2011
ANNUAL REPORT

of the

CHARLES COUNTY
PLANNING COMMISSION

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

CHARLES COUNTY MARYLAND
Where Eagles Fly™

Prepared by

The Planning Division
Department of Planning and Growth Management
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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 2011 has been designed to address the requirements of Section 3.09 as well as recent legislation passed in 2009 titled Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions (Senate Bill 276 & House Bill 295). The Annual Report is not intended to provide a comprehensive account of the activities of the Planning Office.

Sources of Additional Information

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

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

Charles County Government Web Site: <www.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 May 21st, 2012 and forwarded to the Charles County Commissioners on June 26th, 2012.

Executive Summary

This Annual Report provides an opportunity for the Charles County Planning Commission to review development approvals for 2011. Actual development can then be compared to the overall vision of future development as articulated in the 2006 Comprehensive Plan. The managed growth strategy outlined in the 2006 Comprehensive Plan was first developed in 1990 and refined in 1997. One of the eight land use visions of the Comprehensive Plan is to concentrate development in suitable areas. The general theme of the plan is that the County should endeavor to preserve and enhance the present "character" of the County and improve the quality of life for its citizens while maintaining a pace of growth and development which is managed. This general theme, when interpreted in terms of land use, says that the County should adopt a "managed growth" philosophy toward the use of the land over which it has zoning authority and that development should be of a controlled nature, channeled into the most appropriate areas and discouraged in other areas. The County has determined that such a philosophy is necessary to cost-effectively sustain adequate levels of public services and facilities in the form of schools, transportation networks, sewer, water, police, fire, and other services that will be required to support present and future residents. The land use goal in the 2006 Comprehensive Plan is to direct 75% of all development to the northern and western portions of the County identified as the Development District.

Charles County's population increased from 147,103 to 149,130 between July 2010 and July 2011, according to the latest Census population estimates. These population figures correspond to an annualized growth rate of 1.38% during this period. According to the 2006 Comprehensive Plan, the target growth rate is approximately 1.7% but less than 2.0% per year. The average annual growth rate between 2007 and 2011 is 1.40%.

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 2011.

Figure 1: 2001-2011 Development Summary

	2001	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**
Residential Building Permits[1]	1,287	1,319	1,045	945	1,316	1,366	882	672	744	576	718
Number of Preliminary Plan Lots Approved[2]	251	761	1,935	1,642	1,566	1,897	458	381	313	250	1,333
Preliminary Plan Developed Acreage[3]	758	1,352	2,101	1,165	3,254	3,081	1,492	953	715	1,694	677
Number of Final Plat Lots approved	517	859	758	1,283	1,299	1,726	839	820	287	425	341
Final Plat Developed Acreage	1,926	4,065	2,455	2,061	3,488	3,139	2,500	3,403	1,332	1,470	1,173
Total Acres of Projected Open Space from Cluster Preliminary Plans[4]	***Not Available***					1,470	400	275	157	377	142
Total Acres of Protected Lands[5]	351	1,513	1,402	1,696	1,360	1,956	5,340	3,837	2,232	220	968
New Construction Sq. Ft. Approved (Site Plan Approval)	617,473	148,030	328,996	413,707	980,553	1,073,937	2,198,029	535,175	576,727	80,128	88,467

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

[2] 14 Preliminary Plans were submitted in 2011, and of these 7 had 5 lots or less.

[3] 2010 Preliminary Plan acreage includes 888 acres of residue, which can be further subdivided in the future. Residue acreage on 2011 Preliminary Plans was not included.

[4] 2009, 2010 and 2011 open space acreage was collected through the new Net Open Space Data Calculation Table per Green Notice #09-12.

[5] See page 17 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 2011, the growth rate was 1.38%.

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 2011, the County exceeded its target goal of 75% with 95% of the total Preliminary lots being located inside the Development District. An analysis of preliminary plan lots inside the Development District from 2001 through 2011 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 76% over the eleven year period.

Similarly for final plat lots, in 2011, the County exceeded its target goal of 75% of the total lots being located inside the Development District with 92%. Again, an analysis of final plat lots inside the Development District from 2001 through 2011 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 72% over the eleven 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 63% in 2011. For townhouses, the County almost met the target goal of 20% with 19% in 2011. In terms of apartments and multifamily, the County exceeded its target goal of 10% with 18% in 2011. This may be indicative of a shift in housing type preferences as a result of the recession and demographic changes over time. However, an analysis of building permits from 2001 through 2011 demonstrates that the County is generally consistent with its Comprehensive Plan housing goals, averaging 72% for single family houses, 12% 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

	Comprehensive Plan Goals	**2011**	**Average 2001-2011**
% Lots Inside Development District: Preliminary Plans	75%	95%	76%
% Lots Inside Development District: Final Plats	75%	92%	72%
Housing: Single Family	70%	63%	72%
Housing: Townhomes	20%	19%	12%
Housing: Apartments	10%	18%	16%

Per the state Smart, Green and Growing legislation, jurisdictions are to establish a goal toward increasing the percentage of growth within their Priority Funding Areas while decreasing the percentage of growth outside. Setting percentages for growth and development is difficult to implement. Areas of concern are as follows:

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

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

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

The Comprehensive Plan is currently undergoing extensive review and changes to these policies as noted above should be considered.

Recommendations

The Planning Commission presents the following recommendations:

1. **Consider new policies in the 2012 Comprehensive Plan related to the control and pace of growth to promote development within the Development District and Priority Funding Areas.**

2. **Implement new superior design criteria and track open space, especially for cluster subdivisions. Continue to monitor development design.**

3. **Evaluate tracking and reporting methods for Preliminary Plan total and net acreage and residue. Examine St. Mary's County methods for controlling growth and propose similar measures.**

4. **Develop and implement the findings from the Water Resources Element in the new 2012 Comprehensive Plan.**

5. **Continue annual updates of the Protected Lands Map**.

