of the total lots being located inside the Development District with 73%. Again, an analysis of final plat lots inside the Development District from 2001 through 2009 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 70% over the nine 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 below the target goal of 70% with 50% in 2009. For townhouses, the County exceeded the target goal of 20% with 25% in 2009. In terms of apartments and multifamily, the County also exceeded its target goal of 10% with 25% in 2009. 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 2009 demonstrates that the County is generally consistent with its Comprehensive Plan housing goals, averaging 73% for single family houses, 11% for townhomes, and 16% for apartments.

Figure 22 on the following page demonstrates how Charles County is generally consistent with the 2006 Comprehensive Plan targets and goals:

Figure 22: Development Consistency with Comprehensive Plan Goals

	2009	Comprehensive Plan Goals	Average 2001-2009
<b>% Lots Inside Development District: Preliminary Plans</b>	62%	75%	74%
<b>% Lots Inside Development District: Final Plats</b>	73%	75%	70%
<b>Housing: Single Family</b>	50%	70%	73%
<b>Housing: Townhomes</b>	25%	20%	11%
<b>Housing: Apartments</b>	25%	10%	16%

## Recommendations

The Planning Commission presents the following recommendations:

- 1. Continue to monitor development approvals inside and outside of the Development District, through the Annual Reporting process.** Seek strategies to promote the concentration of development within the Development District if monitoring 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.
- 2. Continue to monitor development design, especially for cluster subdivisions, by tracking open space and implementing new superior design criteria.** 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 opportunities to increase cluster development such as the removal of parcel size restrictions.** Current results of voluntary clustering indicate a willingness of the development community to utilize clustering when authorized by the Zoning Ordinance. The use of cluster development could be increased if the parcel size restrictions were eliminated from the Zoning Ordinance.
- 4. 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.
- 5. Develop and implement new measures according to the findings in the Water Resources and Priority Preservation Elements.** The next major update to the Comprehensive plan is scheduled for 2012. As part of this process, the State of Maryland is now requiring new elements to be incorporated into the Comprehensive Plan. Two of these, the Water Resources Element and the Priority Preservation Element, are currently being written. 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.

6. **Continue to update the Protected Lands Map annually.** 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.

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.

#### New Annual Reporting Requirements

Beginning July 1, 2011, the Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions bill (SB 276/HB 295) will require Planning Commissions to submit Annual Reports to the County Commissioners that include specified smart growth measures and indicators and information on a local land use goal as part of the report. In addition to other planning and development information required under current law, the Annual Report must state which ordinances or regulations were adopted or changed to implement the State's planning visions. The measures and indicators that must be reported on are the:

- Amount and share of growth that is being located inside and outside the Priority Funding Area (PFA);
- Net density of growth that is being located inside and outside the PFA;
- Creation of new lots and the issuance of residential and commercial building permits inside and outside the PFA;
- Development capacity analysis, updated once every 3 years or when there is a significant zoning or land use change; and
- Number of acres preserved using local agricultural land preservation funding.

The bill establishes a statewide land use goal of increasing the current percentage of growth within the PFA and decreasing the percentage of growth outside the PFA. The General Assembly required local jurisdictions to develop a percentage goal towards achieving the statewide goal. The Annual Report filed by local jurisdictions must also include:

- Local goal;
- Time frame for achieving the local goal;
- Resources necessary for infrastructure inside the PFA and land preservation outside the PFA; and
- Any incremental progress made towards achieving the local goal.

## XI. 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*

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**

2009 Preliminary Plan Spreadsheet  
Retired TDRs

**C. Supplemental Information**

Development Activity Map with Priority Funding Areas

**PLANNING COMMISSION OF CHARLES COUNTY, MARYLAND**

BE IT RESOLVED, this 10<sup>th</sup> day of January, 2011, by the Planning Commission of Charles County that the document consisting of text, maps, and charts, entitled “2009 Annual Report of the Charles County Planning Commission” and dated October 2010, is hereby adopted in accordance with Article 66B of the Annotated Code of Maryland.

