

2020 Planning Commission Annual Report



Prepared by the Planning Division, Planning and Growth Management Department

CHARLES COUNTY GOVERNMENT 200 Baltimore St., La Plata, MD 20646

May 2021

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Purpose of Report

State law requires the Planning Commission to prepare and file an annual report with the County Commissioners¹. The report is available for public inspection and a copy of the report is provided to the Secretary of Planning for the State of Maryland. 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 2020 has been designed to comply with Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions enumerated in the Land Use Article of the Annotated Code of Maryland². The Annual Report is not intended to provide a comprehensive account of the activities of the Planning Division or the Planning Commission. Further, it should be noted that this Annual Report does not include data from the Towns of La Plata and Indian Head as these jurisdictions are also required to submit individual Annual Reports to the Maryland Department of Planning.

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 21, 2021.

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 and Growth Management: (301) 645-0692 or (301) 645-0627
County Attorney's Office: (301) 645-0555
Transit: (301) 645-0642

Charles County Government Web Site: <www.CharlesCountyMD.gov>

¹ Annotated Code of Maryland, Land Use Article, §1-207, §1-208

² Annotated Code of Maryland, Natural Resources Article §8-1808

Introduction

This Annual Report provides an opportunity for the Charles County Planning Commission to review development approvals for calendar year 2020. Actual development can then be compared to the overall vision for future development as articulated in the 2016 Adopted Charles County Comprehensive Plan (“the Plan”). The general “theme” of the Plan is that the County should continue to grow with a Smart Growth philosophy: balancing growth with strong environmental protection measures by conserving resources within the framework and guidance of the Plan. This Comprehensive Plan makes significant changes from the previous plans by reducing the Development District from 52,200 acres to 22,189 acres (a reduction of 30,011 acres), concentrating growth, protecting our natural resources, promoting historic village revitalization efforts, and supporting light rail transit for long term development. Previous Planning Commission Annual Reports have measured development inside and outside of the Development District. However, as of 2016, Annual Reports focus on the Priority Funding Area (PFA) since the modified Development District now matches the PFA in the northern part of Charles County. Additionally, the County is committed to protecting 50 percent of its overall acreage in open space.

Planning Commission Functions and Membership

The Planning Commission consists of seven members who are appointed by the County Commissioners. Members serve four-year terms, which are staggered. A chairperson is 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 consistent with the provisions of the Zoning Ordinance.

During CY2020, the Charles County Planning Commission conducted twenty (20) regularly scheduled meetings.

Planning Commission Members (Current)

Wayne Magoon, Chairman
Robin Barnes, Vice Chairman
Dawud Abdur-Rahman, Secretary
Maya Coleman
Bill Murray
Angela Sherard
Kevin Wedding

Growth Related Changes in 2020

This section provides an in-depth look at development that has occurred during calendar year 2020, the year in which the world experienced a global pandemic due to the coronavirus disease (COVID-19). A map is attached in the Appendix that demonstrates the growth-related changes including preliminary subdivision plans, final plats, site development plans, building permits, and zoning map changes.

Preliminary Subdivision 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 within 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 when 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.

Figure 1, below, provides a list of the preliminary subdivision plans that were approved in 2020, including revisions. Figure 2, also below, provides a breakdown of preliminary plan housing types.

Figure 1: 2020 Approved Preliminary Subdivision Plans

Subdivision Name	Total Number of New Lots	Acreage	Lots Inside PFA	Lots Inside PUD
Highlands Neighborhood	719	260	719	719
Total	719	260	719 lots (100%)	719 lots (100%)

Figure 2: 2020 Preliminary Subdivision Plan Residential Housing Types

Preliminary Plan Housing Types	Total
Single Family Detached	175
Townhouse	544
Apartment	0
Duplex	0
Total	719

Figure 3 below calculates the net density of residential preliminary subdivision plans. For residential uses, net density is calculated by dividing the total area of residential lots by the number of residential lots.

Figure 3: Net Density of 2020 Residential Preliminary Subdivision Plans

	Total Area of Residential Units/Lots	Total Number of Residential Lots	Average Lot Size
Countywide	53 Acres	719	0.07
Inside PFA	53 Acres	719	0.07
Outside PFA	0	0	0

Final Plat Approvals

A final subdivision plat establishes the official division of land that is approved by the Planning and Growth Management Department and recorded in the Land Records of Charles County. Final subdivision plats are approved and signed by the Planning Director. Final subdivision plats are prepared for both major and minor subdivisions. As defined in §278-17 of the Charles County Subdivision Regulations, a minor subdivision is a subdivision of land, which does not involve any of the following:

- 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 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.

Figure 4 below shows the distribution of final plat types that were recorded in 2020. Minor plats such as lot line adjustments, boundary surveys, forest conservation easement plats, etc. do not record any lots.

Figure 4: 2020 Final Plat Types

Final Plat Type	No. of Plats
Minor Plats (No New Lots)	21
Residential - Minor Plats	23
Residential - Major Plats	8
Commercial	2
Industrial	0
Total	54

Figure 5 below provides a list of final plat lots approved in 2020. Further, Figure 6 below provides the net density of the residential final plats.

Figure 5: 2020 Approved Final Plat Lots

Final Plat Type	No. of New Lots	Plat Area	Inside PFA	Outside PFA	Inside PUD
Residential Minor Plats	58	1,060 acres	0	58 lots, 1,060 acres	0
Residential Major Plats	306	428 acres	243 lots, 128 acres	63 lots, 300 acres	208 lots, 105 acres
Commercial	2	7 acres	1 lot, 5 acres	1 lot, 2 acres	0
Industrial	0	0	0	0	0
Total	366	1,495 acres	244 lots, 133 acres	122 lots, 1,362 acres	208 lots, 105 acres

Figure 6: Net Density of 2020 Residential Final Plats

	Total Area of Residential Lots	Total Number of Residential Lots	Average Lot Size
Countywide	976 acres	364	2.68 acres
Inside PFA	26 acres	243	0.11 acres
Outside PFA	950 acres	121	7.85 acres

Site Plan Approvals

Site plans are required for all commercial, multi-family residential, and telecommunication structures. There are two (2) types of site plans: major and minor. An application proposing detached single- and two-family dwellings, accessory buildings, additions less than 1,200 square feet for residential uses and change in use would be classified as a minor site plan. Any site plans other than those identified as minor site plan applications would be classified as major. Site plans are reviewed in house and are signed by the Planning Director. Site plans for projects located within the St. Charles Planned Unit Development (PUD) zone are required to obtain final approval by the Planning Commission. Additionally, any site plans that require an Adequate Public Facilities (APF) study to be performed are required to obtain final approval by the Planning Commission.

On the following page, Figure 7 provides a breakdown of site plans approved in 2020 and Figure 8 provides the net density of commercial site plans countywide, as well as inside the Priority Funding Area.

Figure 7: 2020 Site Plans

Type of Use	Building Square Footage	Acreage	Inside PFA	Outside PFA	Inside PUD
Residential	127,540	33	127,540 sq. ft./ 33 acres	0 sq. ft / 0 acres	0 sq. ft./ 0 acres
Commercial/ Retail	373,149	71	373,149 sq. ft./ 53 acres	0 sq. ft./ 18 acres	201,020 sq. ft./ 21 acres
Institutional/ Church/School/ Public Use	55,360	75	53,295 sq. ft./ 75 acres	2,065 sq. ft./ 0 acres	0 sq. ft. / 5 acres
Public Utilities (including cell towers)	748	252 ³	1,350 sq. ft./ 60 acres	567 sq. ft./ 192 acres	200 sq. ft./ 2 acres
Total	557,966	431	555,334 sq. ft./ 221 acres	2,632 sq. ft./ 210 acres	201,220 sq. ft./ 28 acres

Figure 8: Net Density of 2020 Commercial Site Plans

	Total Area of Commercial Building Area	Total Area of Commercial Lots	Floor Area Ratio (FAR)
Countywide	373,149 sq. ft.	3,092,760 sq. ft. (71 acres)	0.12 FAR
Inside PFA	373,149 sq. ft.	2,308,680 sq. ft. (53 acres)	0.16 FAR
Outside PFA	0 sq. ft.	784,080 sq. ft. (18 acres)	0.00 FAR

³ It should be noted that cell tower projects in the rural areas are typically constructed on larger properties.

Building Permits

In 2020 there were 623 residential building permits (623 new units) and nine (9) commercial building permits (9 new units) issued in Charles County. Building permits are issued for a variety of building related activities in Charles County including accessory structures, alterations, additions, pools, signs, etc. However, only new residential or new commercial structures are counted for the purposes of the Annual Report. Figure 9 below provides a breakdown of new residential building permits. Similarly, Figure 10 provides the breakdown of new commercial building permits.

Figure 9: 2020 Residential Building Permits

Building Permit Type	Total Number of New Units	Inside PFA	Outside PFA	Inside PUD
Single Family	486	139	347	92
Town House	137	137	0	28
Apartment	0	0	0	0
Duplex, Triplex, Quadriplex	0	0	0	0
Total	623	276	347	120

Figure 10: 2020 Commercial Building Permits

Building Permit Type	Total Number of New Units	Inside PFA	Outside PFA	Inside PUD
New Commercial	9	9	0	3

Other Commercial Building Permit Types:

Commercial Alterations and Additions: 76

Miscellaneous Commercial: 61

Change of Occupancy⁴: 101

⁴A Change of Occupancy permit (formerly known as a Green Card permit) is issued to establish a Use and Occupancy for a commercial space when no construction to the space is proposed. Utilized at the change of ownership or change of tenant, this permit allows for a safety inspection of the proposed space prior to use.

Use and Occupancy Permits

In 2020, there were 571 residential Use and Occupancy (U&O) permits (585 new units) and nine (9) commercial U&Os issued (9 new units) in Charles County. Figure 11 below provides a breakdown of new residential U&O permits. Similarly, Figure 12 below provides the breakdown of new commercial U&O Permits.

Figure 11: 2020 Residential Use and Occupancy (U&O) Permit Units

U&O Permit Type	Total Number of New U&Os (in units)	Inside PFA	Outside PFA	Inside PUD
Single Family	386	171	215	101
Town House	183	183	0	128
Apartment	16	16	0	0
Duplex, Triplex, Quadriplex	0	0	0	0
Total	585	370	215	229

Figure 12: 2020 Commercial Use and Occupancy (U&O) Permit Units

U&O Permit Type	Total Number of New U&Os (in units)	Inside PFA	Outside PFA	Inside PUD
New Commercial	9	9	0	6

Other Commercial Use and Occupancy Permit Types:

Commercial Alterations & Additions: 77

Miscellaneous Commercial: 14

Change of Occupancy: 101

Zoning Map Amendments

There were no Zoning Map Amendments (ZMAs) enacted in 2020.

Zoning Text Amendments

The following Zoning Text Amendments (ZTAs) were enacted in 2020:

Amendment No.	Summary	Effective Date
ZTA #19-153 Business Park (BP) Zone	The purpose of this text amendment was to amend Article IV, Permissible Uses, §297-63. Figure IV-1, Table of Permissible Uses; Article VI, Base Zone Regulations, §297-91, Commercial Zones; Article VI, Base Zone Regulations, Figure VI-5, Schedule of Zone Regulations: Commercial Zones; Article X, Highway Corridor (Overlay Zone), Figure X-1, Road Corridor Buffer Yard and Building Setback Requirements (Buffer yard by type and setback in feet); and Article XIII, Minimum Standards for Special Exceptions and Uses Permitted with Conditions, §297-212, Uses Corresponding with Table of Permissible Uses.	07/31/2020
ZTA #19-155 Watershed Conservation District (WCD) Zone, Transitional and Grandfathering Provisions	The purpose of this text amendment was to modify Section 297-98E(2)(d) and Section 297-98E(3)(d) to reduce the percentage of lots and associated infrastructure built from 25% to 10%, which would allow a project to be exempt from the development constraints imposed by the WCD Zone.	07/31/2020

Planned Development Zone Amendments

There were no Planned Development Zone Amendments (PDZAs) enacted in 2020.

Comprehensive Plan Updates

There were no Comprehensive Plan updates in 2020.

Consistency Analysis

All changes in development patterns in 2020, including infrastructure improvements, were found to be consistent with the 2016 Comprehensive Plan, the Charles County Zoning Ordinance, as well as with all adopted plans of the state and adjoining jurisdictions.

Process Improvements

In September 2020 the Planning & Growth Management (PGM) Department implemented a new online permit guide for customers to use when preparing to apply for a permit. With the new online guide, the customer enters an address and answers a series of questions about the project. The software produces a customized guide that lists the requirements that apply to that project, creating a clear process to follow from day one. The guide also simplifies complex regulations for users and provides them with a listing of the documents that must be submitted throughout the permitting process. The Department's goal in using this product is to be more customer friendly and allow customers to get the information they need, specific to their project, 24 hours a day, 7 days a week.

Development Capacity Analysis

A development capacity analysis was conducted as part of the 2016 Comprehensive Plan, which was adopted in July of 2016. Development Capacity Analyses are required every three years. Charles County did have a significant change in zoning in 2017, with the adoption of the Watershed Conservation District (WCD) Zone. Therefore, Charles County Planning staff worked with staff from the Maryland Department of Planning (MDP) to update the Development Capacity Analysis for Charles County. This analysis was prepared by MDP in May of 2019. The results show that Charles County has enough capacity for the 2040 projected growth. The projections show a possible 21,137 household increase and the County has capacity for 23,490 additional households. The next Development Capacity Analysis will be due in 2022.

Comprehensive Plan 5-Year Mid-Cycle Report

As part of the 2020 Planning Commission Annual Report, Charles County has provided a five-year mid-cycle review summary for the 2016 Comprehensive Plan. This report has been included as two attachments, a summary document and the Comprehensive Plan Implementation Schedule.

