

2014 ANNUAL REPORT

of the

CHARLES COUNTY PLANNING COMMISSION

(as required by the Land Use Article of the Annotated Code of Maryland)



Prepared by

**The Planning Division
Department of Planning and Growth Management
Post Office Box 2150, La Plata, MD 20646
May 2015**

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| | Planning Commission Members | |
| | Gilbert (Buddy) Bowling, Jr., Chairman | |
| | Joan Jones, Vice Chairman | |
| | Robin Barnes | |
| | Rosemin Daya | |
| | Wayne Magoon | |
| | Nancy Schertler | |

I. Purpose of Report

The Land Use Article, per SB280/HB295, SB273/HB294, and SB276/HB295, of the 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 2014 has been designed to address the requirements of 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.charlescountymd.gov>

In compliance with the above-stated provision of the Land Use Article, this Annual Report was adopted by the Charles County Planning Commission on June 8th, 2015 and forwarded to the Charles County Commissioners on June 9th, 2015.

II. Executive Summary

This Annual Report provides an opportunity for the Charles County Planning Commission to review development approvals for 2014. 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 152,900 to 154,747 between July 2013 and July 2014, according to the latest Census population estimates. These population figures correspond to an annualized growth rate of 1.21% 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 2005 and 2014 is 1.35%.

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 2005 to 2014. For purposes of analyzing growth trends and compliance with Comprehensive Plan policies, this report looks at a ten year time frame but also considers short range variations.

Figure 1: 2005-2014 Development Summary

| | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 |
|---|----------------------|-----------|-----------|---------|---------|--------|--------|---------|---------|---------|
| Residential Building Permit Units ¹ | 1,316 | 1,366 | 882 | 672 | 744 | 576 | 693 | 644 | 1,246 | 788 |
| Number of Preliminary Plan Lots Approved ² | 1,566 | 1,897 | 458 | 381 | 313 | 250 | 1,333 | 729 | 173 | 200 |
| Preliminary Plan Developed Acreage ³ | 3,254 | 3,081 | 1,492 | 953 | 715 | 1,694 | 677 | 1,913 | 886 | 221 |
| Number of Final Plat Lots approved | 1,299 | 1,726 | 839 | 820 | 287 | 425 | 341 | 802 | 918 | 455 |
| Final Plat Developed Acreage | 3,488 | 3,139 | 2,500 | 3,403 | 1,332 | 1,470 | 1,173 | 4,068 | 3,192 | 2,371 |
| Total Acres of Projected Open Space from Cluster Preliminary Plans ⁴ | <i>Not Available</i> | 1,470 | 400 | 275 | 157 | 377 | 142 | 876 | 352 | 16 |
| Total Acres of Protected Lands ⁵ | 1,360 | 1,956 | 5,340 | 3,837 | 2,232 | 220 | 968 | 1,457 | 1,016 | 2,423 |
| Site Development Plan Approvals (square feet) | 980,553 | 1,073,937 | 2,198,029 | 535,175 | 576,727 | 80,128 | 88,467 | 105,883 | 712,182 | 614,847 |

¹ Complete Town data included for 2005-2014.

² Six (6) Major Preliminary Plans were submitted in 2014.

³ 2010 Preliminary Plan acreage includes 888 acres of residue, which can be further subdivided in the future. 2011, 2012, 2013, and 2014 Preliminary Plan acreage does not include residue.

⁴ 2009-2014 open space acreage was collected through the new Net Open Space Data Calculation Table per Green Notice #09-12.

⁵ See page 16 for a breakdown of protected lands.

Conclusions & Recommendations

Conclusions

Development approvals need to be compared to the vision of future development as outlined in the 2006 Comprehensive Plan to determine if it is consistent. In terms of the annual growth rate, the Comprehensive Plan specifies a target growth rate of approximately 1.7% but less than 2.0% per year. In 2014, the growth rate was 1.21%.

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 2014, the County exceeded its target development goal with 96% of the total Preliminary lots being located inside the Development District. An analysis of preliminary plan lots inside the Development District from 2005 through 2014 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 70% over the ten year period.

In 2014, the County exceeded its target goal of 75% of the total final plat lots being located inside the Development District with 91%. An analysis of final plat lots inside the Development District from 2005 through 2014 demonstrates that the County is consistent with our Comprehensive Plan goals, averaging 75% over the ten year period.

Another goal articulated in the Comprehensive Plan is for housing. The Plan identifies a goal of approximately 70% single-family detached units, 20% townhouse units, and 10% apartment units. In terms of single-family housing, Charles County generally met the target goal of 70% with 61% in 2014. For townhouses, the County exceeded the target goal of 20% with 39% in 2014. In terms of apartments and multifamily, the County did not meet its target goal of 10% as there were zero apartment or multifamily unit approvals in 2014. An analysis of building permits from 2005 through 2014 demonstrates that the County is generally consistent with its Comprehensive Plan housing goals, averaging 61% for single family houses, 16% for townhomes, and 23% 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 | 2014 | Average 2005-2014 |
|--|---------------------------------|-------------|--------------------------|
| % Lots Inside Development District: Preliminary Plans | 75% | 96% | 70% |
| % Lots Inside Development District: Final Plats | 75% | 91% | 75% |
| Housing: Single Family | 70% | 61% | 61% |
| Housing: Townhomes | 20% | 39% | 16% |
| Housing: Apartments | 10% | 0% | 23% |

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. The current policy of Charles County is aligned with the principles of the legislation by encouraging, as a matter of policy, the majority of its development into the Development District and the Priority Funding Areas (PFAs). Additionally, the County is committed to preserving 50% of its overall acreage. Charles County has been supporting smart growth as a policy and concept as reflected in the Planned Unit Development (PUD) of St. Charles Communities for well over three decades.