6. **Seek strategies to promote the concentration of development within the Development District and Priority Funding Areas if monitoring through the Annual Reporting process reveals that the County is not meeting our Comprehensive planning goals.**

7. **Implement new "tier" designations as required by the recently passed legislative Senate Bill 236.**

II. Introduction

Planning Commission Functions and Membership

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

The purpose and functions of the Charles County Planning Commission are stated in Article 66B, Charles County Code of Public Laws, and the Charles County Zoning Ordinance. Functions include:

- Prepare and recommend a comprehensive plan for development of the jurisdiction, including among other things, land use, water and sewerage facilities, and transportation in accordance with section 3.05 of Article 66B;
- Review and approve the subdivision of land of the jurisdiction in accordance with section 3.05 of Article 66B;
- Reserve transportation facility rights-of-way in accordance with section 6.01 of Article 66B;
- Review and approve adequate public facilities studies and mitigation measures;
- Approve and periodically amend the Site Design and Architectural Guidelines;
- Review and provide recommendations on rezoning requests for base zones, overlay zones, and floating zones;
- Review and make recommendations for amendments to the Zoning Ordinance and the Subdivision Regulations; and
- Adopt rules and regulations governing its procedure and operation not inconsistent with the provisions of the Zoning Ordinance.

During CY2011, 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.

III. Growth Related Changes in 2011

Development Patterns

The following section provides an in-depth look at development patterns that have occurred during calendar year 2011. A map is attached in the Appendix that shows the changes in development patterns including preliminary subdivision plans, final plats, and zoning map changes.

A. New Building Permits Issued

In 2011, there were 693 residential building permits and 25 commercial building permits issued in Charles County.

B. Preliminary Plan Approvals

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

Preliminary Subdivision Plans are required in Charles County for all major subdivisions. A subdivision project is considered to be a major subdivision when 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.

During their twenty-one regularly scheduled meetings in 2011, the Planning Commission approved fourteen (14) Preliminary Subdivision Plans. Of the 1,333 newly approved lots, 711 were created for single-family housing, 392 for townhomes, 224 for apartments, and 6 for commercial. Of the total 1,333 lots approved during 2011, 1,273 lots were located inside the Development District, and the remaining 60 lots, were located outside. Of the lots located inside the Development District, there were 1,264 lots located in the St. Charles Planned Unit Development (PUD)[6]. Figure 3 on the following page summarizes Preliminary Subdivision Plan activity for 2011.

[6] This includes the neighborhoods of Homefield (617 lots) and Gleneagles South (647 lots).

Figure 3: Preliminary Subdivision Plan Activity Inside and Outside the Development District for 2011

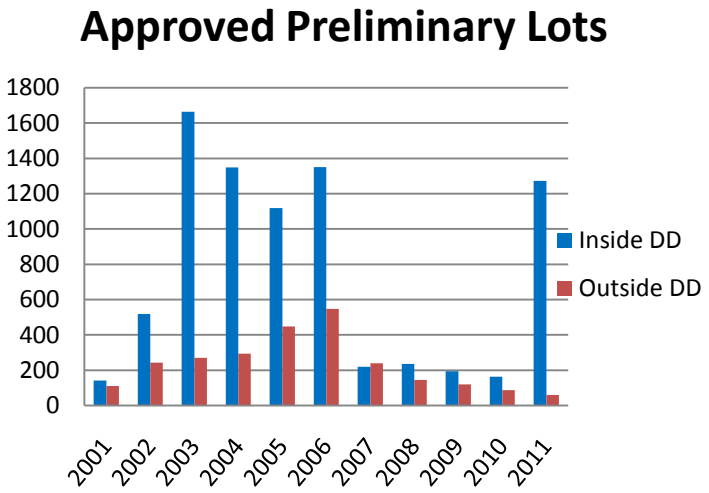
	Approved Minor Preliminary Plans: 5 Lots or Less	Approved Major Preliminary Plans: 6 Lots or More	Total Number of Approved Preliminary Plans in 2011	Total Number of Approved Preliminary Lots in 2011
	Total Number of Lots	Total Number of Lots		
Inside of the Development District			4	1,273
Single-family	3	648		
Townhouse	0	392		
Apartments	0	224		
Condominiums	0	0		
Commercial	0	6		
Total	3	1,270		
Outside of the Development District			10	60
Single-family	20	40		
Townhouse	0	0		
Apartments	0	0		
Condominiums	0	0		
Commercial	0	0		
Total	20	40	Total: 14	Total: 1,333

Figure 4 on the following page shows the distribution of Preliminary Plan lots approved inside and outside of the Development District between 2001 and 2011. Similarly, Figure 5 on the following page graphically depicts the total number of Preliminary Plan lots approved inside and outside of the Development District from 2001-2011.

Figure 4: Number of Preliminary Lots Approved Inside and Outside of the Development District[7]

YEAR	Total Number of Lots	Total Lots Inside DD	Total Lots Outside DD
2001	251	141 (56%)	110 (44%)
2002	761	519 (68%)	242 (32%)
2003	1,935	1,665 (86%)	270 (14%)
2004	1,642	1,349 (82%)	293 (18%)
2005	1,566	1,118 (71%)	448 (29%)
2006	1,897	1,350 (71%)	547 (29%)
2007	458	219 (48%)	239 (52%)
2008	381	236 (62%)	145 (38%)
2009	313	193 (62%)	120 (38%)
2010	250	160 (64%)	90 (36%)
2011	1,333	1,273 (95%)	60 (5%)
Total	10,787	8,223 (76%)	2,564 (24%)

Figure 5: Approved Preliminary Lots



C. Final Plat Approvals

A Final Subdivision Plat establishes the official division of land that is approved by the Department of Planning and Growth Management and is recorded in the Land Records of Charles County. A m*ajor* Final Subdivision Plat, which is for subdivisions that have been subdivided five or more times and meet the following criteria:

- The creation of more than a total of five (5) lots, from a parcel that was in existence on June 15, 1976.
- The creation of any new public streets proposed as part of a private development.
- The extension of a public water or sewer system proposed as a part of a private development.
- The installation of off- site drainage improvements through one or more lots to serve one or more other lots proposed as a part of a private development.

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

During 2011, the Planning Commission approved a total of eighty-eight (88) Final Subdivision Plats containing a total of 341 lots. Zero commercial final plats were recorded in 2011. In terms of residential lots, 313 lots were recorded inside the Development District and 28 lots were recorded outside the Development District. Of the lots located inside the Development District, there were 150 lots located in the St. Charles PUD. This represents 48% of the lots located inside of the Development District, and 44% of the total final plat lots.