Land Preservation

Land preservation programs continue to be very active in Charles County with growing landowner interest in preserving their farm and forest properties. The amount of land protected in calendar year 2020 reflects this trend, with a net increase of 956 acres. The Maryland Agricultural Land Preservation Foundation (MALPF) and the Rural Legacy Program contributed 1,215 preserved acres in 2020. These two programs rely heavily on a strong partnership with the County Government that includes staff time and local matching fund contributions. The County's Transfer of Development Rights (TDR) Program and Forest Conservation Act requirements contributed 95 acres of protected land in 2020.

Figure 13 below provides a detailed breakdown of protected lands in Charles County from all sources.

Figure 13: Protected Lands in Charles County through December 2020 (in acres)

	Type of Protection	Protected through 2019	2020 Data	Protected Through 2020
Regulatory	Resource Protection Zone (RPZ)	27,295	-315 ⁵	26,980
	Forest Conservation Easements	9,398	+41	9,439
	Stream Buffers in the Critical Area/Critical Area Buffer outside of the RPZ (IDZ and LDZ)	612		612
Federal	Federal Properties	1,674		1,674
State	State Owned Resource Land	21,884		21,884
	State and Federal Owned Easements	3,740	-83 ⁶	3,657
	Maryland Agricultural Land Preservation Foundation Easements (MALPF)	10,746	+1,066 ⁷	11,812
	Maryland Historical Trust (MHT)	247	+10 ⁸	257
	Maryland Environmental Trust (MET)	5,604		5,604
State/Local	Rural Legacy Easement Properties	4,650	+149	4,799
	Transfer of Development Rights Program	6,404	+54	6,458
	County and Town Parks	3,392	+34 ⁹	3,426
Other	The Nature Conservancy (TNC)	2,677		2,677
	Conservancy for Charles County (CCC)	342		342
	Joint MET & CCC Properties	1,472		1,472
Total Acres Protected		100,137	956	101,093
Total Acres of Projected Open Space from 2021 Prelim. Plans			77	

⁵ Acreage decrease due to overlap with some of the new 2020 protected lands.

⁶ Acreage decrease due to corrected GIS data error from 2019.

⁷ Acreage less than what was protected for 2020 (1,416 Ac) because GIS data error led to over reporting in 2019.

⁸ Acreage increase due to GIS data reconcile with Maryland Historical Trust data. No addition for 2020.

⁹ Acreage increase due to GIS data reconcile with County Department of Public Works and Towns. No addition for 2020.

Local Land Use Goal & Comprehensive Plan Goals

Local Land Use Goal:

With the adoption of the 2016 Comprehensive Plan, several significant changes were made, including downzoning measures to protect the County's natural resources, and increasing the size of Priority Preservation Areas (PPA). It is anticipated that the growth rate will be slower and will approach one percent or less rate of growth in the near future. A land use goal of the 2016 Comprehensive Plan, which was retained from the 2006 Comprehensive Plan, is to direct 75 percent of future residential growth to the sewer service areas and to the Towns of Indian Head and La Plata. Further, the 2016 Comprehensive Plan also retained the goal of protecting 50 percent of the county's land area as open space.

Charles County established a Priority Preservation Area through the Agricultural Stewardship Act of 2006 with a goal of preserving 80 percent of the remaining undeveloped lands within the PPA for agricultural and forestry uses. The PPA contains 134,168 acres and includes three major rural parts of the county: the Cobb Neck Area, the Nanjemoy Peninsula, and much of the Mattawoman Creek Watershed. The adoption of the Tier Map in 2014, designated the PPA as Tier IV, which enabled the County to stabilize the land base in this area by limiting subdivisions on septic systems within the PPA to minor subdivisions.

In 2020, the County embarked on a public process to expand the existing Zekiah Watershed Rural Legacy Area into the Cobb Neck region of Charles County, which was approved by the Board of Public Works in December of 2020. The expansion allows landowners in the Allen's Fresh and Cobb Neck area to be eligible for Rural Legacy grant funds that can be used to preserve their properties through conservation easements.

Also in 2020, the Planning Commission recommended a proposed Nanjemoy Rural Legacy Area to the County Commissioners for approval. The County Commissioners held a public hearing in December 2020 and approved the boundary as proposed by the Planning Commission, which included additional acreage in the Mattawoman Watershed. The County submitted an application to the State in February of 2021. A decision by the Board of Public Works is expected in the fall of 2021. The total area within the proposed Nanjemoy Rural Legacy Area is 65,059 acres.

Timeframe for achieving the goal:

The 2016 Comprehensive Plan is a ten-year planning guidance document. A Work Program is in place to prioritize implementation goals and set realistic timeframes to achieve changes to policies and regulations.

Resources necessary:

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

Charles County Open Space Goal Acreage Analysis

Charles County has an open space preservation goal of 50 percent. Figure 14 below provides a summary of the County's preservation efforts through 2020 to meet this open space goal.

Figure 14: Open Space Goal Acreage Analysis

<u>Category</u>	<u>Acres</u>	<u>Comments</u>
Total County land area	294,404	
50% overall open space protection goal	147,202	294,404/2
Protected through December 2020	101,093	68% of goal, 34% of County total Land area
<u>Additional needed to meet goal</u>	<u>46,109</u>	

Adequate Public Facilities Ordinance Restrictions

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 water supply, rural fire suppression resources, roadways, and schools. Through the APFO and related subdivision regulations, the County requires commercial and residential developments to provide necessary improvements to infrastructure (specifically roads and fire suppression water supplies) when the impact of the development is shown to degrade the level of service of the surrounding infrastructure. 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 currently allocate the available capacity of each school to pending new development lots based on the measurement of 110% of State Rated Capacity. 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. School allocations are restricted by the capacity of the most limited school among the three schools (elementary, middle, or high school) serving the proposed community. While the overall student population in the County had been declining slightly from 2011 through 2015, the total school attendance has been on the rise since then, including an increase of almost 250 students in 2018 and 360 in 2019. However, due to COVID-19 pushing schooling virtual in 2020, enrollment declined by 753 students. In the last few years, the Elementary school level has experienced a steady increase in population, warranting the expansion of capacity by the construction of Billingsley Elementary School in the Waldorf area. Growth has also been experienced in the Middle school level, which has called for an addition to be built onto Benjamin Stoddert Middle School.

The Charles County Adequate Public Facilities Manual allows the County Commissioners to utilize the capacity of a new school or redistricting up to eighteen (18) months prior to completion. During the 2017 allocation cycle, the added capacity of each elementary school was determined through the School Superintendent's Comprehensive Redistricting process, and the County Commissioners allocated according to the policy. Since the school was later delayed by one year, the Commissioners did not utilize this additional capacity for the 2018 allocation cycle but used it for the 2019 allocation cycle. The Charles County Board of Education is currently conducting in-person meetings for a Comprehensive Middle School Redistricting.

With regard to funding the local share of school construction projects, a School Construction Excise Tax is collected from the homeowner of each new home via their property tax bill. Since the enactment of the Charles County Excise Tax in 2003, the calculation was based on the Producer Price Index, which was not keeping pace with the actual cost of school construction. In 2015, the Maryland General Assembly passed a revision to the Charles County Excise Tax Legislation to tie the calculation of the Excise Tax to the "State's Per Square Foot Cost of School Construction," ensuring the tax assessment keeps pace with the costs incurred by the County. The Fiscal Year 2021 Excise Tax assessed for a single-family dwelling is \$17,837, which is amortized over a 10-year period in the property tax bill.

On December 15, 2020, the Charles County Commissioners adopted changes to the School Allocation Policy that is located within the Charles County Adequate Public Facilities Manual. These changes included but were not limited to: (1) the addition of the Priority Development Project (PDP) Allocation type, which encourages affordable housing, mixed-use development, and growth within the Waldorf Urban Redevelopment Corridor (WURC); and (2) the addition of the Sunset Provision, which allows Development Projects that have been sitting on the School Allocation Waiting List for 6 years to receive 50% of their remaining allocations, and the remaining 50% on the 7th year.

Infrastructure Changes

The Charles County Department of Public Works (DPW) completed numerous infrastructure enhancements in 2020. These projects included roadway improvements, water and sewer improvements, and stormwater and drainage improvements associated with the County's National Pollutant Discharge Elimination System (NPDES) Stormwater Permit. Specific projects are as follows:

Vertical Construction

- **Sheriff's Office Training Facility** – Project included construction of a less than 1,000 square foot structure in the parking lot of the Waldorf Sheriff's Office. The building will be utilized by the Sheriff's Office for virtual training and simulations as well as storage of materials.

Water/Sewer Projects

- **Bar Harbor Pump Station Rehab** – Rehabilitation of aged and deteriorated pump station.
- **Bath House Pump Station Rehab** – Rehabilitation of aged and deteriorated pump station.
- **Bachelors Hope Pump Station Rehab** – Rehabilitation of aged and deteriorated pump station.
- **Cuckold Creek Pump Station Rehab** – Rehabilitation of aged and deteriorated pump station.
- **MWWTP Influent Pump Station** – Subsequent to completion of the effluent pump station last year, completion of the influent pump station consisted of the replacement of four vertical extended shaft type pumps along with the addition of two new vertical extended shaft type pumps, replacement of valves, piping, sluice gates, and overhead crane system, new controls and instrumentation, and modifications of existing SCADA system. With the completion of the influent plant upgrades, the plant has enhanced reliability, improved hydraulics, and a 20 MGD capacity increase from 40 to 60 MGD. In addition, the plant will now be in compliance with latest National Fire Protection Association (NFPA) regulations.

Transportation/Drainage Projects

- **Western Parkway Phase 3A2** – This project involved the construction of a 4-lane divided roadway with curb and gutter along with a shared Hiker/Biker Trail. This will serve as a North/South alternative route for local traffic.
- **Baltimore Street/Soccer Field** – This project involved the removal of 460 LF of deteriorated corrugated metal and replaced with 24" HDPE pipe. The project also included the removal of 260 LF of terra cotta pipe and replaced with 8" SDR 35 pipe.

National Pollutant Discharge Elimination System (NPDES) Projects

- **NPDES Bensville Park** – This project involved the construction of 2 ea. dry swales, 4 ea. outfall stabilizations, and 1 ea. sand filter that will treat an estimated 13.68 acres of untreated impervious surface run off in the watershed.
- **NPDES Best Buy Pond Conversion** – This project involved the conversion and retrofit of an existing stormwater management facility in Waldorf adjacent to Best Buy. This project will effectively treat approximately 4.62 acres of impervious surfaces.
- **NPDES Cedar Tree Pond Conversion** – This project involved the conversion and retrofit of an existing stormwater management facility in the Pinefield Subdivision. This project will effectively treat approximately 3.41 acres of impervious surfaces.
- **NPDES Clifton Shoreline Stabilization Phase 1 & 2** – This project involved the stabilization of the eroding shoreline at the toe of the cliff by constructing 4,343 LF of vented stone sill, sand fill, and marsh vegetation planting. This project will effectively treat approximately 173 acres of impervious surfaces.
- **NPDES Potomac Heights Shoreline Stabilization** – This project involved the stabilization of the eroding shoreline at the toe of the cliff by constructing 1,755 LF of vented stone sill, sand fill, and

marsh vegetation planting. This project will effectively treat approximately 18 acres of impervious surfaces.

- **NPDES Thomas Higdon Stream Restoration** – This project involved the stabilization of an actively eroding stream channel, to decrease sediment loads delivered downstream and reconnect the stream with riparian wetlands wherever feasible to maximize water quality. This project will effectively treat approximately 29.6 acres of impervious surfaces.
- **NPDES St. Charles Stream Restoration** – This project involved the stabilization of an actively eroding stream channel, to decrease sediment loads delivered downstream and reconnect the stream with riparian wetlands wherever feasible to maximize water quality. This project will effectively treat approximately 20.2 acres of impervious surfaces.

New Schools or Additions to Schools

The County Government and Board of Education began working together on Billingsley Elementary School in 2014. The property was purchased in 2015 to build a new elementary school on Billingsley Road, west of US 301, to address the capacity needs in the area. Construction progressed through 2018 and was completed in January 2019. The new school opened its doors to students in the fall of 2019.

The Board of Education also completed a 200-seat addition on the Dr. Samuel A. Mudd Elementary School within the St. Charles community in eastern Waldorf in 2019. Both the additional capacity at Mudd Elementary as well as the new Billingsley Elementary School were incorporated into the Comprehensive School Redistricting process that was completed in 2017, and subsequently adopted by the School Superintendent. This elementary school redistricting process was done to balance the capacity surplus and shortages throughout the County in tandem with the allocation of additional capacity provided by the new school and school additions.

The Board of Education is in the process of finishing a 235-seat addition to Benjamin Stoddert Middle School. This renovation / addition project will raise the State Rated Capacity of Stoddert from 722 to 975 and is slated to be completed in August 2022.

Growth Trends

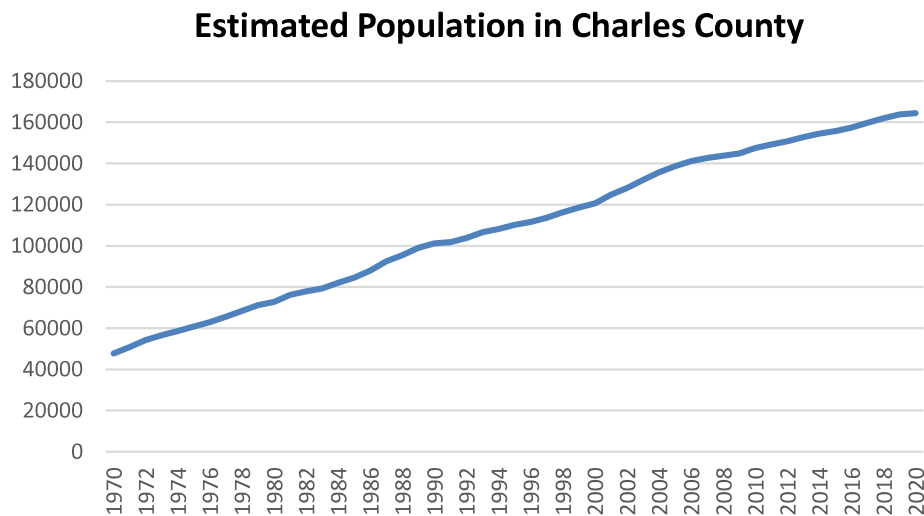
In order to understand growth trends in Charles County, it is important to consider that there are a number of factors that come into play. Charles County is part of the growing Washington DC Metropolitan region; and market conditions in this region affect how the County grows. These market desires for housing type and economic conditions greatly impact what type of development occurs and when.