Currently, the trend lines indicate development is within the level of tolerance, however the Planning Commission must monitor and ensure that these trends continue. If data indicates a dramatic shift of development patterns, then the following questions must be considered in what action, if any, to initiate:

1. **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?
2. **Market:** Market desires for housing type and economic conditions greatly impact when and what type of development occurs.
3. **Time frame:** What is the time frame to be set to determine if percentages are being met?
4. **Balance:** To what extent can the percentages exceed limits before development is halted or delayed in order to then balance the desired percentages?
5. **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?
6. **Re-evaluate Comprehensive Plan Goals:** Given the economic trends in the County, it may be time to re-evaluate the Comprehensive Plan goals for housing.

In the recent review and update of the Comprehensive Plan, the Planning Commission decided not to change the growth or housing goals in the 2016 plan (yet to be finalized), but to consider trends in the Annual Report and consider changes based on such trends.

Recommendations

The Planning Commission recommends the following:

1. **If monitoring through the Annual Reporting process reveals that the County is not meeting its Comprehensive planning goals, then implement strategies to control the pace of growth and to promote the concentration of development within the Development District and Priority Funding Areas.**
2. **Implement superior design criteria and track open space, especially for cluster subdivisions. Continue to monitor development design.**
3. **Develop and implement the findings from the Water Resources Element in the new 2016 Comprehensive Plan.**
4. **Continue annual updates of the Protected Lands Map.**
5. **The Planning Commission recommended and submitted a tier map to the County Commissioners in November 2012. The County Commissioners approved a revised tier map in April 2014.**

III. 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 the Land Use Article, 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;
- Review and approve the subdivision of land of the jurisdiction;
- Reserve transportation facility rights-of-way;
- 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 CY2014, the Charles County Planning Commission conducted seventeen (17) 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 currently adopted 2006 Comprehensive Plan is to direct 75% of all development to the northern and western portions of the county identified as the Development District.

IV. Growth Related Changes in 2014

Development Patterns

The following section provides an in-depth look at development patterns that have occurred during calendar year 2014. 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 2014, there were 788 residential building permits (788 units) and 18 commercial building permits (18 units) 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 the proposed subdivision will result in the creation of more than five (5) lots from a parcel that was in existence on June 15, 1976, or more than seven (7) lots are proposed from a parcel, residue or remainder in existence on December 31, 2012; provided that any lot resulting from a recorded deed or subdivision plat prior to December 31, 2012, cannot be considered a parcel for purposes of Section 17 of the Charles County Subdivision Regulations.

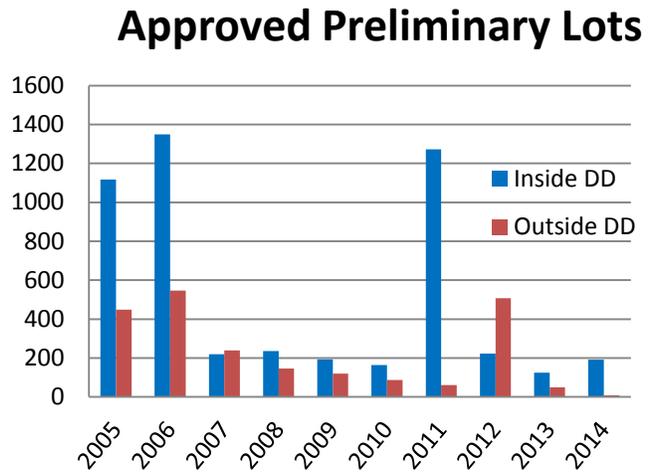
During their seventeen (17) regularly scheduled meetings in 2014, the Planning Commission approved six (6) Preliminary Subdivision Plans, of which three (3) were revisions to previously approved plans. Of the 200 newly approved lots, 57 were created for single-family housing, 134 for townhomes, two (2) for apartments, and seven (7) for commercial/industrial. Of the total 200 lots approved during 2014, 191 lots were located inside the Development District, and the remaining nine (9) lots were located outside. Of the lots located inside the Development District, there were zero (0) lots approved in the St. Charles Planned Unit Development (PUD).

Figure 3 on the following page shows the distribution of Preliminary Plan lots approved inside and outside of the Development District between 2005 and 2014. Similarly, Figure 4 on the following page graphically depicts the total number of Preliminary Plan lots approved inside and outside of the Development District from 2005-2014.

Figure 3: Number of Preliminary Lots Approved Inside and Outside of the Development District⁶

| YEAR | Total Number of Lots | Total Lots Inside DD | Total Lots Outside DD |
|--------------|----------------------|----------------------|-----------------------|
| 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%) |
| 2012 | 729 | 222 (30%) | 507 (70%) |
| 2013 | 173 | 124 (72%) | 49 (28%) |
| 2014 | 200 | 191(96%) | 9 (4%) |
| Total | 7,300 | 5,086 (70%) | 2,214 (30%) |

Figure 4: Approved Preliminary Lots



C. Final Plat Approvals

A Final Subdivision Plat establishes the official division of land that is approved by the Department of Planning and Growth Management and is recorded in the Land Records of Charles County. A *major* Final Subdivision Plat is for subdivisions that meet any of the following criteria:

- The creation of more than five (5) lots from a parcel that was in existence on June 15, 1976, or more than seven (7) lots are proposed from a parcel, residue or remainder in existence on December 31, 2012; provided that any lot resulting from a recorded deed or subdivision plat prior to December 31, 2012, cannot be considered a parcel for purposes of Section 17 of the Charles County Subdivision Regulations.
- 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 Director. In contrast, prior to December 31st, 2012, a *minor* Final Subdivision Plat, is for subdivisions that have not been subdivided more than five times (seven 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 2014, the Planning Commission approved a total of ninety-eight (98) Final Subdivision Plats. Forty (40) residential final plats containing a total of 446 lots were approved in 2014. Four (4) commercial final plats containing nine (9) lots were recorded in 2014, all of which were within the Development District. In terms of residential lots, 404 lots were recorded inside the Development District and 42 lots were recorded outside the