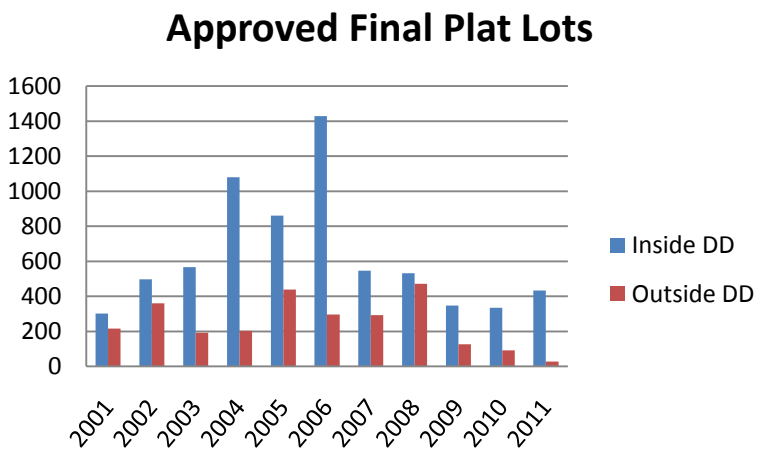
[7] Preliminary Plan lot numbers include apartment and multifamily (duplex, triplex, quadriplex) units, if applicable. For example, in 2006, the total number of lots was 1,897, which includes 659 apartment units and 84 condominium units. In 2011, there were 224 apartment/multifamily units approved on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

The following chart, Figure 6, shows the distribution of Final Plat lots approved inside and outside of the Development District between 2001 and 2011. Similarly, Figure 7, below, graphically depicts the total number of Final Plat lots approved inside and outside of the Development District from 2001-2011.

Figure 6: Number of Final Plat Lots Approved Inside and Outside of the Development District[8]

YEAR	TOTAL NUMBER OF LOTS	TOTAL LOTS INSIDE	TOTAL LOTS OUTSIDE
2001	517	302 (58%)	215 (42%)
2002	859	498 (58%)	361 (42%)
2003	758	566 (75%)	192 (25%)
2004	1,283	1,079 (84%)	204 (16%)
2005	1,299	860 (66%)	439 (34%)
2006	1,726	1,429 (83%)	297 (17%)
2007	839	546 (65%)	293 (35%)
2008	1,004	532 (53%)	472 (47%)
2009	475	348 (73%)	127 (27%)
2010	425	334 (79%)	91 (21%)
2011	461	433 (94%)	28 (6%)
Total	9,646	6,927 (72%)	2,719 (28%)

Figure 7: Approved Final Plat Lots



D. 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.

In 2011, the Planning Commission approved a total of 88,467 square feet of non-residential development on 95.3 acres of land. Of this, 80,837 square feet of non-residential development on 84.5 acres was approved inside the Development District. Further, 7,630 square feet of non-residential development on 10.8 acres was approved outside of the Development District. There was non-residential development located inside the St. Charles PUD in 2011.

E. Zoning Map Amendments

A Zoning Map Amendment (ZMA) is a Local Map Amendment application that requests the rezoning of land to a different base zone. An application for a ZMA is required to demonstrate that either a change in the character of the neighborhood of the subject property has occurred or that a mistake was made in the current zoning of the subject property. ZMA requests are presented to the members of the Planning Commission at a Public Meeting. The Planning Commission then votes to make either a recommendation of approval or denial of the ZMA to the Charles County Commissioners. The Charles County Commissioners hold a Public Hearing on the proposed

[8] Final Plat lot numbers in Figure 6 include apartment and multi-family (duplex, triplex, quadriplex) units, if applicable. Apartment units are not counted as individual lots on final plats; therefore, this information was extracted from building permit data and added to the appropriate plat year in Figure 6.

ZMA and subsequently vote as to whether or not the rezoning should be approved. The following ZMA's were processed in 2011 and reflect the status at the end of 2011:

ZMA #10-41, George and Christina Moreland

The applicants, George and Christina Moreland, have requested an amendment to change the existing base zone of Agricultural Conservation (AC) to Village Commercial (CV) for a 7.362 acre property located along the north side of Woodville Road. In addition, the applicants are requesting a restriction placed on the ZMA #99-10 approval prohibiting a gas station on this parcel be removed. The Planning Commission recommended denial of both requests. The County Commissioners approved removal of the conditions but denied the amendment.

ZMA #11-42, Bailey Properties

The request is for the rezoning of two parcels, Parcel 129 and Parcel 159, both .72 acres each totaling 1.44 acres from Agricultural Conservation (AC) to Neighborhood Commercial (CN). The Planning Commission did find there was a substantial change in the character of the neighborhood as defined by Article 66B of the Annotated Code of Maryland and the Charles County Zoning Ordinance. The matter is pending before the County Commissioners.

F. Zoning Text Amendments

A Zoning Text Amendment (ZTA) is a proposal to add new text, amend existing text, and/or delete existing text from the Charles County Zoning Ordinance. ZTA requests are presented to the members of the Planning Commission at a Public Meeting. The Planning Commission then votes to make either a recommendation of approval or denial of the ZTA to the Charles County Commissioners. The Charles County Commissioners hold a Public Hearing on the proposed ZTA and subsequently vote as to whether or not the text amendment should be approved. The following ZTA's were processed in 2011 and reflect the status at the end of 2011:

ZTA #07-88, Critical Area Program Update

The purpose of this amendment is to update the Charles County Critical Area Program to incorporate recent State legislation and make the Program more user-friendly. The Planning Commission recommended approval to the County Commissioners. The County Commissioners approved the amendment. The Critical Area Commission has scheduled the amendment for consideration as a Program Refinement.

ZTA #10-24, Carry-Out in CRR Zone

The proposed amendment to the Zoning Ordinance is to revise Chapter 297-63, Figure IV-1, Table of Permissible Uses, to include Use #6.02.200 Restaurant, fast-food, carry-out, and delivery as a permitted use within the Core Retail/Residential (CRR) Zone. Both the Planning Commission and the County Commissioners approved the amendment.

ZTA 10-123, Affordable Housing in Rural Areas

The purpose of this amendment is to permit affordable, multi-family housing in the Agricultural Conservation (AC) and Rural Conservation (RC) Zones. Both the Planning Commission and the County Commissioners denied the amendment.

PDZA 10-22, Brookwood Estates II

The request is to rezone the subject properties from Low Density Residential (RL) to Planned Residential Development (PRD) to allow a mixed residential development. The amendment was withdrawn prior to the Planning Commission work session.

G. Comprehensive Plan Updates
Charles County recently began the process for the Comprehensive Plan Update for 2012. In 2011, the Charles County Commissioners affirmed the Planning Commission's adoption the Water Resources Element of the Comprehensive Plan. The adoption of the Water Resources element complies with House Bill 1141, as adopted by the Maryland State Legislature in 2006.