While market conditions will always play a role, growth is also affected by current policies and regulations that are in place. In 2012, as part of the Sustainable Growth and Agricultural Preservation Act, a Tier Map was adopted countywide that restricts growth in the rural areas of the county to minor subdivisions. In 2016, the Comprehensive Plan was updated, which now calls for a target growth rate of approximately one percent, or less, per year. It is too early to fully measure the effect that the 2016 Comprehensive Plan will have on growth in Charles County.

When considering growth in Charles County, and especially in the Development District, St. Charles accounts for a significant portion of development approvals. The Zoning Ordinance known as Docket #90 authorized the Planned Unit Development (PUD) of St. Charles. Through village master plans, St. Charles is allowed to build more than 20,000 units including single-family homes, townhouses, and apartments. In 2020, final plat approvals in the St. Charles PUD accounted for 36 percent of the final plats approved inside the PFA, and 23 percent of the total final plat approvals.

According to Figure 15 below, the population of Charles County is steadily increasing. While it may appear on the surface that the County is growing rapidly, the average annual rate of growth has decreased over the last several decades. Between 1970 and 1980, the growth rate was 4.32 percent. The growth rate between 1980 and 1990 decreased to 3.35 percent. Between 1990 and 2000, the growth rate dropped again to 1.8 percent, but did not change much between 2000 and 2010 at 2 percent. The population growth rate between 2011 and 2020 was 1.09 percent, which is a reduction of more than 3 percent since the decade between 1970 and 1980. The current growth rate is on target with the 2016 Comprehensive Plan.

Figure 15: Estimated Population Growth in Charles County since 1970



Source: U.S. Census Bureau Population Estimates

While population is one way to look at growth, there are other factors to consider that will have a direct effect on growth such as the approval of preliminary subdivision plans, final subdivision plats, and building permits. It should be noted, however, that preliminary subdivision plans should only be considered as an indicator of potential growth as they may not be built for several years, and some preliminary plans are voided before moving to the final plat stage. The recordation of final plat lots and the issuance of building permits signifies actual growth. Trends for each of these will be considered in the following pages.

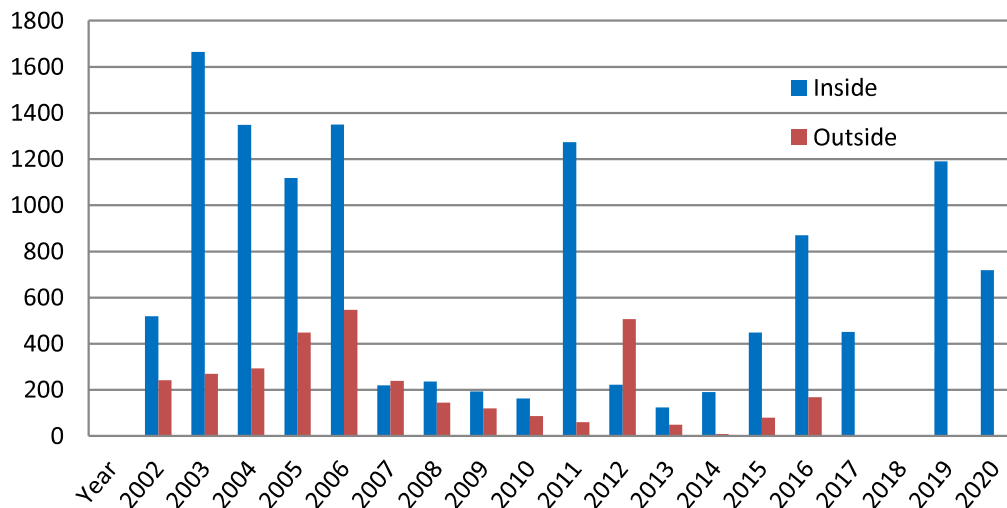
Preliminary Subdivision Plans

Preliminary subdivision plans are required for projects with more than seven (7) proposed lots. As noted previously, preliminary plans that are approved can take years to be built, or they may be voided for a number of reasons. Therefore, while it is important to consider preliminary plan trends for forecasting purposes, final plats and building permits provide a more accurate picture of development in Charles County.

By looking at trends for preliminary plans since 2001 in Figure 16 below, there were only two years in which there were more lots approved outside of the Development District or PFA than inside. In fact, there were no preliminary plan lots approved in 2018. 2020 saw a substantial increase in the number of lots approved inside the PFA. The beginning of the mortgage and financial crisis in the United States that impacted development overall began in 2007. While 2011 is considered an anomaly, preliminary plan approvals have generally been down since the beginning of the financial crisis, but the trend of more lots approved inside the Priority Funding Area is continuing. It should also be noted that there was an increase in preliminary lot approvals in 2016 as the Sustainable Growth and Agricultural Preservation Act of 2012 required that preliminary plans in the pipeline be approved by October 1, 2016 in order to be grandfathered. Further, with the adoption of the tier map in 2012, there have been fewer preliminary plans in general, especially in the rural areas. All of the preliminary plan lots approved in 2020 (719 lots) were located in the St. Charles PUD.

Figure 16: Approved Preliminary Lots Inside and Outside of the Development District (2002-2015) and Priority Funding Area (2016-2020)

Approved Preliminary Lots

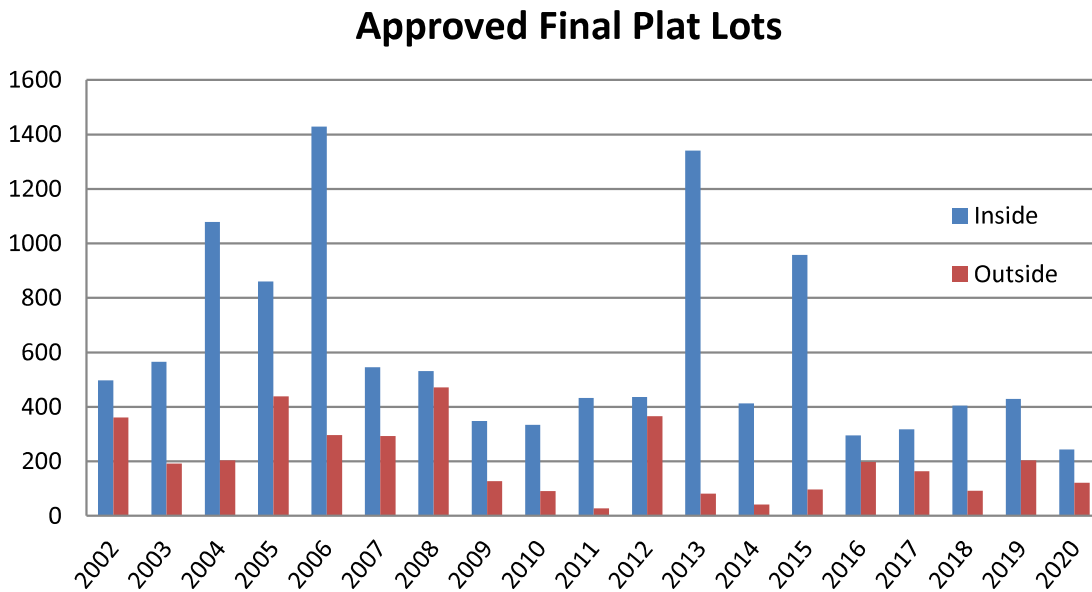


Source: Charles County Planning & Growth Management Department

Final Plats

In looking at trends for final plats in Charles County since 2002 in Figure 17 below, it should be noted that more final plat lots are being recorded inside of the Development District/Priority Funding Area than outside overall. With the exception of 2013 and 2015, there had been a decline in approvals of final plat lots since the mortgage and financial crisis that began in 2007/2008. However, with the housing market improving around the country, there will likely be an increase in final plat lot approvals over the next few years, but approvals should primarily be located within the Priority Funding Area based on the location of preliminary plan approvals over the last five to seven years. Final plat approvals should also remain steady in the Development District/Priority Funding Area for the next few years as St. Charles continues to plat lots in the PUD. It can also be observed that the County Commissioners changed the policy on school allocations in 2016 and allowed for a small increase in recorded lots in 2016 and 2017. Since each lot/unit that is receiving a school allocation is required to be recorded in the land records, the increase in available school allocations allowed for some increase in recorded lots in districts that had available capacity at receiving schools.

Figure 17: Number of Final Plat Lots Approved Inside and Outside of the Development District (2001-2015) and Priority Funding Area (2016-2020)¹⁰



Source: Charles County Planning & Growth Management Department

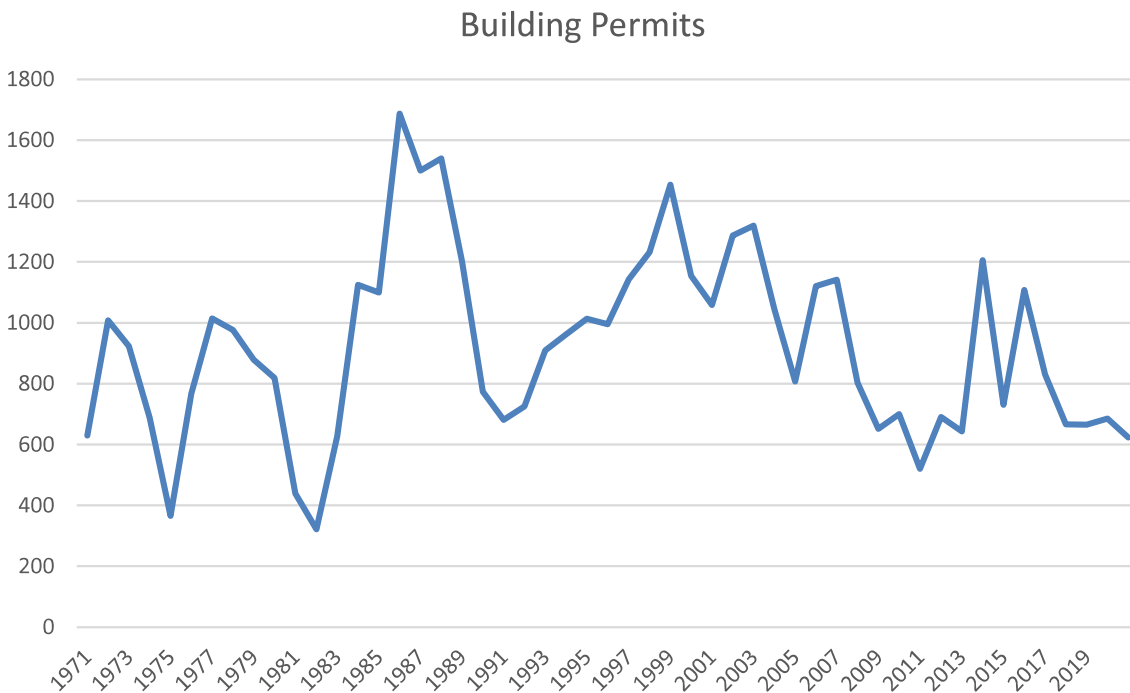
¹⁰ Final plat lot numbers in Figure 17 include apartment and multi-family (duplex, triplex, quadriplex) units, if applicable. Apartment units are not counted as individual lots on final plats; therefore, this information was extracted from building permit data and added to the appropriate plat year. In 2020, there were no building permits approved for apartment units.

Building Permits

Building permit data is very important to track as it represents actual development that may have been in process for many years. Figure 18 below shows the distribution of building permits over the last 50 years. Between 1981 and 1986 there was a significant building boom in the county, with 1985 being the year with the highest number of building permit approvals since 1969 at almost 1,700 permits. The fifty-year building permit average is 926 permits per year. However, the average number of residential building permits approved in the last ten years is 784.

An analysis of building permits since 1970 shows that the average annual growth rate over this 50-year period is 3.05 percent. This growth rate is understandable when considering that there were several years since 1970 where more than 1,000 building permits were approved, especially during the 1980's. However, the average annual growth rate for building permits over the last ten years between 2011 and 2020 is 1.42 percent. Further, the average annual growth rate for building permits for 2020 is 1.05 percent.

Figure 18: Charles County Residential Building Permits since 1971



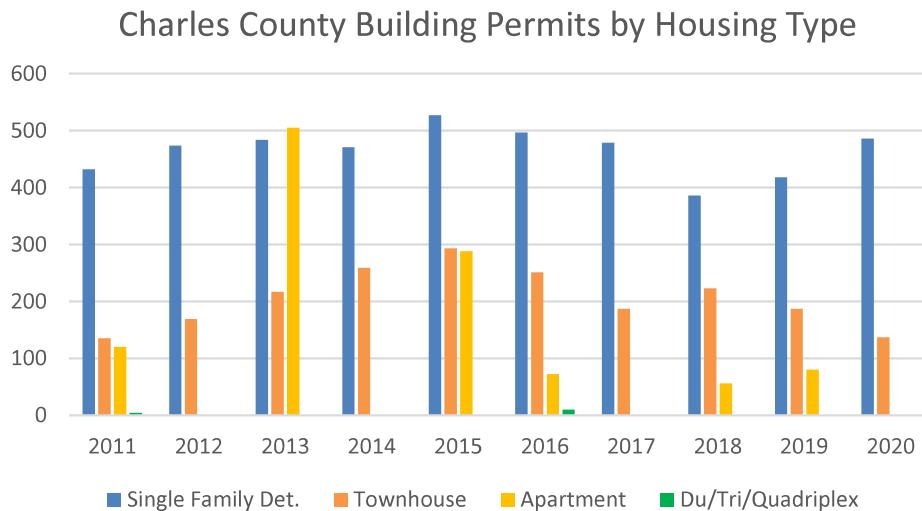
Source: Charles County Planning & Growth Management Department

Figure 19 below shows the ten-year trend for Charles County residential building permits. Similarly, Figure 20 below shows the distribution of building permits by housing type since 2011. Single-family dwellings and townhome approvals have been fairly consistent over the last ten years. Apartment approvals have increased when there is a market demand for this housing type. There has not been a huge market-driven demand for duplex/triplex/quadrplex units in general.