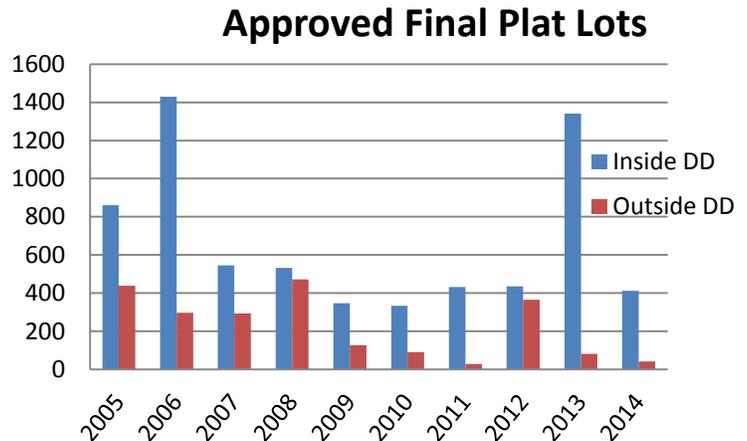
⁶ Preliminary Plan lot numbers include apartment and multifamily (duplex, triplex, quadriplex) units, if applicable. For example, in 2006, the total number of lots was 1,897, which includes 659 apartment units and 84 condominium units. In 2011, there were 224 apartment/multifamily units approved on new Preliminary Plans.

Development District. Of the lots located inside the Development District, there were 114 lots located in the St. Charles PUD. This represents 28% of the residential lots located inside of the Development District, and 26% of the total final plat residential lots. Figure 5, below, shows the distribution of Final Plat lots approved inside and outside of the Development District between 2005 and 2014. Similarly, Figure 6, below, graphically depicts the total number of Final Plat lots approved inside and outside of the Development District from 2005-2014.

Figure 5: Number of Final Plat Lots Approved Inside and Outside of the Development District⁷

| YEAR | TOTAL NUMBER OF LOTS | TOTAL LOTS INSIDE | TOTAL LOTS OUTSIDE |
|--------------|----------------------|--------------------|--------------------|
| 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%) |
| 2012 | 802 | 436 (54%) | 366 (46%) |
| 2013 | 1,423 | 1,341 (94%) | 82 (6%) |
| 2014 | 455 | 413 (91%) | 42 (9%) |
| Total | 8,909 | 6,672 (75%) | 2,237 (25%) |

Figure 6: Approved Final Plat Lots



D. Site Plan Approvals

Minor Site Development 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 Development Plans are any site plans other than those identified as Minor Site Plan applications, which can also include residential apartment buildings and cellular towers.

In 2014, the Planning Commission approved a total of 614,847 square feet of site plan development on 2,200 acres of land. The following table, Figure 7, provides a breakdown of site plan development in 2014.

Figure 7: Site Plan Development

| Type of Use | Square Footage | Acreage |
|--|----------------|--------------|
| Commercial | 137,704 | 56 |
| Church/School/Public Use | 71,673 | 65 |
| Cellular Towers | 4,392 | 1,800 |
| Residential – Apartments and Townhouses | 401,078 | 279 |
| Total | 614,847 | 2,200 |

⁷ 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.

The Planning Commission approved 585,897 square feet of site plan development on 913 acres inside of the Development District in 2014. Further, 28,950 square feet of site plan development on 1,287 acres was approved outside of the Development District. The Planning Commission approved 401,078 square feet of residential development on 279 acres inside the Development District in 2014. There was 54,840 square feet of site plan development located on 390 acres inside the St. Charles PUD in 2014.

E. Zoning Map & Comprehensive Plan 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 2014:

ZMA #14-49 Michael Meissner Property (Blue Dog Saloon)

The purpose of this amendment is to change the zoning from Agricultural Conservation (AC) to Village Commercial (CV) based on a mistake being made during the last rezoning as part of the Comprehensive Plan process. The Charles County Zoning Ordinance restricts their ability to expand the current nonconforming use, except under very narrow circumstances. The Planning Commission recommended approval to the County Commissioners. The County Commissioners approved the amendment in November of 2014.

PDZA #12-24 Lake Acton Planned Development

The purpose of this amendment is to change the existing zoning from Heavy Industrial (IH), Light Industrial (IG), and Central Business (CB) to a Planned Development Mixed Use Zone (PDZA-MX) for the purpose of developing a master planned, mixed use community. This amendment is still pending.

CPA #13-02 Chaney Wash Plant

The purpose of this comprehensive plan amendment is to change the land use designation for 211 acres from Rural Conservation District to Employment and Industrial Park District. A public hearing was held in February of 2014 by the Planning Commission, but the amendment is still pending. Further, the applicant submitted an application in 2014 to rezone the subject properties from the current base zone of Rural Conservation (RC) to Heavy Industrial (IH), but this has not been reviewed by the Planning Commission yet.

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 2014:

ZTA #13-129 Solar & Wind Energy Systems (Revised)

This text amendment was originally approved, but additional language was added based on Senate Bill 524. The Planning Commission recommended approval to the County Commissioners. The County Commissioners approved the amendment in May of 2014.

ZTA #13-132 Waldorf Urban Re-Development Corridor (WURC) Transitional Zoning

The County initiated Zoning Text Amendment #13-132 where development in the Waldorf Urban Redevelopment Corridor zones, Waldorf Central (WC) and Acton Urban Center (AUC), would be subject to more relaxed building and site design standards for a transitional period. The Planning Commission held a public hearing on the proposed Amendment on December 16, 2013. At their March 10, 2014 meeting, the Planning Commission voted unanimously to recommend approval to the County Commissioners, and the County Commissioners adopted the WURC transitional zoning in June of 2014.