H. Infrastructure Changes
There were no new roads or transit facilities constructed or improved in 2011. However, the County began construction of the expansion of the Piney Branch Sewer Interceptor Upgrade in 2011.This project adds a 36" sewer line adjacent to the existing interceptor, and provides the necessary capacity to accommodate planned growth in the south-eastern portion of the St. Charles Planned Unit Development.

I. New Schools or Additions to Schools
There were no new schools or additions to existing buildings completed in 2011. However, the County Commissioners and the Board of Education have programmed a new High School in the St. Charles Community to open in the fall of 2014.

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

1. **Consistency of Development Changes with each other**
   All zoning amendments and development approvals were internally consistent with the Comprehensive Plan and Zoning Ordinance.

2. **Consistency of Development Changes with Recommendations of 2010 Annual Report**
   Changes as a result of development were consistent with the previous annual report.

3. **Consistency of Development Changes with Charles County Adopted Plans**
   Changes as a result of development were consistent with adopted plans. One project related to St. Charles PUD was added to the PUD boundary to make the future project consistent with the master plan.

4. **Consistency of Development Changes with Adopted Plans of Adjoining Jurisdictions**
   Changes as a result of development were consistent with adjoining jurisdictions.

5. **Consistency of Development Changes with Adopted Plans of State and Local Jurisdictions Related to Infrastructure Improvements**
   Infrastructure improvements are based on our direction of the Comprehensive Plan which is adopted and found to be consistent with State plans.

Process Improvements
In 2011, a consultant was hired to evaluate the County's codes and ordinances to make them more energy efficient. A report has been drafted with suggested code changes. These code changes will be going through the public process for review.

Ordinances and/or Regulations
There were no new ordinances and/or regulations adopted in 2011.

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

Senate Bill 276 and House Bill 295 titled Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions, requires local planning commissions and boards to include specified smart growth measures and indicators, and information on a local land use goal as part of the Annual Report. This information is included below for 2011.

Measures and Indicators

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

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

Residential Growth

Preliminary Subdivision Plans

There were fourteen Preliminary Subdivision Plans that approved 1,333 lots on 677 acres of land. There were 1,264 preliminary lots located in the St. Charles PUD in 2011. The Preliminary Subdivision Plans can be broken down as follows:

Inside the Priority Funding Area: 18 Units (Commercial, Industrial, and Single-Family Detached) and 108 acres

Outside the Priority Funding Area: 1,315 Units (Single-Family Detached, Townhomes, and Apartments) and 569 acres

Final Plats

There were 88 Final Plats, of which 38 Final Plats recorded 341 new lots on 1,173 acres of land in 2011. There were 150 lots, representing 44% of the total final plat lots, located in the St. Charles PUD. The Final Plats can be broken down as follows:

Inside the Priority Funding Area: 163 Units and 98 acres

Outside the Priority Funding Area: 178 Units and 1,075 acres

Non-Residential Growth

The total square footage of non-residential growth in 2011 was 88,467 square feet encompassing 95.3 acres of land. This can be broken down into the following categories:

Inside the Priority Funding Area

1) Office: 51,042 square feet and 58 acres
2) Retail: 25,874 square feet and 20.59 acres
3) Industrial: 756 square feet and 1.89 acres
4) Institutional: 8,635 square feet and 4.82 acres

Outside the Priority Funding Area

1) Office: 0 square feet and 0 acres
2) Retail: 0 square feet and 0 acres
3) Industrial: 0 square feet and 0 acres
4) Institutional: 2,160 square feet and 10 acres

Redevelopment
There was one commercial property in Waldorf approved for redevelopment in 2011.

B. Net Density of Growth being located inside and outside the Priority Funding Area in 2011
The net density of growth is calculated based on average lot size. For residential uses, net density is the average lot size (total area of residential lots divided by the number of residential lots). For non-residential uses, net density is the floor area ratio of all non-residential development (total non-residential lot area divided by the total non-residential building area).

For Preliminary Plans:
In 2011, there were fourteen (14) Preliminary Plans that were approved by the Planning Commission.

Net Density of Proposed Projects Countywide
Total Area of Residential Lots: **360** acres / Total Number of Lots: **1,333** = **0.27** acres average lot size

Net Density of Proposed Projects inside the Priority Funding Area
Total Area of Residential Lots: **80** acres / Total Number of Lots: **18** = **4.44** acres average lot size

Net Density of Proposed Projects outside the Priority Funding Area
Total Area of Residential Lots: **280** acres / Total Number of Lots: **1,315** = **0.21** acres average lot size

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

Net Density of Proposed Projects Countywide
Total Acreage: **1,173** acres / Total Number of Lots: **341** = **3.44** acres average lot size

Net Density of Proposed Projects inside the PFA
Total Acreage: **98** acres / Total Number of Lots: **163** = **0.60** acres average lot size

Net Density of Proposed Projects outside the PFA
Total Acreage: **1,075** acres / Total Number of Lots: **178** = **6.04** acres average lot size

For Site Plans:

Net Density of Proposed Projects Countywide
Total Area of Non-Residential Lots: **95.3** acres / Total Non-Residential Building Area: **88,467** sq. ft. = **0.001** floor area ratio

Net Density of Proposed Projects inside the PFA
Total Area of Non-Residential Lots: **85.3** acres / Total Non-Residential Building Area: **86,301** sq. ft. = **0.001** floor area ratio

Net Density of Proposed Projects outside the PFA
Total Area of Non-Residential Lots: **10** acres / Total Non-Residential Building Area: **2,160** sq. ft.= **0.004** floor area ratio

C. Creation of New Lots and the Issuance of Residential and Commercial Building Permits Inside and Outside of the PFA in 2011

Final Plats
Number of recorded lots inside the PFA = 163
Number of recorded lots outside the PFA = 178

Building Permits

- Residential = 693
  - Inside the PFA = 233
  - Outside the PFA = 460
- Commercial = 25
  - Inside the PFA = 23
  - Outside the PFA = 2

Preliminary Plans

Figure 8: Inside the Priority Funding Area

Subdivision Name	Total Acreage	Total Number of Lots/Units
Hughesville Station	49.80	9
Berry Park	57.54	6
Fadul's Addition	0.92	3
Total	**108.26**	**18**

Figure 9: Outside the Priority Funding Area

Subdivision Name	Total Acreage	Total Number of Lots/Units
Carrie Lee Estates	11.76	1
Wride's Glen	15.82	3
Cool Springs	27.13	8
Holly Hall (Revision)	0	17
Locust Grove Section 6	15.09	4
Pleasant Acres Lots 4-8	21.24	5
Palka Property	20.00	2
Homefield	159.42	617
Bryan Meadows	15.88	5
Gleneagles South	282.40	647
Westside Estates (Revision)	0	6
Total	**568.74**	**1315**

Use and Occupancy Permits
There were 650 Use and Occupancy Permits issued during 2011.