Figure 19: Charles County Residential Building Permits

	SFD's	Townhomes	Apartments	Duplex/Triplex/ Quadrplex	Total
2011	432	135	120	4	691
2012	474	169	0	0	643
2013	484	217	505	0	1,206
2014	471	259	0	0	730
2015	527	293	288	0	1,108
2016	497	251	72	10	830
2017	479	187	0	0	666
2018	386	223	56	0	665
2019	418	187	80	0	685
2020	486	137	0	0	623
Total	4,654	2,058	1,121	14	7,847

Figure 20: Charles County Residential Building Permits by Housing Types

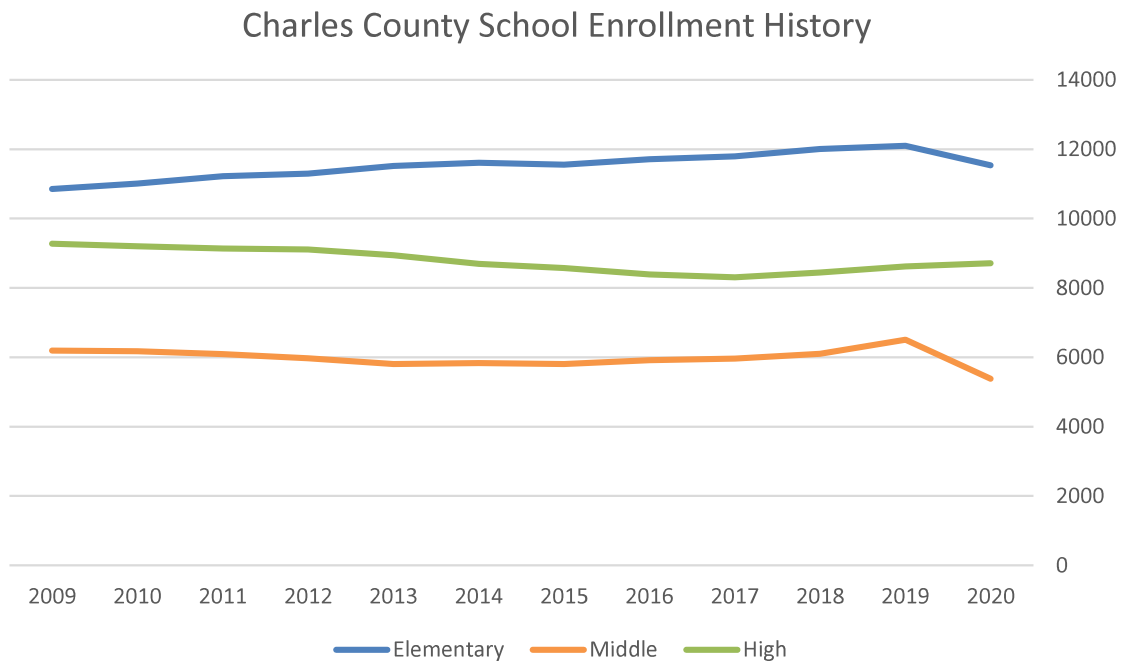


Source: Charles County Planning & Growth Management Department

School Enrollment

A key indicator of the impact of residential growth on public facilities is the effect on student population in the public schools. This indicator is a good way to measure how the increase in residential dwelling units translates into a secondary impact on the services provided by the state and local governments. Since 2009, Charles County has experienced a 21 percent increase in residential dwelling units. However, the overall growth in the public school population has been relatively flat until 2020 according to Figure 21 below. School enrollment in 2020 was lower due to the COVID-19 global pandemic. Total student enrollment in 2009 was 26,313 students versus a total enrollment of 26,622 in 2020. This equates to less than one percent growth in enrollment over 12 years. It can be expected that the general increase in population at the elementary school level will move on to the middle and high school levels, but the general lack of overall growth in total school enrollment over the last 12 years does indicate an easing of growth in the County.

Figure 21: Charles County School Enrollment History



Source: Charles County Planning & Growth Management Department

What does this all mean?

When looking at growth in Charles County, there are multiple indicators to consider. Previous Planning Commission Annual Reports have calculated the average annual growth rate strictly on population estimates provided by the Census Bureau. The Comprehensive Plan also calculates the average annual growth rate based on Census estimated population data. When the Census Bureau updates their population estimates, they use current data on deaths, births, and migration. Staff also considers actual residential development approvals, and specifically building permits, as a way of considering the average annual rate of growth. Unlike population data, building permit approvals reflect actual development on the ground, which is a direct result of economic market conditions, as well as current policies and regulations that are in place. The average annual growth rate for population for 2020 is 0.43 percent. In comparison, when using cumulative building permit data, the average annual growth rate is 1.05 percent.

It is important to note that building permit data does not include information on the number of persons per household. According to the 2016 Comprehensive Plan, new households added between 2010 and 2020 will have 2.35 people, on average. It is further projected that households added between 2030 and 2040 will have 2.22 people, on average. While building permit data does not capture how many people will be living in new households that are built in the county, this is a more accurate way to capture actual residential growth in Charles County in any given year, which is also driven by economic market trends, as well as current policies and regulations. Further, it is important to point out that school enrollment figures have remained relatively constant at less than one percent over 12 years, and this trend is expected to continue.

Due to the significant changes made by the 2016 Comprehensive Plan, including downzoning measures to protect the County's natural resources, and increasing the size of the Priority Preservation Areas, it is anticipated that the rate of growth will be slowed to 1 percent or less in the future. Data from final plats, building permits, and school enrollment provide a more accurate indication of growth and development trends. These measures would appear to reflect a steady or low rate of growth.

Conclusions and Recommendations

Due to the significant changes made in the 2016 Comprehensive Plan, and the fact that 65 percent of the County is mapped as Tier IV and limited to minor subdivisions, it is anticipated that the growth rate will be slowed to a 1 percent or less rate of growth per year. Further, growth control mechanisms, especially zoning, water and sewer policies, and adequate public facility regulations, will likely continue to result in 70 to 75 percent of new growth occurring in the Development District and the incorporated towns.

Consistency with Comprehensive Plan

One of the 2016 Comprehensive Plan goals is to direct 75 percent of future residential growth to the Development District and to the Towns of Indian Head and La Plata as these areas will provide infrastructure to support growth, including water and sewer, schools and roads. As noted previously, the 2016 Comprehensive Plan reduced the size of the Development District from 52,200 acres to 22,189 acres for a total reduction of 30,011 acres.

Figure 22 below demonstrates how Charles County’s development activity is generally consistent with the 2016 Comprehensive Plan goals. It is important to note that local market conditions, including the Washington DC market, influence housing availability and price in Charles County. The Planning Division, in cooperation with the American Planning Association’s Community Planning Assistance Team, completed a housing study in 2018 that provided several recommendations to facilitate the implementation of affordable housing in Charles County. According to the study, the County will need 1,823 additional affordable housing units serving households earning at or below 30 percent to 80 percent of the area median income by the year 2025, or 228 units per year for each of the next eight years. For more information on the Charles County Housing Study, please visit the following link: <https://www.planning.org/publications/document/9156685/>.

Figure 22: Development Consistency with Comprehensive Plan Goals

	Comprehensive Plan Goals	2020	5-Year Average	10-Year Average
% Preliminary Plan Lots Inside Development District/PFA:	75%	100%	95%	86%
% Final Plat Lots Inside Development District/PFA:	75%	67%	68%	79%
Housing: Single Family	80%	78%	65%	59%
Housing: Townhomes	15%	22%	28%	26%
Housing: Apartments	5%	0%	6%	14%

In 2020, 100 percent of preliminary plan lots were located in the Development District/PFA. An analysis of preliminary plan lots inside the Development District/PFA from 2011 through 2020 demonstrates that the County is generally consistent with Comprehensive Plan goals, averaging 86 percent over the ten-year period.

In 2020, 67 percent of the final plat lots were located inside the Development District/PFA. Further, an analysis of final plat lots inside the Development District/PFA from 2011 through 2020 demonstrates that the County is consistent with Comprehensive Plan goals, averaging 79 percent over the ten-year period.

The 2016 Comprehensive Plan identifies a goal for housing mix of approximately 80 percent single-family detached units, 15 percent townhouses and condominiums, and 5 percent apartments. Therefore, using building permit data for 2020 as an indicator, the County slightly exceeded the goal for townhouses and was just under the goal for single-family dwellings. The goal was not met for apartments in 2020 as there were no approvals. As noted previously, the economic market will always play a strong role in driving the demand for housing types.

Per the state Smart, Green and Growing legislation, jurisdictions are to establish a goal toward increasing the percentage of growth within their PFAs while decreasing the percentage of growth outside. 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 2020 Annual Report map in the appendix includes the Priority Funding Areas.

The current growth policy of Charles County is aligned with the principles of the State legislation by encouraging, as a matter of policy, the majority of development into the Development District and the PFAs. 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. Additionally, the County is committed to having 50 percent of its overall acreage in open space. A large Priority Preservation Area has been established with an aggressive goal of preserving 80 percent of the remaining undeveloped land within these areas. The County's commitment to land preservation has resulted in approximately 1,000 acres protected annually since 2016. The same will likely hold true for calendar year 2021.

Currently, the trend lines indicate development is within the level of tolerance. If, in the coming years, development trends do not continue in this manner, then policies can be re-evaluated by the Planning Commission to determine if changes are necessary.

Appendix

- 1) Development Activity Map with Priority Funding Areas
- 2) Comprehensive Plan 5-Year Mid-Cycle Summary Report
- 3) Comprehensive Plan Implementation Schedule
- 4) Land Use Map from the Comprehensive Plan
- 5) Protected Lands Map
- 6) Tier Map
- 7) Priority Preservation Areas Map

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 21st day of June 2021, by the Planning Commission of Charles County that the document consisting of text, maps, and charts, entitled “2020 Planning Commission Annual Report” and dated May 2021, is hereby adopted in accordance with the Land Use Article of the Annotated Code of Maryland.



Wayne Magoon (Jun 22, 2021 11:04 EDT)

Wayne Magoon, Chairman

ATTEST:

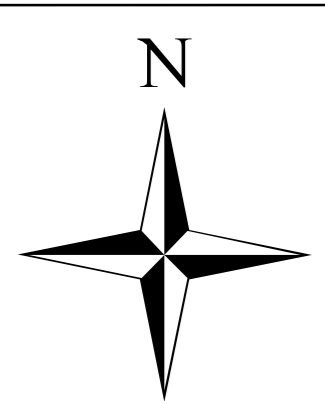


Melissa Hively (Jun 22, 2021 11:09 EDT)

Melissa Hively, Clerk

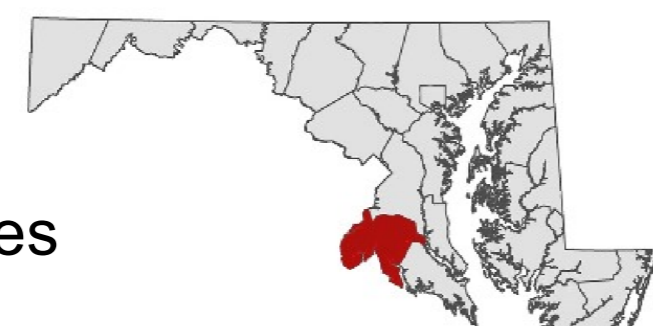
VIRGINIA

DEVELOPMENT ACTIVITY (2020) CHARLES COUNTY, MARYLAND



SCALE

0 2 4 Miles



Prepared By The Charles County Department of
Planning and Growth Management

MAY 2021

PRINCE GEORGE'S COUNTY

RIVER

INDIAN HEAD

7th

6th

Highlands

8th

9th

10th

2nd

1st

4th

5th

3rd

NANEMOY

WELCOME

WELCOME

WELCOME

WELCOME

BELALTON

BELALTON

BELALTON

BELALTON

BELALTON

BELALTON

BELALTON

BELALTON

LEGEND

- Incorporated Town
- Election District
- Priority Funding Area

Subdivision Activity (1993 - Present)

- Pending
- Preliminary
- Final
- 2020 Approvals

Building Permits

- Commercial
- Single Family Dwelling
- Townhouses

ROADSIDE CULTURE

- Airport
- Armory
- Athletic Field
- Camping Facility
- Cemetery
- Church/Religious Inst.
- City/Town Hall
- College (Junior)
- College/University
- Commuter Station w/ Parking
- 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

CALVERT COUNTY

SANCT MARY'S COUNTY

POTOMAC RIVER

COBB ISLAND

5-Year Report Attachment

Plan Implementation and Development Process

(5-Year Mid-Cycle Report/5-Year Report)

(Charles County)

Year 2016-2021)

Note: The 5-Year Mid-Cycle Report can be included as part of the Annual Report.

Include a summary of the following, pursuant to [§1-207\(c\)\(6\)](#):

- (i). Development trends contained in the previous (4) annual reports filed during the period covered by the narrative;

In the four previous annual reports filed the development trends in Charles County have begun to exhibit the slower growth anticipated following the adoption of the 2016 Comprehensive Plan. Population growth rates are targeted at 1% going forward, down from the 3-5% annual growth rates experienced by the County during the 1970s and 1980s. During the period covered by this narrative the annual population growth rates have ranged between 1.1% and 1.44% which tracks closely with planned targets. The annual growth rate for building permits has also slowed between 2016 and 2019 with an average increase of 1.15%. School enrollment figures have remained constant at less than one percent growth and this trend is expected to continue. Data from final plats, building permits, and school enrollment indicate that the County's rate of growth will be slowed to 1% or less in the future.