ZTA #14-133 Sign Regulations – Balloon Usage

The purpose of this amendment is to remove the existing prohibition on the use of balloons in commercial advertising and will add new language to Article XIX, 297-320 Signs. The removal of the prohibition would permit the use of balloons in commercial advertising with conditions, in all zoning districts. The Planning Commission recommended approval with conditions to the County Commissioners. The County Commissioners approved the amendment in July of 2014.

ZTA #14-134 Notification Procedures for Board of Appeals and Local Map Amendments

The purpose of this amendment is to expand notification for letters sent to adjacent properties with applications for rezoning and increase the number of signs on properties to better notify the public. The Planning Commission recommended approval to the County Commissioners. The County Commissioners approved the amendment in November of 2014.

G. Comprehensive Plan Updates

During CY2014, the County continued working on the draft Comprehensive Plan update. In April 2014, the Commissioners adopted a Tier Map, and the draft Comprehensive Plan land use concept plan and text were revised to be consistent with the Tier Map. These changes, along with an updated Water Resources Element and other changes were presented to the County Commissioners during the spring and summer of 2014. At the direction of the Commissioners, a revised draft Plan was presented to the Planning Commission in October 2014. Staff met with the Planning Commission at subsequent meetings in the fall, who requested additional changes be made to the Plan. Staff sent the revised plan to the Maryland State Clearinghouse for State agency review in 2015. Comments were received and are under evaluation, after which a public hearing will be scheduled with the Planning Commission later in 2015.

H. Infrastructure Changes

The Charles County Capital Improvements Division of Planning and Growth Management completed numerous infrastructure enhancements in 2014. These projects included roadway improvements, water and sewer improvements, and stormwater and drainage improvements. These projects included:

Water/Sewer

- Interconnection of the Strawberry Hills and Bryans Road Water Systems
- Initiation of the installation of Bryans Road Well No. 7 (Patuxent Aquifer)
- Completion of the Waldorf Area Patuxent Aquifer Study
- Initiation of Construction of St. Charles Sewer Pump Station 3B and Forcemain (On-going)
- Acton Lane Sewer Upgrades

Stormwater/Drainage Improvements

- Bryans Road Park/Underground Stormwater Treatment Retro-fit
- Dogwood Drive Stormwater Improvements
- Meadowlands Stormwater Improvements (Petition Project)
- Strawberry Hills Stormwater Improvements
- Pinefield Stormwater Improvements

- Carrington Stormwater Improvements
- Holly Lane Stormwater Improvements
- Valley Drive Stormwater Improvements
- Old Sycamore Road Culvert Replacement

Roads/Transit

- Van-Go/US 301 Park & Ride Transfer Station
- Rosewick Road/Radio Station Road Traffic Signal

I. New Schools or Additions to Schools

The new St. Charles High School opened to accommodate grades 9 through 11 in August 2014 with an ultimate State Rated Capacity of 1,600 students. The 12th grade will be introduced to the school in the fall of 2015. The County Government and Board of Education staff also began the procurement of a site to construct a new elementary school in the Waldorf Area, with an expectation of opening a new school in the fall of 2018.

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 on the following page.

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 2013 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.

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 2014, the Planning & Growth Management Department initiated a Request for Proposals (RFP) process to transition from paper to electronic permitting and plan review. A short list of consultants was selected. It is anticipated that this will be a multi-year process to completely automate the plan intake and permitting process.

Ordinances and/or Regulations

Bill 2014-11 (SRA 14-22), enacted by the County Commissioners, modified the review procedures for final plats and allows the delegation of authority from the Planning Commission to the Planning Director. Bill 2014-12 (SRA 14-23), also enacted by the County Commissioners, modified the review procedures for major subdivisions in Tier III areas.

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

Senate Bill 276 and House Bill 295 titled Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions, requires local planning commissions and boards to include specified smart growth measures and indicators, and information on a local land use goal as part of the Annual Report. This information is included below for 2014.

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 six (6) Preliminary Subdivision Plans that approved up to 200 residential lots on 221 acres of land. There were zero (0) residential preliminary lots located in the St. Charles PUD in 2014. The Preliminary Subdivision Plans can be broken down as follows:

Inside the Priority Funding Area: **189 Units** (SFD, Townhouses and Apartments) and **198 acres**⁸
Outside the Priority Funding Area: **11 Units** (Single-Family Detached) and **23 acres**

Final Plats

There were ninety-eight (98) Final Plats, of which forty (40) Final Plats recorded 446 new residential lots on 2,371 total acres of land in 2014. There were 114 lots, representing 26% 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: **312 Units** and **1,442 acres**
Outside the Priority Funding Area: **134 Units** and **929 acres**

Non-Residential Growth

The total square footage of commercial/retail growth in 2014 was 137,704 square feet encompassing 56 acres of land. This can be broken down into the following categories:

Inside the Priority Funding Area: **136,504 square feet and 29 acres**
Outside the Priority Funding Area: **1,200 square feet and 27 acres**

⁸ Two Preliminary Plans revisions added a total of six (6) lots on previously approved subdivision acreage. Further, three (3) lots on the Waldorf Station Preliminary Plan were approved for residential use: two were approved for apartments and one was approved for townhouses. However, the number of units is undetermined at this time and will range between 500 and 798 units. Only three (3) residential lots are being counted at this time.

B. Net Density of Growth being located inside and outside the Priority Funding Area in 2014

In an effort to simplify the calculation of net density and have it apply to all counties and municipalities, the Maryland Department of Planning has suggested that it be calculated based on the average lot size, which assumes one dwelling unit per lot. 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 2014, there were six (6) Preliminary Plans with residential lots that were approved by the Planning Commission. Three (3) were approved inside the PFA, and three (3) were approved outside the PFA. Of the plans approved, two were revisions to existing plans that added six (6) new lots onto existing acreage. Therefore, these lots were not counted to determine the net density.