CHARLES COUNTY PLANNING COMMISSION

CHARLES COUNTY, MARYLAND

\_\_\_\_\_  
Louis D. Grasso, Chairman

\_\_\_\_\_  
Joseph Richard, Vice Chairman

\_\_\_\_\_  
Courtney Edmonds, Secretary

\_\_\_\_\_  
Raymond Detig

\_\_\_\_\_  
Robert Mitchell

\_\_\_\_\_  
Stephen Bunker

\_\_\_\_\_  
Joan Jones

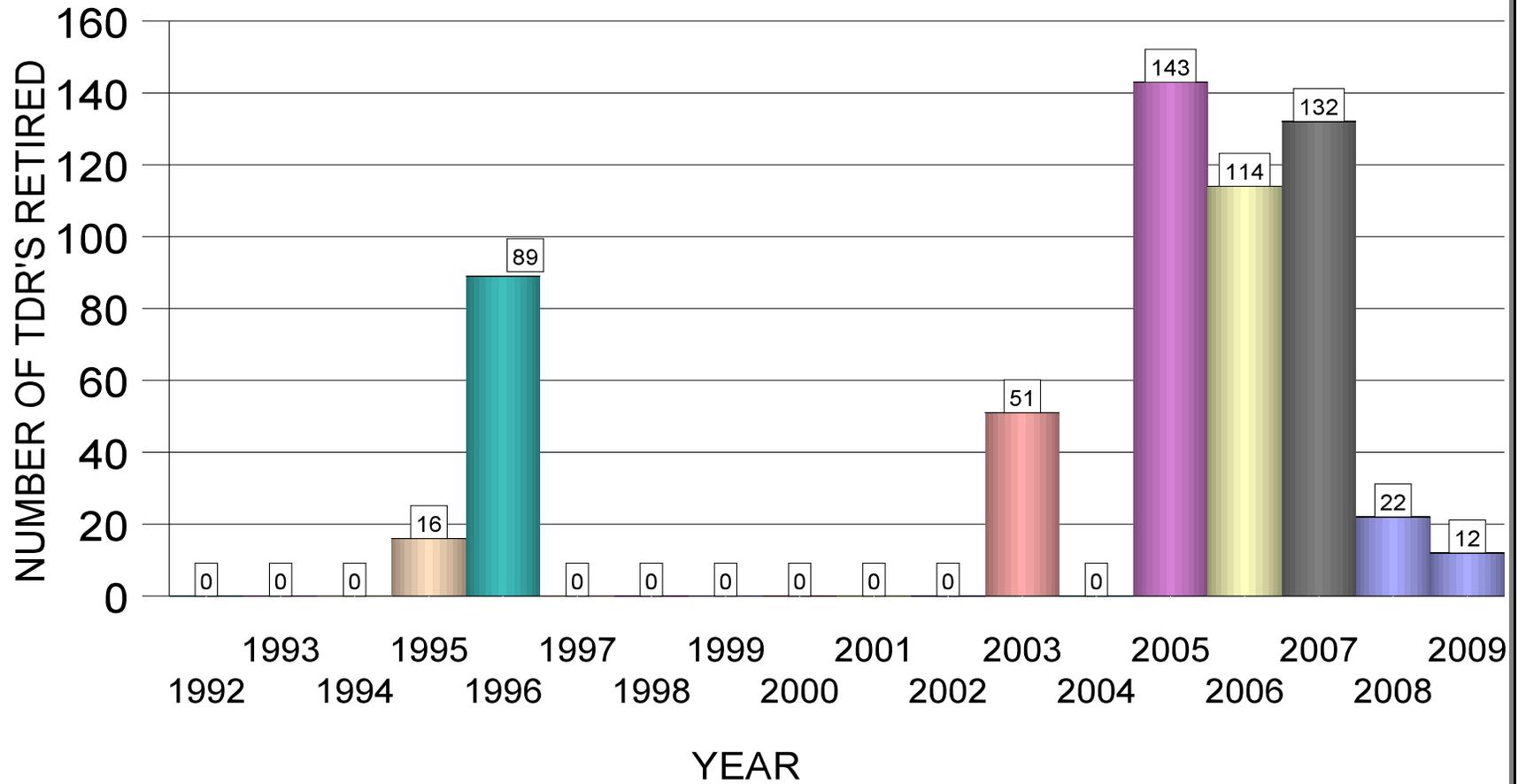
ATTEST:  
  