- (ii). The status of comprehensive plan implementation tools, such as comprehensive rezoning, to carry out the provisions of the comprehensive plan;

The county has been working on various zoning initiatives to implement the 2016 Comprehensive Plan:

- The rezoning of a 35,162-acre area designated in the plan as the Watershed Conservation District was completed in 2017.
- The county is currently in the process of enacting revisions to various zoning and subdivision regulations to make it easier for agriculture, forestry and seafood businesses to prosper, including regulations to allow value added processing, agritourism, and ecotourism uses and to assist in retaining family members who continue farming operations.

5-Year Report Attachment

The county is working on implementing several initiatives to improve water resources supply and quality including:

- Working with a consultant to coordinate with WSSC to establish new connection and capacity to provide additional support to the Waldorf and Bryans Road Water System.
- Requesting funding from the County Commissioners for a project to complete the planned interconnection of the Bryans Road and Waldorf public water systems.
- Preparing to conduct an analysis of existing water supply/demand and determine future water supply alternatives.

The county has been employing various tools and mechanisms to implement protection of the Mattawoman watershed, including:

- The above-mentioned 2017 rezoning of the Mattawoman stream valley lands to WCD which includes impervious coverage standards.
- Continuing acquisition of parcels and conservation easements in the stream valley for preservation purposes.
- Preparation of an application to the State to establish a new Nanjemoy-Mattawoman Rural Legacy Area designation.

Other natural resource protection and water quality initiatives completed or underway include:

- A Patuxent TMDL Management Plan that will include recommended protective measures for Tier II streams.
- A comprehensive review of the Resource Protection Zone (RPZ) regulations to enhance protection of stream valleys.
- A Port Tobacco River Sediment TMDL Restoration Plan as part of the implementation of the Port Tobacco River Watershed Restoration Action Strategies (WRAS).
- The banning of fracking pursuant to County Commissioner Resolution 17-02.

The county is working on zoning revisions and other implementation tools to facilitate development of affordable housing, including:

- Completion of an Affordable Housing Technical Assistance Program report in 2018 for assistance in developing specific action items that result in a greater supply of low to moderate income housing in the county.
- Adoption of changes to the county's school allocation policy and regulations to prioritize school allocations for development projects that provide a minimum of 25% affordable/workforce housing.
- Recommended improvements to zoning regulations for accessory apartments and live-work units.
- Recommended zoning changes to reduce minimum square footage requirement for single family dwellings.
- Recommended improvements to the county's Moderately Priced Dwelling Unit (MPDU) program.

County staff presented recommendations on affordable housing options to the Planning Commission in May 2021.

5-Year Report Attachment

The county continues to promote, fund, and expand its land preservation programs to protect farmland and environmentally sensitive areas. Recent accomplishments include:

- Preservation of more than 6,100 acres through conservation easement and TDR/PDR acquisition between 2016 and the end of 2020.
- Expansion of the Zekiah Watershed Rural Legacy Area from 30,918 acres to 61,509 acres during 2020.
- Application submitted for a second rural legacy area totaling more than 65,000 acres of the Nanjemoy Peninsula and Mattawoman Creek watershed in 2021.
- Recordation of more than 40 protective easements since the start of 2016.

In total 135 items are listed in the Comprehensive Plan's Implementation section. Of these items 50% are completed, 30% are in progress, and 20% have yet to be started or are no longer feasible. The County expects the majority of these incomplete items to be underway or complete over the next five years.

- (iii). Identification of any significant changes to existing programs, zoning ordinances, regulations, financing programs, or State requirements that will be necessary to achieve the visions and goals of the comprehensive plan during the remaining planning timeframe;

A greater measure of State support for mass transit funding would help facilitate the redevelopment efforts for the Waldorf Urban Redevelopment Corridor (WURC), described in more detail in (v) below.

- (iv). Identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the comprehensive plan and recommendations to remove any impediments;

None at this time.

- (v). Future land use challenges and issues

Waldorf Urban Redevelopment Corridor (WURC) - The implementation of the county's vision for a high-density, walkable downtown in Waldorf is a key part of the county's strategy for smart growth and transit development. However, the revitalization efforts have been hampered by landowner hesitancy, a perceived lack of a market for this type of development, and lack of funding for continued development of transit in the corridor. County staff are currently working on zoning revisions and enhancement initiatives to revitalize the corridor. In December 2020 the Charles County Commissioners approved changes to the County Adequate Public Facilities Manual that will help facilitate development in the WURC by prioritizing school allocations for residential development in this corridor.

Village revitalization - Lack of adequate infrastructure, particularly adequate sewer service, has been a challenge to implementing revitalization plans in the villages of Hughesville and Benedict. Implementation has been slow due to the cost and regulatory hurdles of installing sewer systems to serve these areas. In addition, a state funded conceptual design for new streetscape along Old Leonardtown Road has been completed, however funding has not yet been made available for engineering design and construction.

5-Year Report Attachment

White Plains Sub-Area - The county has identified a need to develop a Sub Area Plan for an area of 1,160 acres in White Plains, located west of US 301 and south of Waldorf. This area currently consists of several large undeveloped parcels and includes a new elementary school. This area was rezoned to WCD in 2017 and also includes a pocket of IG-zoned land; however the land is primarily outside of the Mattawoman Watershed and there is public water and sewer in close proximity. It is adjacent to the county's Development District and thus could serve as a transitional area to the Development District.

Mattawoman watershed - The county has been grappling with the need to limit impervious surface and protect natural resources in the Mattawoman watershed while at the same time allow for economic development. The Mattawoman watershed has historically been a part of the county's water/sewer service area; as such the watershed has been gradually developing for several decades and also contains existing assets such as the Maryland Airport. It is our belief that there should be a balance between economic development and environmental protection in this area. As stated under (ii) above, the county has been implementing various tools and mechanisms to protect the Mattawoman watershed.

(vi). A summary of any potential updates to the comprehensive plan.

In late 2020 the county initiated a Comprehensive Plan Amendment to redesignate properties around the Maryland Airport from the Watershed Conservation District to the Employment and Industrial land use district. This amendment is required in order to proceed with planned rezoning of the area to accommodate private industry that would benefit from proximity to the airport. In response to State Clearinghouse comments from the Maryland Department of Planning, the county has added to this Amendment an accompanying Comprehensive Plan Amendment to remove the airport property and the surrounding properties subject to the proposed land use change from the Priority Preservation Area (PPA). The Amendment is currently being reviewed under the Planning Commission public process.

The county is also preparing a Comprehensive Plan Amendment to remove lands in the Newburg area adjacent to the Clifton development from Tier 2 to Tier 4.

Finally, the county anticipates changing the current Comprehensive Plan policy to achieve a housing mix of approximately 80% single family, 15% townhomes and condominiums and 5% apartments. This policy change is necessary to allow for more flexibility in the county's housing mix in order to achieve the county's affordable housing goals.

Note: The 5-Year Mid-Cycle Review Schedule tables can be viewed in the Transition Schedule section at <https://planning.maryland.gov/pages/OurWork/compPlans/ten-year.aspx>. Planning strives to keep the Transition Schedule up to date. Please notify Planning if any corrections or updates to your Transition Schedule is necessary.

A copy of the 5-Year Report template (this form) can be found in the Report Template section at: <https://planning.maryland.gov/Pages/YourPart/sggannualreport.aspx>

2016 Charles County Comprehensive Plan Implementation		1-3 years	4-6 years	7-10 years	Ongoing Activity	Commissioner Goal	Status
3	Land Use Action Items						
3.1	Update the County's land development regulations (zoning, subdivision codes and related ordinances) to implement the Comprehensive Plan's land use chapter and ensure the regulations are consistent with this plan's objectives, policies and direction. In conjunction with this, process a Comprehensive Rezoning of the County's Zoning maps to also be consistent with the objectives, policies and direction of this Comprehensive Plan.	X				5.1 Initiate and prepare a text amendment package every six months	Completed items: Watershed Conservation District (WCD) zoning (2017) and Rural Land Use Task Force Recommendations (2020/2021). Pending legislation includes Forest Conservation Ordinance Revision, Townhomes, Airport Zoning, Site Design Article rewrite, potential Affordable Housing ZTA, Waldorf Urban Redevelopment Corridor (WURC) amended transition provisions, and Bryans Road/Indian Head Sub Area Plan.
3.2	Examine mechanisms, strategies and actions to manage growth and develop a growth rate management model based on best management practices, and present various options to the Planning Commission for review and consideration.		X				Based on data from 2016-2021 Charles County is within the targeted growth rate of 1%. Therefore, no further action is necessary at this time. See Comprehensive Plan 5-year review Item (i).
3.3	Conduct a detailed study of the employment and commercial undeveloped land supply (including location and development potential) to determine whether additional land should be recommended for designation as employment or commercial land.		X				Charles County Economic Development Department (EDD) finalized an office market analysis in 2018 that includes a brief land and zoning assessment. EDD completed a market assessment of Bryans Road in 2020 that included economic development impacts from WCD rezoning on employment and commercial land use. Still a need for a comprehensive analysis of countywide employment and commercial undeveloped land supply.
3.4	Develop a small area plan for the Potomac River Crossing/Aqualand/Newburg area. (see also discussion in Chapter 10).	X					Pending proposed Septic Tier Map amendment in Newburg per Commissioner request.
3.5	Consider revisions to Transferable Development Rights and potential new receiving areas such as Newburg, Bel Alton and other village locations.		X			10.1 Examine opportunities to increase the use of TDRs	No action to date however, overall land preservation programs including MALPF, Rural Legacy, and Purchase of Development Rights are very active and expanding. The Purchase of Development Rights (PDR) Program has received County funding since FY19. See projects 3266, 3265, 3276.
3.6	Study and recommend potential changes to the provisions for adequate public facilities to improve the effectiveness and efficiency of such systems	X					County Commissioners adopted amendments to the zoning regulations to improve the school allocation process and provide incentives and additional flexibility to accommodate priority projects, including mixed-used development, affordable/workforce housing, and redevelopment in the WURC.
3.7	Implement the recommendations of the various Joint Land Use Studies. Develop specific measures, ordinances or other actions to ensure compatibility between land uses in Charles County and the associated military installations.				X		Established JLUS implementation work group for NSF Indian Head. Indian Head JLUS review area boundaries delineated on PGM Interactive Map. Military Installation Resilience Review grant project through the Office of Local Defense Community Cooperation (OLDCC) began in March of 2021 to conduct a climate and infrastructure resilience analysis for NSF Indian Head and the Town of Indian Head.
3.8	Examine opportunities to transfer the Priority Funding Area (PFA) designations for the small sites located within the Cobb Neck Area and transfer those designations to the larger Newburg-Cliffon-Aqualand Sub-Area Plan as needed once the plan has been adopted.		X				No action to date. See item 3.4.
3.9	Rezoning vacant residential properties that were removed from the Development District in this plan to a lower density in order to limit sprawl development and protect water resources.	X					WCD rezoning completed in 2017.
3.10	Coordinate with the State of Maryland to establish a new Nanjemoy-Mattawoman Rural Legacy Area.	X				8.1 Expand the existing Zekiah Watershed Rural Legacy Area by conducting the legislative process to request an expansion	Application submitted February 2021.
3.11	Rezoning major stream valleys to one unit per ten acres (1:10).	X					WCD rezoning completed in 2017.
3.12	Rezoning the Watershed Conservation District lands to one unit per twenty acres (1:20).	X					WCD rezoning completed in 2017.
4.	Water Resources Action Items						
4.1	Pursue an additional waterline connection and appropriation through WSSC to provide additional support to the Waldorf and Bryans Road Water Systems.	X			X		Additional waterline connection is part of the water supply program. Charles County is working with a consultant to coordinate with Washington Suburban Sanitary Commission (WSSC) to establish a new connection and provide additional capacity.
4.2	Complete the planned interconnection of the Bryans Road and Waldorf public water systems.		X		X		To be considered as part of a new capital project to address the regional Potomac River Water Supply Treatment Plant.
4.3	Implement a well field management strategy, as recommended by the 2006 WRAC Report to the County Commissioners.			X			New update in the 2011 Water Resources Advisory Committee (WRAC) Report implements a pumping strategy to reduce the drawdown in the Lower Patapsco aquifer. Currently working with MDE on new groundwater appropriations to address water supply and incorporate surface water sources.