Net Density of Proposed Projects Countywide

Total Area of Residential Lots: **71** acres / Total Number of Lots: **194** = **0.37** acres average lot size

Net Density of Proposed Projects inside the Priority Funding Area

Total Area of Residential Lots: **64** acres / Total Number of Lots: **187** = **1.34** acres average lot size

Net Density of Proposed Projects outside the Priority Funding Area

Total Area of Residential Lots: **7** acres / Total Number of Lots: **7** = **1.00** acres average lot size

For Final Plats:

In 2014, there were forty (40) residential plats approved by the Planning Commission. Fourteen (14) were approved inside the PFA, and twenty-six (26) were approved outside the PFA.

Net Density of Proposed Projects Countywide

Total Area of Residential Lots: **321** acres / Total Number of Lots: **446** = **0.72** acres average lot size

Net Density of Proposed Projects inside the PFA

Total Area of Residential Lots: **47** acres / Total Number of Lots: **368** = **0.13** acres average lot size

Net Density of Proposed Projects outside the PFA

Total Area of Residential Lots: **274** acres / Total Number of Lots: **78** = **3.51** acres average lot size

For Site Plans:

Net Density of Proposed Projects Countywide

Total Commercial Building Area: **137,704** sq. ft. / Total Area of Commercial Lots: **2,439,360** sq. ft. (**56** acres) = **0.056** floor area ratio (FAR)

Net Density of Proposed Projects inside the PFA

Total Commercial Building Area: **136,504** sq. ft. / Total Area of Commercial Lots: **1,437,480** sq. ft. (**29** acres) = **0.095** floor area ratio (FAR)

Net Density of Proposed Projects outside the PFA

Total Commercial Building Area: **1,200** sq. ft. / Total Area of Commercial Lots: **1,176,120** sq. ft. (**27** acres) / = **0.001** floor area ratio (FAR)

C. Creation of New Lots and the Issuance of Residential and Commercial Building Permits Inside and Outside of the PFA in 2014

Preliminary Plans

Figure 8: Inside the Priority Funding Area

| Subdivision Name | Total Acreage | Total Number of Lots |
|-----------------------------|----------------------|-----------------------------|
| Waldorf Station | 143.8 | 10 |
| Potomac Chase | 54.96 | 177 |
| Bryans Village, Revision #4 | 0 | 2 |
| Total | 198.76 | 189 |

Figure 11: Outside the Priority Funding Area

| Subdivision Name | Total Acreage | Total Number of Lots |
|-----------------------------|----------------------|-----------------------------|
| Settle Woods | 4.45 | 2 |
| Knotting Hill, Revision # 5 | 18.21 | 5 |
| Chandlers Town, Revision #4 | 0 | 4 |
| Total | 22.66 | 11 |

Final Plats

Number of recorded lots inside the PFA = 377 (includes nine commercial lots)

Number of recorded lots outside the PFA = 78

Building Permits

- Residential = 788 permits (788 units)
 - Inside the PFA = 570
 - Outside the PFA = 218
- Commercial = 18 permits (18 units)
 - Inside the PFA = 13
 - Outside the PFA = 5

Use and Occupancy Permits

- Residential = 644 permits (828 units)
 - Inside the PFA = 403 (587 Units)
 - Outside the PFA = 241 (241 Units)
- Commercial = 19 permits (19 units)
 - Inside the PFA = 16
 - Outside the PFA = 3

D. Development Capacity Analysis

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

E. Number of Acres Preserved in 2014

- Number of acres preserved using local agricultural land preservation funding: 1,089 acres in 2014.
- Number of acres preserved using other local funds or use of easements:
 36 acres through the Transfer of Development Rights (TDR) program
 175 acres through the Forest Conservation program
 177 acres through Rural Legacy program

Figure 9 below provides an in-depth breakdown of protected lands in Charles County.

Figure 9: Protected Lands in Charles County through December 2014 (in acres)

| | Type of Protection | Protected through 2013 | 2014 Data | Protected Through 2014 |
|--|---|------------------------|--------------|------------------------|
| Regulatory | Resource Protection Zone (RPZ) | 29,385 | | 28,744 ⁹ |
| | Forest Conservation Easements | 8,657 | 175 | 8,832 |
| | Stream Buffers in the Critical Area/Critical Area Buffer outside of the RPZ (IDZ and LDZ) | 612 | | 612 |
| Federal | Federal Properties | 1,600 | | 1,600 |
| State | State owned Resource Land | 20,190 | 491 | 20,681 |
| | State and Federal Owned Easements | 3,396 | 82 | 3,478 |
| | Maryland Agricultural Land Preservation Easements (MALPF) | 6,397 | 1,089 | 7,486 |
| | Maryland Historical Trust (MHT) | 247 | | 247 |
| | Maryland Environmental Trust (MET) | 5,988 | | 5,988 |
| State/Local | Rural Legacy Easement Properties | 3,600 | 177 | 3,777 |
| | Transferrable Development Rights | 5,156 | 36 | 5,124 ¹⁰ |
| | County and Town Parks | 2,887 | 307 | 3,194 |
| Other | The Nature Conservancy (TNC) | 2,747 | | 2,747 |
| | Conservancy for Charles County (CCC) | 113 | | 113 |
| | Joint MET & CCC Properties | 1,082 | 66 | 1,148 |
| Total Acres Protected | | 92,057 | 2,423 | 93,771 |
| Total Acres of Projected Open Space from Preliminary Plans for 2014 | | | 16 | |

⁹ Decrease in RPZ accounts for 641 acres moved to other permanently protected categories.

¹⁰ 68 acres of TDR property was converted to MALPF easement.

F. Local Land Use Goal & Comprehensive Plan Goals

Local Land Use Goal

Local Land Use Goal:

The stated land use goal for 2014 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 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

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 table (Figure 10) below demonstrates the population growth rate per year between 2005 and 2014. In 2014, the average growth rate was 1.21%. The average growth rate between 2005 and 2014 is 1.35%.