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

E. Number of Acres Preserved in 2011

- Number of acres preserved using local agricultural land preservation funding: 0 acres
- Number of acres preserved using other local funds or use of easements:
  79 acres through the Transfer of Development Rights (TDR) program
  45 acres through the Forest Conservation program
  116 acres through Rural Legacy program

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

Figure 10: Protected Lands in Charles County through December 2011 (in acres)

	Type of Protection	**Protected through 2010**	**2011 Data**	**Protected through 2011**
Regulatory	Resource Protection Zone	29,800	(246)[9]	29,554
	Forest Conservation Easements	7,938	45[10]	7,983
	Stream Buffers in the Critical Area/Critical Area Buffer outside of the RCZ (IDZ and LDZ)	612		612
Federal	Federal Properties	1,600		1,600
State	State owned Resource Land	19,027	999[11]	20,026
	State Owned Easements	3,396		3,396
	Maryland Agricultural Land Preservation Easements (MALPF)	5,687		5,687
	Maryland Historical Trust (MHT)	247		247
	Maryland Environmental Trust (MET)	5,988		5,988
State/Local	Rural Legacy Easement Properties	2,943	116	3,059
	Transferrable Development Rights	4,879	79	4,958
	County and Town Parks	2,588	202[12]	2,790
Other	The Nature Conservancy (TNC)	2,974	(227)	2,747
	Conservancy for Charles County (CCC)	113		113
	Joint MET & CCC Properties	1,032		1,032
Total Acres Protected		**88,824**	**968**	**89,792**
Total Acres of Projected Open Space from Preliminary Plans for 2011			142	

[9] Resource Protection Zone (RPZ) acres decreased by 246 acres as those acres were counted in other protection categories.
[10] 94 acres of Forest Conservation easements minus overlap with RPZ and other protected land equals 45 acres of new protected land.
[11] DNR acquired a 227-acre property from the Nature Conservancy, as well as an additional 772-acre parcel that is now part of Myrtle Grove Wildlife Management Area.
[12] Charles County acquired a 202-acre Property in Pomfret.

F. Local Land Use Goal & Comprehensive Plan Goals

Local Land Use Goal

Local Land Use Goal:
The stated land use goal for 2011 is articulated in the Comprehensive Plan as follows:

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

The Comprehensive Plan is now undergoing extensive revisions and it is anticipated that this goal will be revised in 2012 once the updated plan is completed.

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

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

Annual Growth Rate

The 1997 Comprehensive Plan specified a target percent change of population growth rate between 2.0% and 2.5%. This growth rate was the target from 1997 until June of 2006. In July of 2006, a target growth rate of approximately 1.7% but less than 2.0% per year was adopted with the 2006 Comprehensive Plan update. The average annual growth rate during the life of the 1997 Comprehensive Plan (1997-2006) was 2.28%. The table (Figure 11) on the following page demonstrates the population growth rate per year between 1997 and 2011. In 2011, the growth rate was 1.38%. Since the adoption of the 2006 Comprehensive Plan Update, the average growth rate is 1.40% as compared to the Comprehensive Plan goal of approximately 1.7% but less than 2.0% per year.

Figure 11: Population Growth Rate Per Year[13]

Year (FY)	Population	Growth Rate per Year	Average for 1997 & 2006 Comp. Plan Periods
1997	113,563	n/a	2.28%
1998	116,177	2.30%	
1999	118,571	2.06%	
2000	120,546	1.67%	
2001	124,657	3.41%	
2002	127,647	2.40%	
2003	131,099	2.70%	
2004	134,307	2.45%	
2005	136,887	1.92%	
2006	139,124	1.63%	
2007	140,434	0.94%	1.40%
2008	141,233	0.57%	
2009	141,981	0.53%	
2010	147,103	3.61%	
2011	149,130	1.38%	

Charles County Open Space Goal Acreage Analysis

Charles County has an open space preservation goal of 50%. The following table (Figure 12) provides a summary of the County's preservation efforts through 2011 to meet this open space goal.

Figure 12: Open Space Goal Acreage Analysis

Category	Acres	Comments
Total County land area	294,404	
50% overall open space protection goal	147,202	294,404/2
Protected through December 2011	89,792	61% of goal, 30% of County total Land area
Additional needed to meet goal	57,410	

[13] The population growth rates per year are based on updated U.S. Census Bureau estimated population figures as of April, 2012.

Housing Diversity

According to the 2006 Comprehensive Plan, in order to meet population projections, the target number of housing units in the County from the year 2005 to the year 2025 should be 23,300. This breaks down to approximately 1,110 dwelling units per year for the 21-year period. According to building permit data, the actual average residential units per year since 2001 is 986 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 2011, building permit data indicates a total of 693 units permitted throughout the County including 434 single-family detached dwellings (63%), 135 townhomes (19%) and 124 apartments/multifamily units (18%). Therefore, using building permit data as an indicator, in 2011 we exceeded our goal for apartments and essentially met our goal for townhomes. However, we did not quite meet our goal for single-family dwellings. Please see Figure 13 below for a breakdown of housing types per year since 2001.

Figure 13: Actual Residential Units Per Year[14]

YEAR	SFD's	Townhomes	Multifamily*	Total
2001	1016	271	0	1287
2002	1114	145	60	1319
2003	829	116	100	1045
2004	909	34	2	945
2005	896	12	408	1316
2006	939	161	266	1366
2007	505	129	248	882
2008	377	29	266	672
2009	371	185	188	744
2010	499	57	20	576
2011	434 (63%)	135 (19%)	124 (18%)	693
Total	7,889	1,274	1,682	10,845
Average #	717	116	153	986
Average %	72%	12%	16%	

Source: Charles County Permits Administration, PGM

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

Recorded Lots – Built vs. Vacant

In terms of residential lots in the County, according to the Maryland Property View Database, there are approximately 40,600 platted (subdivided) lots that have been built upon. In addition, there are approximately 3,700 platted (subdivided) lots that are currently vacant in the County. The Maryland Department of Planning updates the Maryland Property View Database on an annual basis.