4.4	Complete an Alternative Water Source Study to determine the feasibility of various future water supplies.	X				WCD rezoning completed in 2017 increases protection of high quality streams (Tier II) in the Mattawoman. MDE will soon issue a new general construction permit that incorporates greater Tier II protections. A County consultant is preparing a Patuxent TMDL
4.5	Correct sanitary sewage problems in existing problem areas to provide a safe environment for all of the County's residents.				X	Ongoing. The Mattawoman Infiltration and Inflow Study evaluates the overall system to address excessive flows experienced during rain events and to prioritize repairs and maintenance. Projects completed include the Zekiah Area Sewer Rehabilitation and the Bryans Road Sewer Rehabilitation Phase I.
4.6	Implement a Green Streets policy directive in accordance with the National Capital Region Transportation Planning Board (TPB) Resolution 10-2014 for all County financed transportation facilities to enhance stormwater management within the right of way.	X				No activity to date.
4.7	Continue to implement the Mattawoman Creek Watershed Management Plan.				X	Three recommendations of the plan are (1) stream valley protection (land use zone, acquisition, & expanding RPZ to top of slope), (2) apply best stormwater practices for new development and (3) apply best stormwater practices and forest conservation practices for existing development. WCD zoning was adopted in 2017. Best stormwater practices for existing development are recommended in the Mattawoman Watershed Assessment (2016) and Stormwater Restoration Plan (2017). To date, 24 restoration projects have been funded in the Mattawoman Creek Watershed. Four projects were completed from 2013 to 2015, and 12 were completed from 2016 to 2021. An additional two projects are under construction and six under design.
4.8	Continue to implement the Port Tobacco River WRAS per County Commissioners Resolution 07-57.				X	The Watershed Restoration Action Strategies document (WRAS) continues to be implemented. Supplemental plans include the 2015 Port Tobacco River Watershed Assessment and the 2020 Port Tobacco River Sediment TMDL Restoration Plan. Since 2016, three restoration projects have been funded in the Port Tobacco River Watershed and are under design.
4.9	Continue to identify and map areas of failing septic systems, and reduce nonpoint source nutrient loads from such septic systems through retrofits for denitrification, replacement, pump-outs, or where appropriate, connection to public sewer systems (focusing on the Chesapeake Bay Critical Area as a first priority).				X	PGM continues to map denitrification retrofit locations, pump-outs, and connections to the sanitary sewer system as alternative BMPs for the MS4 permit. A septic connection analysis & strategy was done by DPW/Capital Services for achieving the Port Tobacco Nutrient Total Maximum Daily Load (TMDL) goals (2014) and PGM/Planning prepared the County's Stormwater Restoration Plan (2017) also identified septic connection goals to achieve the Mattawoman Nutrient TMDL. From 2017-2021, Charles County supported 4422 septic pumpouts through its reimbursement program. These are tracked and counted toward the Municipal Separate Storm Sewer System (MS4) permit.
4.10	Continue to identify locations in need of stormwater restoration, and restore those areas with runoff reduction techniques, structural stormwater treatment, and alternative urban best management practices to comply with the County's NPDES MS4 permit.				X	As new TMDLs continue to be approved, restoration plans are prepared within a year. In 2017, MDE approved the County's Stormwater Restoration Plan that has led to the completion of several capital projects. In 2019, Charles County achieved our 20 percent impervious surface restoration goal to meet the MS4 permit.
4.11	Implement a tracking system to ensure the County receives nutrient and sediment credit for all new actions and maintenance activities supportive of the Bay WIP.	X				This is done via the MS4 annual reporting process.
4.12	Develop an urban canopy program to evaluate and maintain the water quality benefits provided by healthy trees in the Priority Funding Areas.		X			No activity to date.
4.13	Study Land Uses adjacent to high quality (Tier II) streams in the County and propose mechanisms such as best management practices or other regulatory means for protecting these sensitive waters.	X				WCD rezoning completed in 2017 increases protection of high quality streams (Tier II) in the Mattawoman. MDE will soon issue a new general construction permit that incorporates greater Tier II protections. A County consultant is preparing a Patuxent TMDL Management Plan (2020) that will include additional recommended Tier II protective measures.
4.14	Change the zoning code to prohibit "fracking" drilling technology until such time the environmental impacts can be determined safe for drinking water.	X				County Commissioner Resolution 17-02 bans fracking in Charles County & the Code of Maryland bans fracking in Environment Article 14-107.1(b) (2017)
2. Priority Natural Resources Action Items						
5.1	Mattawoman Stream Valley. Change the Zoning and development regulations regarding standards to increase protection of the Mattawoman Stream Valley.	X				WCD rezoning completed in 2017.
5.2	Stream Valley Protection. Use State grant funds and County funds as available to target stream valley protection through land acquisition or conservation easements.				X	The county continues to expand its land preservation programs to protect stream valleys and other environmentally sensitive areas. Over 40 protective easements have been recorded since the start of 2016 and more than 6,100 acres have been safeguarded through conservation easements and TDR/PDR acquisitions. The Rural Legacy Area covering the Zekiah Watershed was expanded in 2020 by more than 30,000 acres, and a second Rural Legacy Area centered on the Nanjemoy Creek and Mattawoman Creek watersheds is currently under consideration. Since 2016, these programs as well as state and county land acquisitions have protected 2,838 acres along major stream valleys.
5.3	In order to further protect stream valley areas in the County, review and revise as needed:					N/A
5.4	a) Low impact design standards in the Stormwater Management Ordinance;	X				Environmental Site Design was adopted in 2010 per State Code.
5.5	b) Impervious coverage standards in the Zoning Ordinance;	X				Impervious standards for WCD added in 2017.

5.6	c) Regulations to ensure protection of Tier II streams and other designated sensitive natural resource areas, including expanding riparian buffer requirements;	X					See Action Item 4.13
5.7	Urban forests. Evaluate the existing urban forest and consider adopting an urban forest canopy coverage goal.	X					See Action Item 4.12
5.8	Limit forest fragmentation. Adopt regulations that protect forest hubs (greater than 100 acres) and forest corridors for the survival of the remaining biodiversity and Forest Interior Dwelling Species (FIDS) of Charles County. Under the Forest Conservation Ordinance, add a requirement that priority forests be maintained on development sites, unless a variance is granted by the Board of Appeals.	X					An application for a new proposed Nanjemoy-Mattawoman Forest Rural Legacy Area consisting of 65,059 acres is now under DNR consideration. If approved, it would prioritize land preservation funding in an area that is predominately forested. An update to the Forest Conservation Ordinance is in progress. See also Action Item 5.2 for additional land preservation program updates.
5.9	Shoreline. Adopt buffers and development setbacks from areas vulnerable to over 3 feet of sea level rise in the next 100 years to protect private and public investments, and accommodate inland wetland migration.	X					No activity to date.
5.10	Transfer of Development Rights. Enhance the effectiveness of the Transfer of Development Rights program per recommendations of the LPPRP.	X				10.1 Examine opportunities to increase the use of TDRs	See Action Item 11.3. In 2014 a PDR code was adopted. Since 2016 more than 620 acres have been protected through the TDR program and an additional 250 TDRs (750 acres) have been certified during that period.
5.11	Habitat Protection. Adopt Biodiversity Conservation Network Tier I and II categories as habitat protection areas, and increasing protection for these areas.	X					No activity to date.
5.12	Conduct a comprehensive review of the Resource Protection Zone (RPZ) regulations to enhance protections of stream valleys, especially those with assigned Total Maximum Daily Loads.	X					No activity to date.
5.13	Apply to the State of Maryland to establish a new Nanjemoy-Mattawoman Rural Legacy Area designation.	X				8.1 Expand the existing Zekiah Watershed Rural Legacy Area by conducting the legislative process to request an expansion	Application submitted in February 2021.
6	Energy Conservation Action Items						
6.1	Continue to implement the recommendations in the Green Codes and Standards Study.	X					No activity to date. However, this will be considered as part of Phase 2 of a community-wide climate action planning process to begin in 2022.
6.2	Expand upon the 2012 Energy Baseline Study to include the following:						
6.3	a. Transportation sources and quantify transportation fuel consumption and related transportation system design metrics;			X			Ongoing - In addition to the Energy Baseline Study for the County, MWCOG has been providing data through the Greenhouse Gas Inventory that it does for Charles County every couple of years, which includes multiple source emission sectors such as transportation, buildings, agriculture, wastewater, and solid waste. The baseline year is 2005 for this analysis.
6.4	b. A breakdown of the commercial sector into sub-categories that separates industrial users, such as warehouses and factories, from less energy intensive commercial users, such as retail and office buildings; and			X			No activity to date.
6.5	c. Include more details on upstream energy processes, such as energy sources, conversion processes, and transportation.			X			No activity to date.
6.6	Continue to monitor energy usage intensities and trends and expand monitoring to all sectors, including transportation.			X			See 6.3
6.7	Investigate local, sustainable energy technologies, including solar and geothermal, for use in new construction and major renovations.		X				No activity to date.
6.8	Continue to evaluate the feasibility of implementing renewable energy upgrades, such as solar water heaters and rooftop solar, at existing County facilities.	X					In process and ongoing - Large-scale solar array projects will be implemented at 3 County-owned properties beginning in 2023. Parking lot solar canopies are being considered for various County-owned facilities.
6.9	Implement the recommendations of the 2012 Energy Baseline Study, which include:						

6.10	a. Consider applying the energy management program implemented by the Charles County Public School System to other government sectors and institutions.			X		Ongoing - An energy performance audit was completed in 2019 for all County facilities. Energy efficiency upgrades are being implemented. Many County facilities operate on a 24/7 basis year-round as compared to CCPS, and the energy performance audit recommended the most appropriate energy efficient measures for County facilities.
6.11	b. Establish an Energy Conservation and Sustainability Working Group of energy suppliers, consumers, developers, and others to share information on a regular basis, update and help disseminate County energy data, establish and monitor benchmarks, and recommend changes to local policies and incentives.			X		Preliminary - The County has established an energy baseline and an internal work group of County staff and energy performance contractors that communicate regularly. This effort will be expanded as part of Phase 1 of a climate action planning process for government operations to begin in 2021.
6.12	c. Because of the Mattawoman WWTP's large energy consumption, conduct a follow-up study to determine the impact of nutrient reduction or other upgrades on energy use and identify operational adjustments that may result in future energy reductions.			X		Preliminary - The County is currently working with Energy and Design Contractors on Phase II of the energy performance and operations assessment, which will include Mattawoman WWTP.
6.13	Implement the conservation measures identified in the County's Energy Conservation Plan. The following are examples (see the Conservation Plan for complete list). Immediate and short-term implementation:					
6.14	a. Turning off lights in offices and common areas when not in use;	X				Completed & ongoing - Initial energy efficiency efforts that were completed through the County's EECBG projects have been enhanced several times over the years. Lighting has been recently upgraded to LED fixtures and is now automated.
6.15	b. Delamping (removing one or more lamps from multi-lamp fixtures or unneeded fixtures);	X				Completed & ongoing - This practice is now obsolete with the LED lighting and automation technology that now exists.
6.16	c. Unplug electrical convenience items, such as cell phone chargers, radios, and coffee pots, to eliminate "vampire or phantom loads";	X				Completed & ongoing - The Energy Conservation Policy reduced the usage of these items and Public Works staff monitor County facilities on a regular basis.
6.17	d. Turn off monitors and completely shut down computers when not in use, especially during evening hours and over the weekends and holidays;	X				Completed & ongoing - With the COVID-19 pandemic, many staff members are currently teleworking. As a result, desktop computers are being replaced with laptop computers.
6.18	e. Implement standard seasonal thermostat temperature settings;	X				Completed & ongoing - County buildings and facilities have been upgraded with remote automation and motion sensing technology.
6.19	f. Implement energy saving methods for County vending machines;	X				Completed & ongoing - All vending machines have LED fixtures and include motion sensor technology.
6.20	g. Develop comprehensive procedures for procuring and installing energy efficient (ENERGY STAR-rated) electrical products; and	X				Completed & ongoing - An energy performance audit was completed for all County buildings in 2019 and implementation of the recommendations is currently underway.
6.21	h. Provide energy conservation stewardship through the actions of the Energy Conservation Committee, including educating all County staff on the importance of the energy conservation program.	X				Completed & ongoing - The Energy Conservation Policy was established years ago. Staff members from multiple County departments are also involved in a variety of climate action and resilience efforts.
	Long-term implementation:					
6.22	a. Conduct an energy audit for all County buildings;		X			See 6.20
6.23	b. Incorporate energy efficiency guidelines for all new and existing buildings;					See 6.20
6.24	c. Purchase only ENERGY STAR equipment;	X				Completed & ongoing
6.25	d. Evaluate the replacement of lighting fixtures, windows, and heating and cooling systems with more energy efficient equipment; and		X			Completed & ongoing - Initial energy efficiency efforts that were completed through the County's EECBG projects have been enhanced several times over the years. HVAC systems have been upgraded to be more energy efficient and are now automated. Lighting has been most recently been upgraded to LED fixtures and is now automated with motion sensing technology. Building envelopes were considered through the energy audit and in some cases windows were replaced or fixed to improve energy efficiency.
6.26	e. Evaluate water conservation measures, such as low-flow toilets and faucets.		X			Completed & ongoing - Water conservation measures have been implemented in County buildings and facilities.
6.27	Evaluate the adoption of environmentally preferable purchasing policies for products and services.		X			No activity to date. This may be considered as part of a potential climate action planning process in the near future.
7	Economic Development Action Items					
7.1	Develop sustainable funding sources to improve the County's economic development infrastructure and identify catalytic programs to use the monies effectively;		X			Infrastructure funding through enterprise funds appears to be adequate at this time.
7.2	Ensure that the locations and zoning of commercial and industrial land continue to support business growth and attraction;			X		The rezoning of land adjacent to the Maryland Airport to support compatible commercial activity is in progress.