Figure 10: Population Growth Rate Per Year¹¹

| Year (FY) | Population | Growth Rate per Year | Average Annual Growth Rate between 2005 and 2014 |
|------------------|-------------------|-----------------------------|---|
| 2005 | 137,180 | 1.01% | 1.35% |
| 2006 | 139,383 | 1.61% | |
| 2007 | 140,672 | 0.92% | |
| 2008 | 141,444 | 0.55% | |
| 2009 | 142,226 | 0.55% | |
| 2010 | 147,118 | 3.44% | |
| 2011 | 149,242 | 1.44% | |
| 2012 | 150,791 | 1.04% | |
| 2013 | 152,900 | 1.40% | |
| 2014 | 154,747 | 1.21% | |

¹¹ The population growth rates per year are based on updated U.S. Census Bureau estimated population figures as of July 1st, 2014.

Charles County Open Space Goal Acreage Analysis

Charles County has an open space preservation goal of 50%. The following table (Figure 11) provides a summary of the County's preservation efforts through 2014 to meet this open space goal.

Figure 11: 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 2014 | 93,771 | 64% of goal, 32% of County total Land area |
| <u>Additional needed to meet goal</u> | <u>53,431</u> | |

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 2005 is 590 with peak years in 2005, 2006 and 2013.

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 2014, building permit data indicates a total of 788 units permitted throughout the County including 482 single-family detached dwellings (61%), 242 townhomes (39%) and zero (0) apartments/multifamily units (0%). Therefore, using building permit data as an indicator, in 2014 the County generally met its goal for single-family detached dwellings, however exceeded its goal for townhomes. The County did not meet its 10-percent goal for apartments/multifamily units. Please see Figure 12 below for a breakdown of housing types per year since 2005.

Figure 12: Actual Residential Units Per Year¹²

| YEAR | SFD's | Townhomes | Multifamily* | Total |
|------------------|-------|-----------|--------------|-------|
| 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 | 135 | 124 | 693 |
| 2012 | 475 | 169 | 0 | 644 |
| 2013 | 495 | 242 | 509 | 1,246 |
| 2014 | 482 | 306 | 0 | 788 |
| Total | 5,473 | 1,425 | 2,029 | 8,927 |
| Average # | 547 | 142 | 203 | 893 |
| Average % | 61% | 16% | 23% | |

Source: Charles County Permits Administration, PGM

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

¹² Complete Town data included for 2005 and all subsequent years. 2004 includes Town data for La Plata only.

Recorded Lots – Built vs. Vacant

In terms of residential lots in the County, according to the Maryland Property View Database as of June 2014, there are approximately 43,400 platted (subdivided) lots. Approximately 4,000 platted lots are currently vacant in the County. This equates to a six year surplus of vacant platted lots based on the approval of approximately 600 building permits per year. The Maryland Department of Planning typically 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 (12,692 single-family homes, 6,784 townhouses, and 5,264 apartments). There were plat approvals for 122 units in St. Charles in 2014. Therefore, as of December 31, 2014, St. Charles has received plat approvals for a total of 14,575 units (7,475 single-family homes, 4,355 townhouses, and 2,745 apartments). There are 10,155 remaining units to be platted (5,207 single-family homes, 2,429 townhouses, and 2,519 apartments).

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

The Charles County Commissioners allocate the available capacity of each school to pending new development lots based on the measurement of State Rated Capacity, which does not include seats available in re-locatable classrooms. In order to obtain allocations, capacity must be available in each of the three schools (elementary, middle, and high school) that students generated by the particular subdivision would attend. The subdivision is limited by the most limited school capacity among the three schools serving the proposed community. While the overall student population in the County has declined slightly since 2011, the Elementary school level has experienced a steady increase in population, warranting an expansion of capacity. In order to fund the County share of school construction, a School Construction Excise Tax is collected from the homeowner of each new home via their property tax bill. As an example, the Fiscal Year 2015 Excise Tax assessed for a single family dwelling is \$13,366, which is amortized over a 10-year period.

In February 2013, the Charles County Commissioners appointed a Committee to review the County's School Allocation Policies, as well as the means to fund capital costs, initial opening costs and annual operating costs. The Committee consisted of members of the Board of County Commissioners, Board of Education, parents with children attending the public schools, teachers, development professionals, and real estate professionals. The Committee concluded with a final report of recommendations regarding policy and future funding options which were presented to the County Commissioners in May of 2014. Following the general election in November 2014, the new Board of County Commissioners directed staff to review the Committee recommendations as well as the current school allocation process and provide the Board with a series of implementation options. This directive included the development of any legislation that would need to be submitted to the State Legislature in the fall of 2015.

B. Name and Location of Restriction within PFA

The Zekiah Sewer Pump Station reached its maximum functional capacity in 2012, which prompted the County to take certain actions in 2013. Development activity within the north-eastern quadrant of Waldorf has fulfilled the capacity of the sewer infrastructure serving the area between MD 5 (Mattawoman–Beantown Road) to the east, US 301 (Crain Highway) to the west, Acton Lane to the north, and MD 5 Business (Leonardtown Road) to the south. The Zekiah Pump Station was determined to be the most limiting factor with the Redevelopment Corridor of the Waldorf Urban Design Study (WUDS) area. The County completed the Infrastructure Analysis and Phase I Development Plan in late 2012, which determined the necessary infrastructure-related incentives to create a catalyst for the redevelopment of this area of Waldorf. Among several water and wastewater improvements found to be essential to kick-start this initiative, the complete replacement of the pump station and associated sewer lines was illustrated as the highest priority. It was also noted that this sewer infrastructure capacity restriction would prohibit even small scale projects from moving forward, with the exception of projects that were previously approved and accounted for in the final flow calculations of the pump station capacity. To address this restriction, the County Commissioners approved the capital projects to replace the pump station and the associated sewer infrastructure. Once completed and operational, development activity may resume in this area of Waldorf.