St. Charles accounts for a significant portion of development approvals within the Development District. The Zoning Indenture known as Docket #90 authorized the Planned Unit Development (PUD) of St. Charles. Through village master plans, St. Charles is allowed to build a total of 24,730 units (12,693 single-family homes, 6,720 townhouses, and 5,317 apartments). There were no new plat approvals for St. Charles in 2011. Therefore, as of December 31, 2011, St. Charles has received plat approvals for a total of 13,587 units (7,146 single-family homes, 3,909 townhouses, and 2,532 apartments). There are 11,143 remaining units to be platted (5,547 single-family homes, 2,811 townhouses, and 2,785 apartments).

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

VI. Adequate Public Facilities Ordinance Restrictions

A. Adequate Public Facilities Ordinance

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

In June of 2008, the Charles County Commissioners amended the APFO related to schools to phase-in a reduction of capacity at each of the County's 35 schools. The Commissioners desired to reduce each school from Local "Core" capacity, which included the capacity of relocatable classrooms, to State-rated capacity, which accounts for permanent building capacity only. This reduction is being phased-in over a 6-year period, with a 25% reduction from Core capacity to State-rated capacity every 2 years. The County currently stands at a 50% reduction, with next anticipated reduction in 2012. An additional change from the 2008 APFO amendments was the requirement for available capacity in each of the three school levels (elementary, middle, and high school) prior to the granting allocations. Allocations were previously granted by high school district, based on a complicated formula which averaged the available capacities of associated middle and elementary schools. The inaccuracy of this approach resulted in overcrowding in certain schools. These two significant regulatory changes substantially reduced the available capacity to allocate, reducing the annual allocations granted to development from approximately 845 in 2007 to 174 in 2011.

In October 2011, the County Commissioners adjusted the County's School Allocation Policy to reduce the measurement of each schools capacity from "Local Core Capacity" to "State Rated Capacity." This action eliminated the phased-in (reduction) to State Rated Capacity. In most cases, this adjustment reduced the capacity of each school by no longer including relocatable classrooms and additional lunch shifts into the measurement of that schools capacity. This measure was intended to ensure that classroom overcrowding is not created by growth and development.

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

B. Name and Location of Restriction within PFA

In March of 2011, the Director of Planning & Growth Management informed the County Commissioners that the adequacy of public facilities could not be ensured for six (6) specific subdivisions due to the unforeseen inability to complete a County road project. The County had been coordinating with the U.S. Army Corps of Engineers and the Maryland Department of the Environment to obtain permits to impact jurisdictional wetlands for the construction of a partially access-controlled roadway known as the Cross County Connector. The subject subdivisions planned to connect to the Cross County Connector as a second means of access, which is required by the County for subdivisions that generate more than 1,000 vehicle trips per day. County regulations allow a planned subdivision to use a roadway that is programmed in the County Capital Program as long as it is open to vehicles by the time the lots are to be recorded. In this specific case, each subdivision planned to use this roadway as a second point of access. Therefore, the subdivisions were permitted to record building lots until they reached the specified vehicle trip threshold. In lieu of the County's roadway being complete, the County required each

subdivision to perform new traffic studies and determine alternative means of satisfying the County regulations. Following the submission of new traffic studies and plans, County staff presented new conditions and restrictions to the County Planning Commission and County Commissioners which were approved, ensuring the adequacy of public facilities.

VII. Conclusions and Recommendations

Conclusions

As previously stated, this Annual Report provides an opportunity for the Charles County Planning Commission to review development approvals for 2011. 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 2011, the growth rate was 1.38%, with the average since the 2006 Comprehensive Plan update being 1.40%.

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 2011, the County exceeded its target goal of 75% with 95% of the total Preliminary lots being located inside the Development District. An analysis of preliminary plan lots inside the Development District from 2001 through 2011 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 76% over the eleven year period.

Similarly for final plat lots, in 2011, the County exceeded its target goal of 75% of the total lots being located inside the Development District with 92%. Again, an analysis of final plat lots inside the Development District from 2001 through 2011 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 72% over the eleven year period. It can generally be stated that managing development within the Development District is a good result and indication of smart growth.

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 63% in 2010. For townhouses, the County almost met the target goal of 20% with 19% in 2011. In terms of apartments and multifamily, the County exceeded its target goal of 10% with 18% in 2011. This percentage will vary from one year to the next because apartment buildings cannot be built in phases. It is also an indication of market preferences. However, an analysis of building permits from 2001 through 2011 demonstrates that the County is generally consistent with its Comprehensive Plan housing goals, averaging 72% for single family houses, 12% for townhomes, and 16% for apartments.

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

Figure 14: Development Consistency with Comprehensive Plan Goals

	Comprehensive Plan Goals	2011	Average 2001-2011
% Lots Inside Development District: Preliminary Plans	75%	95%	76%
% Lots Inside Development District: Final Plats	75%	92%	72%
Housing: Single Family	70%	63%	72%
Housing: Townhomes	20%	19%	12%
Housing: Apartments	10%	18%	16%

Per the new state Smart, Green and Growing legislation, jurisdictions are to establish a goal toward increasing the percentage of growth within their Priority Funding Areas while decreasing the percentage of growth outside. Setting percentages for growth and development is difficult to implement. Areas of concern are as follows:

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

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

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

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

Recommendations

The Planning Commission presents the following recommendations:

1. **Consider new policies in the 2012 Comprehensive Plan related to the control and pace of growth to promote development within the Development District and Priority Funding Areas.**

2. **Implement new superior design criteria and track open space, especially for cluster subdivisions. Continue to monitor development design.** The intent of the cluster development zoning regulations is to

permit residential development with better designs than could be provided under regulations applicable to conventional subdivisions. Continue to work with staff to implement 'superior design,' which was recently adopted through the Waldorf Urban Design Study legislation.

3. **Evaluate tracking and reporting methods for Preliminary Plan total and net acreage and residue. Examine St. Mary's County methods for controlling growth and propose similar measures.** To date, Preliminary Plan acreage has been tracked and reported in terms of the total tract area of the property. However, there are areas on a Preliminary Plan, such as residue parcels, which could potentially be subdivided in the future and subsequently counted again in the Annual Reporting figures for Preliminary Plan Total Acreage.