7.3	Maintain flexibility in land use and location decision-making to accommodate any significant economic development opportunity that may arise;				X		Recent zoning text amendments to the BP zone is consistent with maintaining flexibility in land use.
7.4	Utilize an array of incentives, as appropriate, to attract targeted industries and maintain competitiveness throughout the region;				X		Current incentives include technical support, permit expediting and other non-monetary programs.
7.5	Support Workforce Development Board and College of Southern Maryland's Workforce Readiness Certification Institute as well as other workforce development initiatives				X		The EDD participates on the Workforce Development Board and provides leadership to the WDB's Business Engagement subcommittee. The EDD works with the College of Southern Maryland's Continuing Education and Workforce Development programs and has been active in CSM regional implementation of ACT Workforce Ready Communities initiative. The President of the College of Southern Maryland and the Superintendent of Charles County Public Schools are members of the Economic Development Advisory Board.
7.6	Continue to foster a positive working relationship between the County and the Navy in order to capitalize on the role of the naval facilities as a major employer, and as a source of new commercial technology and local spending;				X		Partially accomplished through Joint Land Use Study (JLUS) implementation efforts. The County through EDD entered into a Partnership Intermediary Agreement with Naval Surface Warfare Station in 2020.
7.7	Protect the interests of the Naval Support Facility-Indian Head Division, including the Center for Energetics and other tenant commands on the Naval Support Facility-Indian Head, and promote on and off base expansion and the related public and private development;				X		Partially accomplished through JLUS implementation efforts. The County and EDD committed resources to the development and sustainability of the Velocity Center and continues with efforts to attract businesses to Indian Head.
7.8	Ensure the County remains positioned to accommodate desired economic growth by monitoring market conditions and industry trends;				X		EDD has generated multiple real estate sector-based market analyses including retail, office and hospitality.
7.9	Support the extension of a high capacity transit service to connect to the regional metro system; and,				X		State funding secured to undertake design, engineering, and National Environmental Policy Act review for the Southern Maryland Rapid Transit Project (SMRT). The State allocated \$5.0 million for this project however, it is contingent on securing Federal matching funds. (See HB414). Applied for Federal appropriation in May 2021.
7.10	Continue to participate in broadened regional economic planning efforts, such as the Maryland National Capital Economic Development Alliance and Capital Regional Partners				X		The EDD participates in several regional economic development efforts. The Maryland National Capital Regional Economic Development Alliance (MNCREDA) includes six county economic development organizations (EDO) in the Maryland portion of the Washington DC metro area. The group meets regularly to share best practices and develop strategies for improving the region's competitive position. The Southern Maryland Regional Innovation Collaborative (RIC) includes EDOs of Charles, Calvert, and St. Mary's Counties as well as the Tri-County Council for Southern Maryland and the College of Southern Maryland. The RIC has initiatives to support business start-ups, business growth, and talent and business attraction. The Southern Maryland Economic Development Alliance includes EDOs, Chambers, and other partners who meet quarterly to share information.
8	Transportation Action Items						
8.1	Develop a standalone Countywide Transportation Master Plan for Charles County.		X			3.1 Pursue funding to create a countywide transportation plan	Various components of the master plan analysis have been undertaken by staff since 2016 including existing conditions analysis for intersections, existing conditions analysis of bicycle and pedestrian facilities in Waldorf, and a draft Complete Streets policy. This work will form the basis of a countywide transportation plan.
8.2	Develop a transportation model to help identify the functional classification of roads, identify problem links in the road network, and assist in preparing advanced planning studies thereby supplementing the Comprehensive Plan and the ongoing work of the Planning Commission.		X				No action to date.
8.3	Continue to develop access management plans for County roads and incorporate these plans into the County road ordinance.				X		Ongoing; Access management plans for St. Charles Parkway (between Radio Station Road and Billingsley Road), Rosewick Road (between US 301 and Avenue), Billingsley Road (between St. Charles Parkway and MD 5) and Western Parkway, Phase III have all been modified since 2018.
8.4	Continue to coordinate with the State Highway Administration on access management programs along US 301, MD 228, MD 5, and MD 210, and on a case-by-case basis when new development and redevelopment plans are proposed. Review access control policy along US 301 with SHA in light of this 2016 Comprehensive Plan not including a western US 301 bypass.				X		Ongoing.
8.5	Preserve right-of-way and require road improvements consistent with the Road Improvements Map, Functional Classification Map, and the concept circulation plans to be developed for specific areas. Sections 75, 76, and 83 of the Subdivision Regulations provide for reservation and dedication of right-of-way and roadway upgrades and Section 38 of the Zoning Ordinance limits construction of buildings in planned acquisition limits.			X			Commercial and residential subdivisions require road dedications as necessary prior to approval.

8.6	Continue to develop advanced planning studies in priority areas to prepare conceptual plans, identify future roadway corridors, existing roadways to be improved, and other measures such as access management, or transit improvements. This will allow the County to use the Adequate Public Facilities requirements, subdivision regulations, and zoning ordinance requirements to preserve right-of-way and implement improvements in an orderly manner over time.			X		Middletown Road Phase III Feasibility Study establishes alignments and identifies necessary ROW. A similar feasibility study is underway for Substation Road and funding has been secured for a Turkey Hill Road Feasibility Study.
8.7	Implement the recommendations of the 2012 Bicycle and Pedestrian Master Plan. Implement needed pedestrian/bicycle improvements in existing communities and incorporate pedestrian-bicycle facilities into future road projects using Figure 8-5 as a guide for location.				X	Development of Indian Head Rail Trail - Three Notch Trail connection feasibility study now underway. Other projects include proposed 301/Smallwood intersection improvements in the Transportation Priority Letter, and a completed draft of Complete Streets policy. Bike racks are now installed on all VanGo buses. Commissioners have funded new sidewalk construction projects in FY20 and FY21. Connect Waldorf Study completed.
8.8	Include a new hiker-biker trail to replace phases V, VI and VII of the Cross County Connector road project in the Bicycle and Pedestrian Master Plan and for future Capital Improvement Program (CIP) funding.			X		Current board of commissioners (2018 election) are seeking to re-establish the Cross County Connector in the CIP, likely as a smaller, two-lane facility with a parallel bike/ped path.
8.9	Preserve right-of-way for future transit ways and acquire parking lots/park and ride sites at future rail stations. Locations are shown in the Waldorf Urban Design Study.				X	Park and Ride lot on MD 925 (Old Washington Road) at Smallwood Drive constructed since plan was adopted. Waldorf Station reserved at least 100 parking spaces for a future light rail station. SMRT Alignment Alternatives Study included a station analysis in 2017.
8.10	Incorporate VanGO into reviews for new residential and commercial development along existing and future transit routes. The role would include:	X				No action to date.
8.11	· Ensuring that new development is designed to accommodate transit services.					Redevelopment projects adjacent to VanGo stops are required to construct sidewalk as a means to improve access to transit.
8.12	· Identifying new transit trip generators.					
8.13	· Planning for pedestrian and bicycle access around bus stops.					
8.14	Participate in the Metropolitan Washington Council of Governments' Transportation Planning Board to coordinate local policies and improvements with regional transportation plans and programs.				X	PGM Staff attend monthly MWCOG Transportation Planning Board (TPB) Technical Committee meeting. Charles County representative attends TPB meetings on behalf of Comm. President.
9	Community Facilities Action Items					
9.1	Continue to work with the College of Southern Maryland on its new campus in Hughesville.	X				First building complete. Second building (Center for Health Sciences) broke ground in 2019. FY'21 CIP includes funding for Center.
9.2	Work with multiple agencies and the Town of La Plata on the LPPRP's recommendation for a program of multi-service centers/community centers.				X	Waldorf Senior and Recreational Center completed. Commissioners and staff discussing the potential for an additional center in Bryans Road.
9.3	Continue to review the need for new fire/EMS stations every five years. Sites recommended in the 1995 Fire, Rescue and EMS Comprehensive Plan with implementation not started are in Beantown, and Bryantown.				X	No updates provided.
9.4	Review the Sheriff's department space needs on an ongoing basis. As the county grows additional staff and space needs are likely, particularly in the Waldorf area.				X	No project in FY21 CIP. Sheriff's Office not included in Space Needs Study.
9.5	Work with the Sheriff's Office to locate a facility for police vehicle operations qualification.		X			No project in FY21 CIP. Sheriff's Office not included in Space Needs Study.

9.6	Work with the Charles County Public Library to identify a suitable replacement site for the La Plata branch library and expansion plans.	X				La Plata Library relocation project is included in approved FY2021 CIP budget. \$5m allocated for FY'22 construction and equipment budget.
9.7	New County landfill. The existing landfill is expected to have capacity through at least 2030. The next Comprehensive Solid Waste Management Plan will be prepared during the life of this Comprehensive Plan and should evaluate the need to begin planning for a replacement landfill.			X		Charles County has selected a consultant to help update the next ten year Solid Waste Management Plan (SWMP). The Plan will need to be adopted by the Board of Commissioners and submitted to MDE before December 2021.
9.8	Explore the feasibility of developing a landfill gas-to-energy project for the county landfill.			X		A FY22 CIP request for a landfill gas-to-energy project was funded. The CIP will begin with an evaluation of the feasibility of such a project at the Charles County Landfill.
9.9	Study the potential of impact fees as an equitable way to pay for infrastructure needs.	X				School Construction Excise Tax is earmarked for capacity-related school construction. Use of excise tax for school renovation that does not increase capacity would require State Legislation.
9.10	Study and recommend potential changes to the provisions for adequate public facilities and other tools for providing community facilities to improve the effectiveness and efficiency of such systems (see Section 9.8).	X				County Commissioners adopted amendments to the zoning regulations to improve the school allocation process and provide incentives and additional flexibility to accommodate priority projects, including mixed-used development, affordable/workforce housing, and redevelopment in the WURC.
10	Community Development Action Items					
	Enhancing Community Character					
10.1	Implement the Waldorf Urban Redevelopment Corridor (WURC) recommendations.				X	Proposed revised transitional zoning provisions underway. Infrastructure design underway.
10.2	Develop a Sub-Area Plan for the Newburg-Cliffton-Aqualand area, including the Potomac River Crossing.	X				See item 3.4
	Villages					
10.3	Work with the communities of Bel Alton, Newburg/Cliffton/Aqualand area, and Nanjemoy to develop area plans for those villages, using this chapter as a basis of further discussion.		X			See item 3.4. No action to date regarding Bel Alton and Nanjemoy villages.
10.4	Implement the Hughesville Village Revitalization Plan, the Benedict Waterfront Village Revitalization Plan and the Port Tobacco Village Plan.				X	Hughesville village zoning adopted. Hughesville streetscape design concepts complete. Hughesville infrastructure planning underway. Hughesville National Register designation pending. Facade improvement project for Hughesville Tobacco Warehouse contract pending. Benedict Water Quality Study planned. Port Tobacco land acquisitions ongoing.
	Waterfront Development					
10.5	Implement the waterfront access recommendations in the Charles County Land Preservation Parks and Recreation Plan.				X	Planned acquisition for kayak access point at Matawomam Creek in Mason Springs. Popes Creek Waterfront Phase I – design and development of the Popes Creek Waterfront Park underway. The park will include a parking area, brick walkway, raised boardwalk with beach access, observation decks, interpretive displays, benches and a 90' Potomac River Pier.
10.6	Continue to seek waterfront access opportunities in Port Tobacco, Aqualand, and Benedict.				X	Chapel Point Park MOU complete. Port Tobacco River Park Phase II completed in 2019.
	Housing					
10.7	Periodically revisit and update the Housing Supply, Demand and Zoning Options Analysis and respond accordingly based on the findings at that time.		X			In 2018 Charles County completed the Housing Initiative Project: Inclusion, Affordability and Diversity study that reviewed housing supply and demand, zoning, and previous studies. Some of the findings are being incorporated into possible affordable housing zoning changes now under review.
10.8	Update the County's 2005 Community Development Housing Plan.			X		No action to date. See above.
10.9	Continue programs and policies to upgrade existing substandard housing, both rental and owner-occupied, through private and public actions.				X	The County's Community Services Department continues to administer ongoing programs to upgrade substandard housing such as special loan programs and the Rural Housing Initiative & Indoor Plumbing Assistance programs.
10.10	Examine options for increasing housing diversity within the development district and villages to include accessory apartments and live-work units.	X			14.4 Prepare a ZTA to expand the use of accessory dwelling units for single family detached and single family attached units	Staff has reviewed county zoning to assess potential need for zoning changes to accomplish this such as accessory dwelling units, and Moderately Priced Dwelling Units (MPDUs). Recommendations presented to the Planning Commission in May 2021.
10.11	Conduct an Affordable Housing Technical Assistance Program report working with community and county leaders, developers and stakeholders such as the Housing Association of Non Profit Developers, and the Southern Maryland Association of Realtors and a team of professionals from an organization such as the Urban Land Institute, or the American Planning Association in order to develop specific action items that result in a greater supply of low to moderate income housing for the residents of Charles County.	X				See 10.7

10.12	Continue County settlement expense financial assistance loan programs and policies to assist existing Charles County income eligible residents as first time home buyers and to consider home ownership in existing residential communities, and future mixed use communities in Charles County.				X	The existing Settlement Expense Loan Program (SELP) is being administered by Community Services. The Program Guidelines and Procedures were updated in April 2019.
Historic Preservation						
10.13	Actively seek local landmark designations to protect significant historic resources through outreach, marketing, and the development review process.				X	Ongoing
10.14	Incorporate the review for impacts to significant archaeological resources during the development process.				X	Complete
Scenic and Historic Roads and Landscapes						
10.14	Develop conservation priority mapping for key historic sites and scenic/historic views and vistas.				X	Expansion of the Rural Legacy Area into Cobb Neck and the creation of new proposed Nanjemoy-Mattawoman Forest RLA provide additional opportunities for conservation of historic resources and cultural landscapes.
10.15	Explore the most appropriate means to prevent adverse impacts on the Mount Vernon viewshed. These means could include an overlay zoning district covering the viewshed within which development would be subject to special reviews and regulations such as height limits, tree planting, and building siting.	X				Mount Vernon viewshed impacts are currently considered as part of the subdivision, site plans and building permit process. Any necessary changes will be considered as part of a comprehensive rezoning.
10.16	Develop design guidelines or other such means of protection for key historic corridors and districts.	X				No action to date.
10.17	Update the Highway Corridor (HC) Zoning Regulations § 297-147 to delete MD 205, now MD 5, and to add MD 5 Business).	X				No action to date.
10.18	Coordinate the review and approval of future development and redevelopment plans located on County Scenic and Historic Routes and State Scenic Byways with local byway management entities and the Maryland Scenic Byways Program.				X	The local and state Scenic Byways Program has had programmatic changes and this is no longer feasible. However, Scenic and Historic Roads are considered at the County level as part of the development review process for subdivisions and site plans.
10.19	Utilize the guidance provided in the <i>Religious Freedom Byway Management Plan</i> , the <i>Star-Spangled Banner National Historic Trail and Scenic Byway Comprehensive Management Plan and Corridor Management Plan and Environmental Assessment</i> , the <i>Context Sensitive Solutions for work on Maryland Scenic Byways</i> document, and <i>The Southern Maryland Heritage Area Heritage Tourism Management Plan</i> as part of the review and approval of future development and redevelopment plans located on County Scenic and Historic Routes and State Scenic Byways.				X	Ongoing
Heritage Tourism, Planning and Development						
10.20	Continue to support village revitalization and destination development in Benedict and Port Tobacco.				X	See 10.4
10.21	Utilize available grants from State and Federal partners to enhance targeted heritage tourism assets and amenities.				X	Ongoing. Recent grants awarded for projects within the Port Tobacco Historic District and the villages of Pomonkey and Hughesville.
Agriculture, Forestry, & Fisheries Action Items						
11.1	To supplement the existing land preservation programs the County offers, create a county purchase of development rights program using bond funding, a county transfer tax and/or additional sources to insure a dedicated funding source for the program. If a transfer tax is utilized, 50% of the money could be used for land preservation and 50% could be used to fund infrastructure in Priority Funding Areas to promote growth away from resource based industries. Assign the Agricultural Land Preservation Advisory Board authority to oversee and make recommendations regarding operation of the program.				X	A Purchase of Development Rights Program has been created and is typically funded annually as part of the Capital budget. In July 2017, 150 TDRs were purchased and retired. In June 2021, 128 TDRs are under contract for purchase.
11.2	Explore the use of a revolving loan fund for land trusts to acquire and protect properties in farming areas. Establish a budget sufficient to start this preservation tool.				X	No action to date.