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 2014. 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

Charles County's population increased from 152,900 to 154,747 between July 2013 and July 2014, according to the latest Census population estimates. These population figures correspond to an annualized growth rate of 1.21% 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 2005 and 2014 is 1.35%.

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 2014, the County exceeded its target development goal with 96% of the total Preliminary lots being located inside the Development District. An analysis of preliminary plan lots inside the Development District from 2005 through 2014 demonstrates that the County is generally consistent with our Comprehensive Plan goals, averaging 70% over the ten year period.

In 2014, the County exceeded its target goal of 75% of the total final plat lots being located inside the Development District with 91%. An analysis of final plat lots inside the Development District from 2005 through 2014 demonstrates that the County is consistent with our Comprehensive Plan goals, averaging 75% over the ten year period.

Another goal articulated in the Comprehensive Plan is for housing. The Plan identifies a goal of approximately 70% single-family detached units, 20% townhouse units, and 10% apartment units. In terms of single-family housing, Charles County generally met the target goal of 70% with 61% in 2014. For townhouses, the County exceeded the target goal of 20% with 39% in 2014. In terms of apartments and multifamily, the County did not meet its target goal of 10% as there were zero (0) apartment or multifamily approvals in 2014. An analysis of building permits from 2005 through 2014 demonstrates that the County is generally consistent with its Comprehensive Plan housing goals, averaging 61% for single family houses, 16% for townhomes, and 23% for apartments.

For purposes of analyzing growth trends and compliance with comprehensive plan policies, this report looks at a ten year time frame but also considers short range variations. Figure 13 on the following page demonstrates how Charles County is generally consistent with the 2006 Comprehensive Plan targets and goals.

Figure 13: Development Consistency with Comprehensive Plan Goals

| | Comprehensive Plan Goals | 2014 | Average 2005-2014 |
|--|---------------------------------|-------------|--------------------------|
| % Lots Inside Development District: Preliminary Plans | 75% | 96% | 70% |
| % Lots Inside Development District: Final Plats | 75% | 91% | 75% |
| Housing: Single Family | 70% | 61% | 61% |
| Housing: Townhomes | 20% | 39% | 16% |
| Housing: Apartments | 10% | 0% | 23% |

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. The current policy of Charles County is aligned with the principles of the legislation by encouraging, as a matter of policy, the majority of its development into the Development District and the Priority Funding Areas (PFAs). Additionally, the County is committed to preserving 50% of its overall acreage. Charles County has been supporting smart growth as a policy and concept as reflected in the Planned Unit Development (PUD) of St. Charles Communities for well over three decades.

Currently, the trend lines indicate development is within the level of tolerance, however the Planning Commission must monitor and ensure that these trends continue. If data indicates a dramatic shift of development patterns, then the following questions must be considered in what action, if any, to initiate:

1. **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?
2. **Market:** Market desires for housing type and economic conditions greatly impact when and what type of development occurs.
3. **Time frame:** What is the time frame to be set to determine if percentages are being met?
4. **Balance:** To what extent can the percentages exceed limits before development is halted or delayed in order to then balance the desired percentages?
5. **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?
6. **Re-evaluate Comprehensive Plan Goals:** Given the economic trends in the County, it may be time to re-evaluate the Comprehensive Plan goals for housing.

Recommendations

The Planning Commission recommends the following:

1. **If monitoring through the Annual Reporting process reveals that the County is not meeting its Comprehensive planning goals, then implement strategies to control the pace of growth and to promote the concentration of development within the Development District and Priority Funding Areas.**

2. **Implement 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 adopted through the Waldorf Urban Design Study legislation.
3. **Develop and implement the new 2016 Comprehensive Plan and the findings from the Water Resources Element.** The major update to the Comprehensive Plan is nearing completion. As part of this process, new elements to be incorporated into the Comprehensive Plan include the Water Resources Element, which was adopted in 2011. Further, the Planning Commission Annual Reporting process requires additional information about smart growth measures and indicators since the Smart, Green and Growing legislation (Senate Bill 276) was passed in 2008.
4. **Continue annual updates of the Protected Lands Map.** The Planning Division will continue to update the Protected Lands Map, consistent with the methodology adopted by the County Commissioners in November of 2011, on an annual basis.
5. **The Planning Commission recommended and submitted a tier map to the County Commissioners in November 2012. The County Commissioners revised the map and adopted it in 2014. The new map will be included in the 2016 Comprehensive Plan.**

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

Joey Adams-Raczkowski, 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

Erica Hahn, Planner

Rachel O'Shea, Planner

Resource and Infrastructure Management Division

Jason Groth, Chief

Sarah Sandy, Administrative Associate

Transportation

Tony Puleo, Resource Planner

Water & Sewer

John Mudd, Resource Manager

Daniel Shannon, Senior Infrastructure Engineer

Ben Yeckley, Resource Planner

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

Development Activity Map with Priority Funding Areas

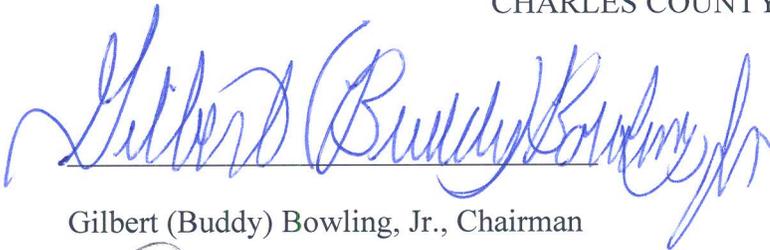
IMPORTANT PLEASE NOTE: All publications located within the Planning and Growth Management section of the web site are believed to be accurate as of their posting date. However, they may not be accurate on the day you view them. To verify whether these documents are the most current official document, please contact the division associated with the document in question.