4. **Develop and implement into the new 2012 Comprehensive Plan, the findings from the Water Resources Element.** The next major update to the Comprehensive plan is scheduled for 2012. As part of this process, new elements to be incorporated into the Comprehensive Plan include the Water Resources Element, which was adopted in 2011. The entire plan will be completed by the end of 2012. Further, the Planning Commission Annual Reporting process will now require additional information about smart growth measures and indicators since the Smart, Green and Growing legislation (Senate Bill 276) was passed in 2008.

5. **Continue annual updates of the Protected Lands Map**. The Planning Division will continue to update the Protected Lands Map, consistent with the new methodology adopted by the County Commissioners, on an annual basis.

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

7. **Implement new "tier" designations as required by the recently passed legislative Senate Bill 236.**

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

VIII. Appendix

A. Staff

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

Planning and Growth Management
Peter Aluotto, Director

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

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

Current Planning
Shelley Wagner, Subdivision and Site Plan Program Manager
Heather Kelley, Planner
Tetchiana Anderson, Planner
Kirby Blass, Planner
Cyndi Bilbra, Planning Technician

Environmental Planning
Charles Rice, Environmental Program Manager
Karen Wiggen, Planner
Aimee Dailey, Planner
Mark Lagana, Planner

Resource and Infrastructure Management Division
Jason Groth, Chief
Sarah Sandy, Administrative Associate

Transportation
Tony Puleo, Infrastructure Planner

Schools
John Mudd, Infrastructure Planner

Water & Sewer
Zakary Krebeck, 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

Elizabeth Theobalds, Deputy County Attorney

B. Supplemental Information

Priority Funding Area Map
Development Activity Map with Priority Funding Areas

PLANNING COMMISSION OF CHARLES COUNTY, MARYLAND

BE IT RESOLVED, this 21st day of May, 2012, by the Planning Commission of Charles County that the document consisting of text, maps, and charts, entitled "2011 Annual Report of the Charles County Planning Commission" and dated May 2012, is hereby adopted in accordance with Article 66B of the Annotated Code of Maryland.

CHARLES COUNTY PLANNING COMMISSION

CHARLES COUNTY, MARYLAND

Courtney Edmonds, Chairman

Joseph Richard, Vice Chairman

Bob Mitchell, Secretary

Stephen Bunker

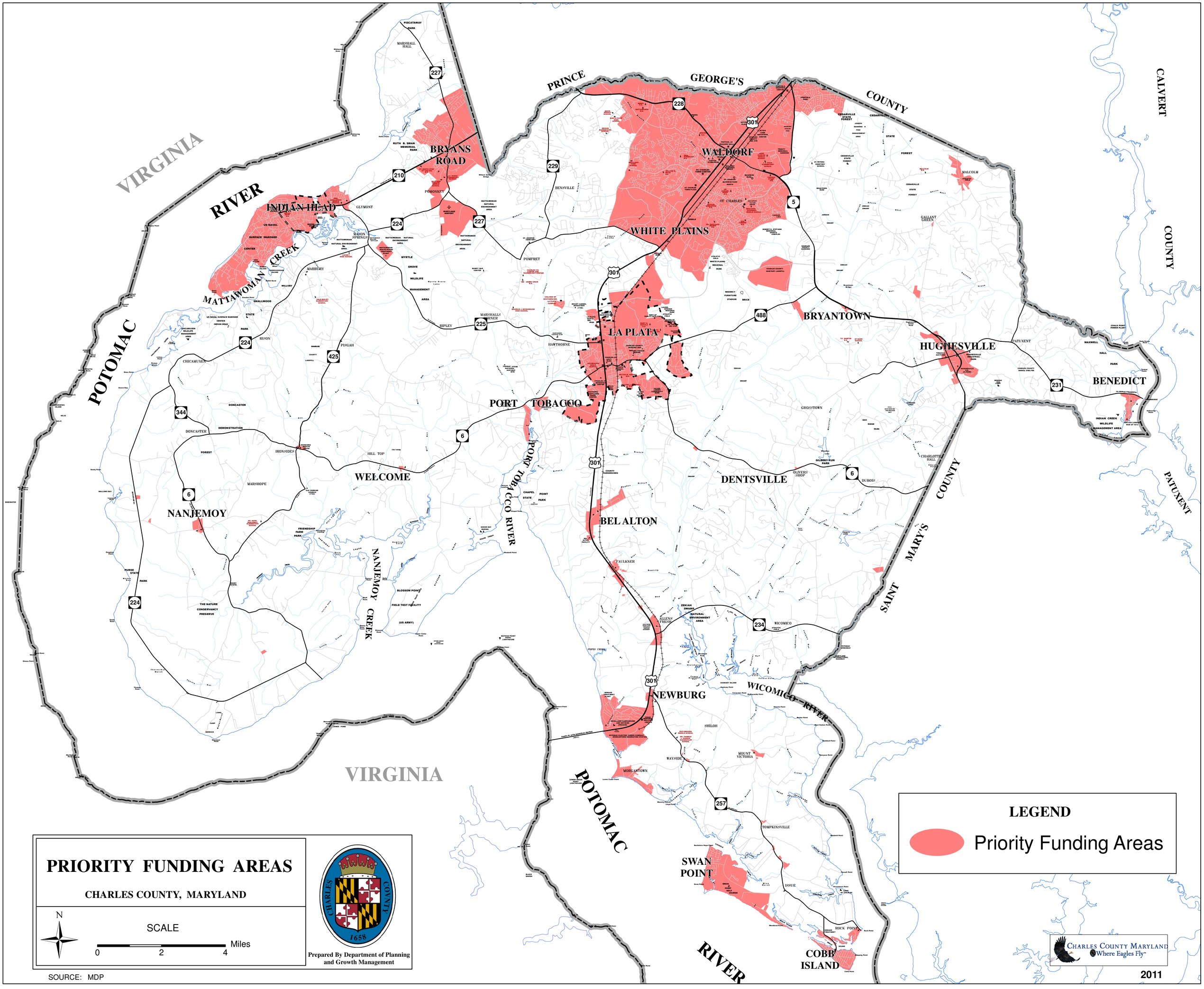
Louis D. Grasso

Joan Jones

Joseph Tieger

ATTEST:

Theresa Pickeral, *Clerk*


PRINCE GEORGE'S COUNTY
CALVERT COUNTY
ST. MARY'S COUNTY
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POTOMAC RIVER
WICOMICO RIVER
PORT TOBACCO RIVER
NANJEMOY CREEK
MATTAWOMAN CREEK
VIRGINIA
VIRGINIA
BRYANS ROAD
INDIAN HEAD
WALDORF
WHITE PLAINS
LA PLATA
BRYANTOWN
HUGHESVILLE
BENEDICT
PORT TOBACCO
WELCOME
NANJEMOY
DENTSVILLE
BEL ALTON
NEWBURG
SWAN POINT
COBB ISLAND
LEGEND
Priority Funding Areas
PRIORITY FUNDING AREAS
CHARLES COUNTY, MARYLAND
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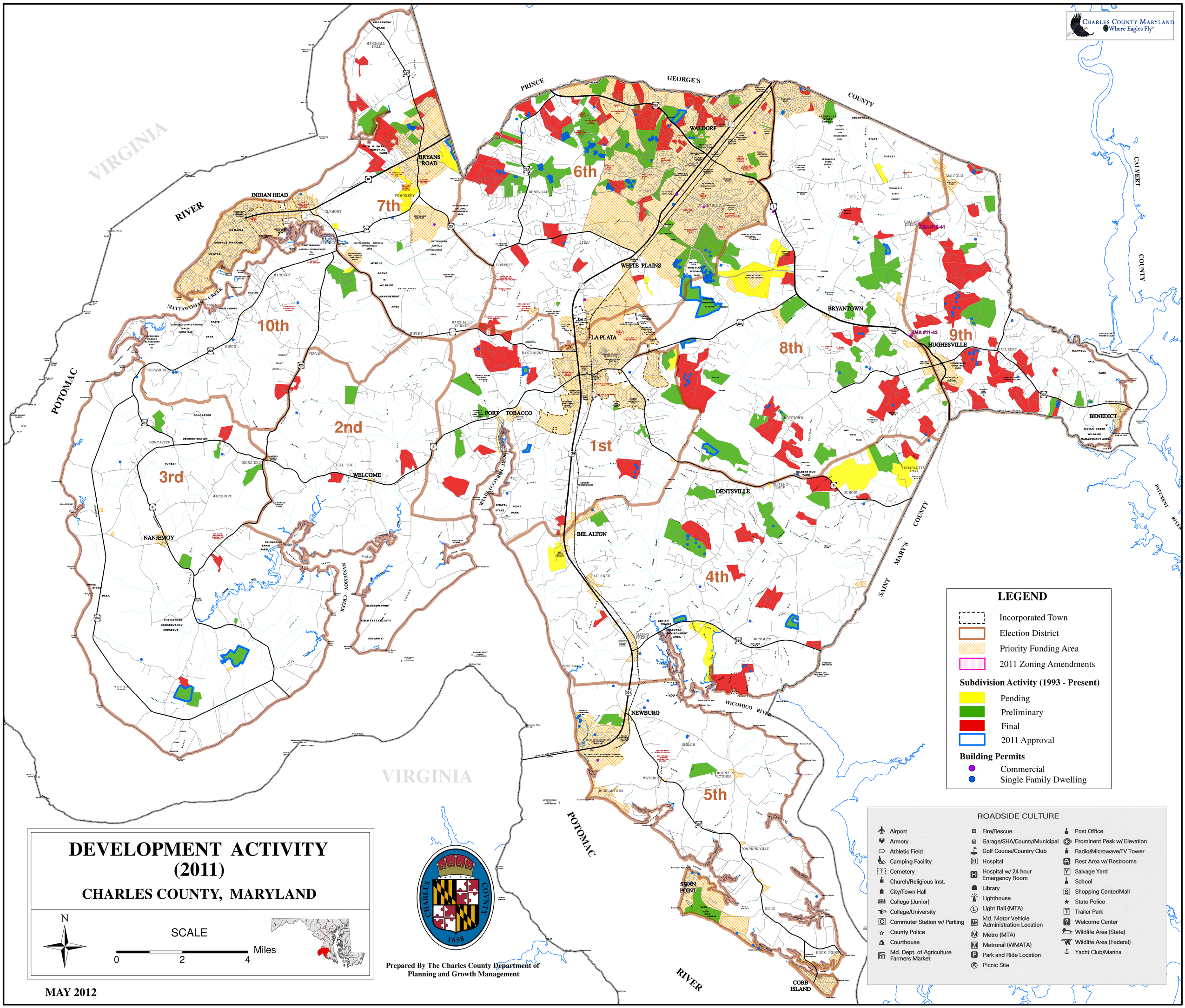
CHARLES COUNTY 1658
Prepared By Department of Planning and Growth Management
CHARLES COUNTY MARYLAND Where Eagles Fly
2011

SOURCE: MDP


CHARLES COUNTY MARYLAND
Where Eagles Fly
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WALDORF
WHITE PLAINS
LA PLATA
BRYANTOWN
HUGHESVILLE
BENEDICT
PORT TOBACCO
WELCOME
NANJEMOY
DENTSVILLE
BEL ALTON
NEWBURG
SWAN POINT
COBB ISLAND
ZMA #10-41
ZMA #11-42
LEGEND
Incorporated Town
Election District
Priority Funding Area
2011 Zoning Amendments
Subdivision Activity (1993 - Present)
Pending
Preliminary
Final
2011 Approval
Building Permits
Commercial
Single Family Dwelling
ROADSIDE CULTURE
Airport
Armory
Athletic Field
Camping Facility
Cemetery
Church/Religious Inst.
City/Town Hall
College (Junior)
College/University
Commuter Station w/ Parking
County Police
Courthouse
Md. Dept. of Agriculture Farmers Market
Fire/Rescue
Garage/SHA/County/Municipal
Golf Course/Country Club
Hospital
Hospital w/ 24 hour Emergency Room
Library
Lighthouse
Light Rail (MTA)
Md. Motor Vehicle Administration Location
Metro (MTA)
Metrorail (WMATA)
Park and Ride Location
Picnic Site
Post Office
Prominent Peak w/ Elevation
Radio/Microwave/TV Tower
Rest Area w/ Restrooms
Salvage Yard
School
Shopping Center/Mall
State Police
Trailer Park
Welcome Center
Wildlife Area (State)
Wildlife Area (Federal)
Yacht Club/Marina
DEVELOPMENT ACTIVITY
(2011)
CHARLES COUNTY, MARYLAND
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CHARLES COUNTY 1658
Prepared By The Charles County Department of Planning and Growth Management
MAY 2012