\_\_\_\_\_  
Theresa Pickeral, *Clerk*

## 2009 Preliminary Plan Data

Name	Number	Zoning	Lots	Total Tract Area	Residue Acreage	Open Space Reported on Preliminary Plan	Development District	Cluster	Approval Date	Open Space Data Table	Open Space Data Table Acreage
Richardson Subdivision	XPN 08-0017	AC	1	11.12		0	No	No	1/12/2009	N/A	
Greenview, Lots 9A & 9B	XPN 06-0014	AC	1	7.85		0	No	No	3/23/2009	N/A	
Turtle Creek	XPN 08-0015	AC	2	2.06		0	No	Yes	3/23/2009	N/A	
Jessie Beuchert Inheritance, Phase IV	XPN 08-0002	AC	2	8.43		0	No	No	4/20/2009	N/A	
Willed Williams	XPN 09-0003	AC	2	16.26		0	No	No	8/3/2009	N/A	
Mary Helen Wilkinson	XPN 07-0023	AC	2	13.43		0	No	No	9/28/2009	N/A	
Harvest Ridge	XPN 08-0016	AC	2	6.19		0	No	No	11/2/2009	N/A	
David & Sara Foster	XPN 08-0023	RC	2	11.15		0	No	No	12/7/2009	N/A	
Hickory Levels	XPN 07-0013	AC	3	12.3		0	No	No	1/26/2009	N/A	
The Old Homeplace	XPN 07-0014	AC	3	46.59		0	No	No	6/15/2009	N/A	
Noe's Desert	XPN 08-0014	AC	4	31.11	16.44	0	No	No	1/12/2009	N/A	
Hamilton Heights	XPN 07-0026	AC	5	39.88		0	No	No	9/14/2009	N/A	
Lee Farm Estates	XPN 08-0021	RC	6	23.27		0	No	No	11/2/2009	N/A	
Thompson	XPN 05-0003	RC	18	83.77		53.097	No	Yes	2/23/2009	Acreage Reported on Table: 46.56	46.56
Pinehurst	XPN 07-0011	AC	31	100.2		55.9	No	Yes	9/14/2009	Acreage Reported on Table: 33.31	33.31
Boroughs Hall	XPN 09-0002	AC	36	119.6		69.38	No	Yes	9/28/2009	Acreage Reported on Table: 56.87	56.87
Saddle Ridge	XPN 08-0020	RL	41	22.17		8.89	Yes	Yes	6/15/2009	Acreage Reported on Table: 4.62	4.62
McCormick	XPN 07-0027	RC	152	160	73.82	36.7	Yes	Yes	1/12/2009	Acreage Reported on Table: 15.76	15.76
<b>TOTALS</b>			<b>313</b>	<b>715.38</b>	<b>90.26</b>	<b>223.967</b>					<b>157.12</b>

# Transferrable Development Rights (TDR's)

## Number Retired Annually



VIRGINIA

RIVER

PRINCE

GEORGE'S

COUNTY

CALVERT

COUNTY

PATENT

RIVER

SAINT

MARY'S

COUNTY

INDIAN HEAD

7th

6th

WHITE PLAINS

8th

9th

10th

2nd

1st

3rd

4th

5th

NANJEMOY

WELCOME

PORT TOBACCO

BEL ALTON

DENTSVILLE

BRYANTOWN

HUGHESVILLE

BENEDICT

NEWBURG

WICOMICO

SWAN POINT

COBB ISLAND

# DEVELOPMENT ACTIVITY MAP CHARLES COUNTY, MARYLAND



SCALE

0 2 4 Miles



Prepared By The Charles County Department of Planning and Growth Management

## LEGEND

- Incorporated Town
- Election District
- Priority Funding Area
- 2009 Zoning Amendments

### Subdivision Activity (1993 - Present)

- Pending
- Preliminary
- Final
- 2009 Approval

MARCH 2010