PLANNING COMMISSION OF CHARLES COUNTY, MARYLAND

BE IT RESOLVED, this 8th day of June, 2015, by the Planning Commission of Charles County that the document consisting of text, maps, and charts, entitled "2014 Annual Report of the Charles County Planning Commission" and dated May 2015, is hereby adopted in accordance with the Land Use Article of the Annotated Code of Maryland.

CHARLES COUNTY PLANNING COMMISSION

CHARLES COUNTY, MARYLAND



Gilbert (Buddy) Bowling, Jr., Chairman



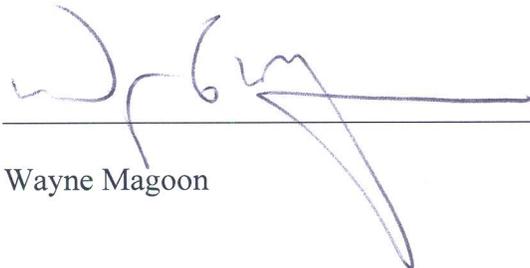
Joan Jones, Vice Chairman



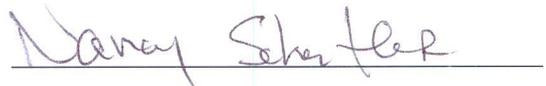
Robin Barnes

N/A (absent)

Rosemin Daya



Wayne Magoon

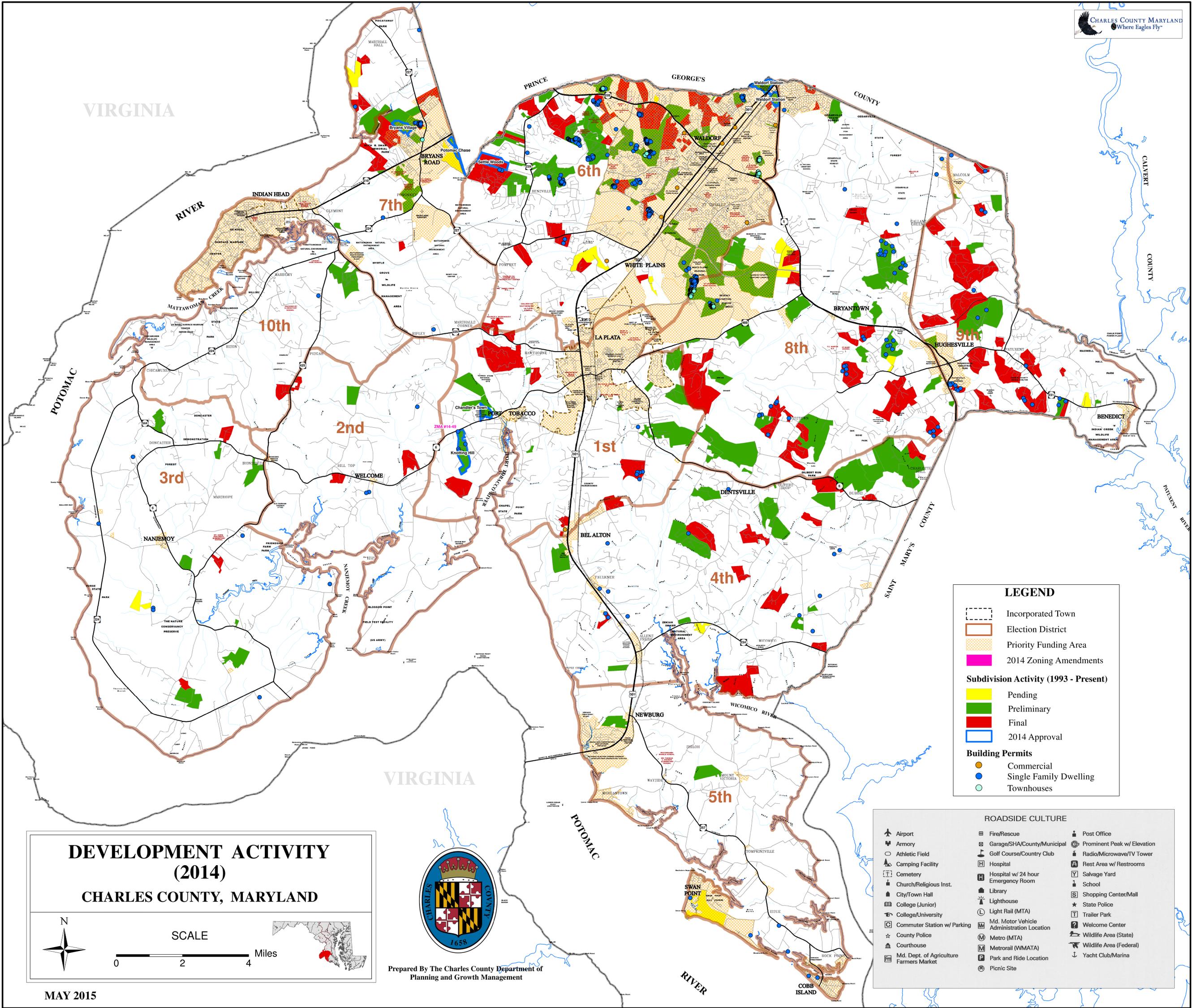


Nancy Schertler

ATTEST:



Theresa Pickeral, Clerk



LEGEND

- Incorporated Town
- Election District
- Priority Funding Area
- 2014 Zoning Amendments

Subdivision Activity (1993 - Present)

- Pending
- Preliminary
- Final
- 2014 Approval

Building Permits

- Commercial
- Single Family Dwelling
- Townhouses

ROADSIDE CULTURE

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

DEVELOPMENT ACTIVITY (2014)
CHARLES COUNTY, MARYLAND

SCALE
0 2 4 Miles



Prepared By The Charles County Department of Planning and Growth Management