11.3	Revise the TDR program to incentivize their use, including amendments to the Forest Conservation Ordinance to allow TDRs from forested properties to satisfy requirements of the Forest Conservation Act. Continue to designate productive agricultural and forest land as sending areas for TDRs. Establish a workgroup to examine ways to balance TDR supply and demand as related to sending and receiving areas and make specific recommendations.	X				10.1 Examine opportunities to increase the use of TDRs	Off-site forest conservation banks are now allowed on forested properties that have transferred TDRs. See also Action Item 5.10.
11.4	Expand the function and role of the existing Agricultural Land Preservation Advisory Board to monitor issues related to agriculture, forestry and fisheries. Include a charge to the Board to meet with state and local agencies that work with these natural resource based industries and report at least annually to the County Commissioners.		X				Rural Planning and Zoning Task Force (RPZTF) Recommendation #1: Agriculture Advisory Council
11.6	Conduct a review of regulations to make it easier for agriculture, forestry and seafood businesses to prosper, including:						Complete - Rural Planning and Zoning Task Force (RPZTF); Recommendations submitted
11.7	a. Policies for agricultural worker housing.	X					RPZTF Recommendation #7: Seasonal Agricultural Labor Housing
11.8	b. Allowing processing facilities for livestock.	X					This is allowed as part of Bill No. 2017-07 - Hughesville Village Zone
11.9	c. Promoting the development of Charles County's forest industry.	X					Charles County Forest industry is supported through coordination with Charles County Extension Office and Soil Conservation District.
11.10	d. Amending the zoning ordinance to specifically allow value added processing, agritourism, and ecotourism uses.	X					Complete. Bill 2021-01 Zoning Text Amendment #20-156, Agricultural Related Uses. Effective 5/27/2021
11.11	Consider developing an area plan for key rural and eco-sensitive areas, to support implementation of the Comprehensive Plan and the Land Preservation, Parks, and Recreation Plan.			X			No action to date.
11.12	Work closely with the Southern Maryland Agricultural Development Commission (SMADC) to grow the agricultural, forestry and seafood economies in Charles County and Southern Maryland. Consider hiring a full time Agricultural Marketing Specialist if the role of SMADC diminishes.				X		Agriculture Business Development Manager hired Fall 2017. Serves as Ex-officio representative on SMADC Board.
11.13	Review the County's Right to Farm Ordinance to insure it is current and works to retain farm owner's property rights.		X				No action to date.
11.14	Work with the Board of Education to encourage agriculture classes in the public schools and the return of the Future Farmers of America Program.		X				CASE Program is now in place.
11.15	Review regulations and recommend changes that would assist in retaining family members who continue farming operations.		X				RPZTF Recommendation #12:
11.16	Explore methods to retain large contiguous tracts of forest and discourage their fragmentation.	X					An update to the Forest Conservation Ordinance is in progress. See also Action Item 5.8.
11.17	Promote sustainable forest industries and the use of forest stewardship planning throughout the County.				X	6.2 Conduct a forest stewardship workshop in partnership with DNR and CCSCD	The Maryland Extension's Woods in Your Backyard Workshop was last held in Charles County in Oct 2018 and had about 34 participants. The Alliance for the Chesapeake Bay's "Healthy Forests/Healthy Waters Program" is applying for a NFWF grant to conduct forest stewardship training in Charles County (2020).
11.18	Encourage aquaculture enterprises, including the participation in the MD Department of Natural Resource's Oyster Gardening Program.	X					Exploring ways to incorporate oysters into watershed restoration plans using the Maryland Water Quality Trading Program, Code of Maryland Regulations (COMAR) Chapter 26.08.11 (2018).

COMPREHENSIVE PLAN

PLAN



CHARLES COUNTY
MARYLAND

LEGEND

- Development District
 - Residential
 - Watershed Conservation District
 - Employment & Industrial Park Districts
 - Commercial & Business Districts
 - Mixed Use Districts
 - Redevelopment District
 - Suburban Large Lot District
 - Rural Residential
 - Agriculture Conservation District
 - Rural Conservation District
 - Incorporated Towns
 - Incorporated Town Growth Areas
 - Transit Corridor
 - Protected Lands
 - Major Stream Valleys
 - Military or Federally Owned Lands
 - Chesapeake Bay Critical Area
- Villages**
- Residential
 - Commercial
 - Mixed Residential & Commercial
- > 150 Acres
 50 - 100 Acres
 < 50 Acres

LAND USE PLAN

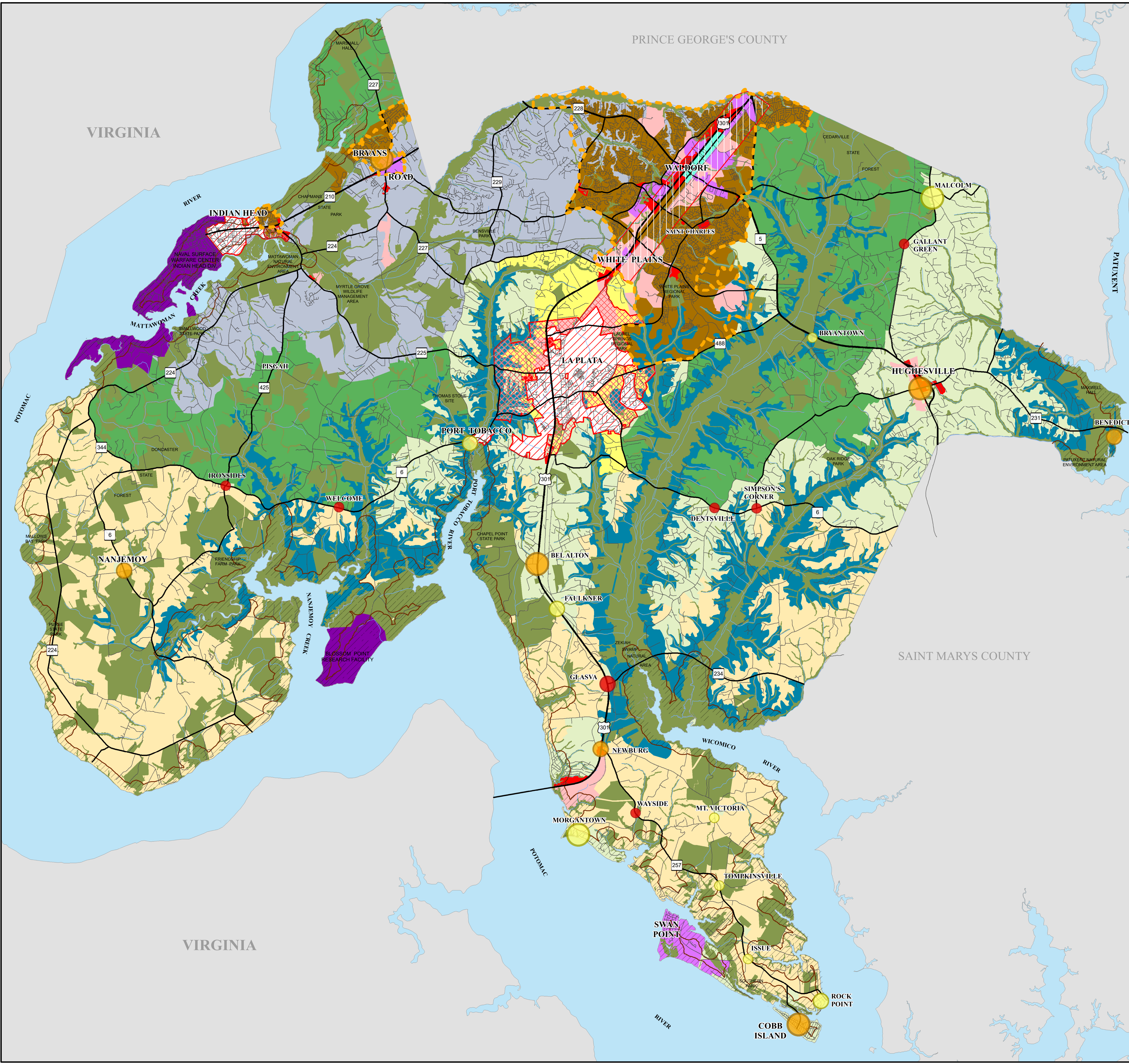
JULY 12, 2016

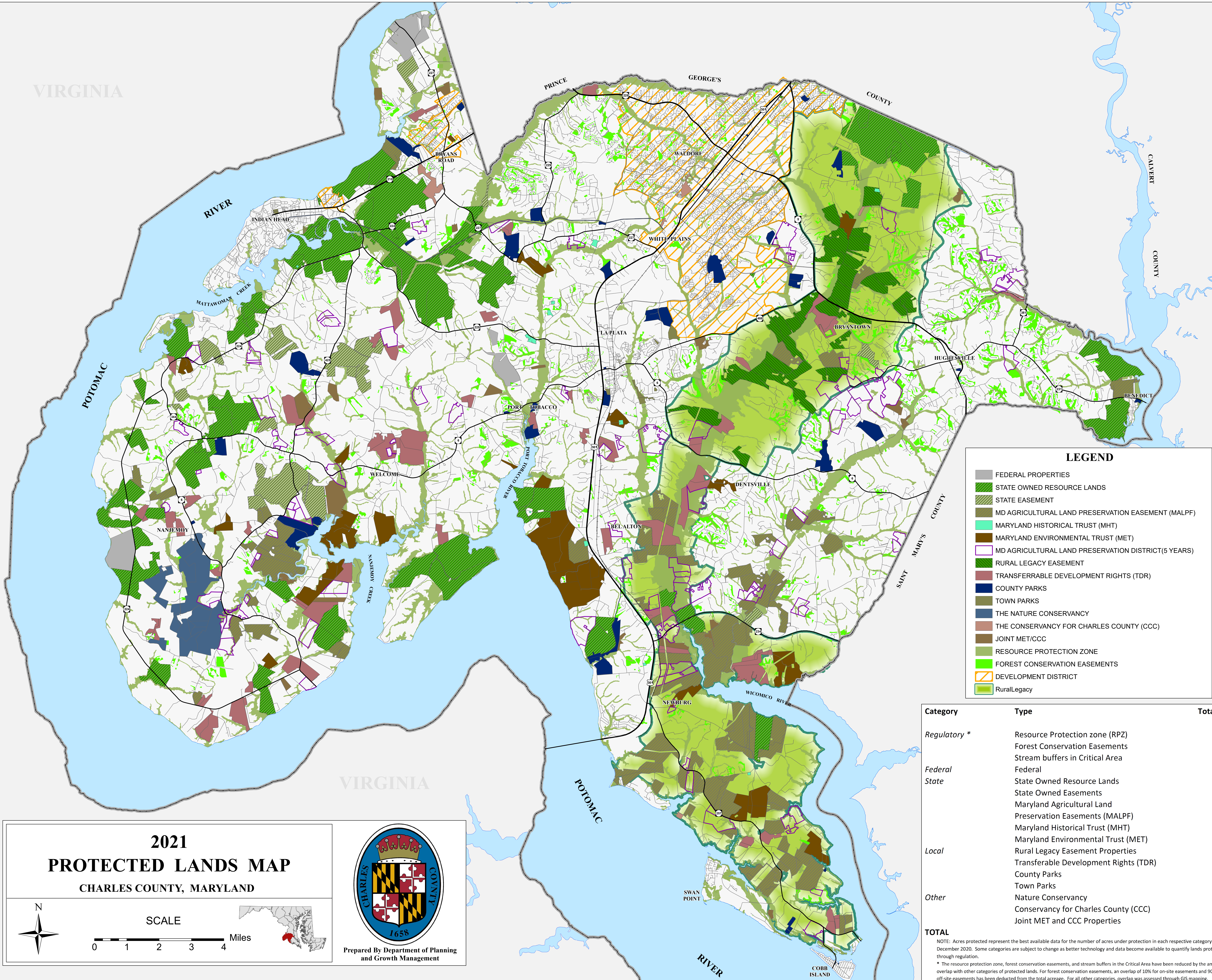


CHARLES COUNTY
DEPARTMENT OF PLANNING
AND GROWTH MANAGEMENT



0 1 2 Miles





LEGEND

- FEDERAL PROPERTIES
- STATE OWNED RESOURCE LANDS
- STATE EASEMENT
- MD AGRICULTURAL LAND PRESERVATION EASEMENT (MALPF)
- MARYLAND HISTORICAL TRUST (MHT)
- MARYLAND ENVIRONMENTAL TRUST (MET)
- MD AGRICULTURAL LAND PRESERVATION DISTRICT(5 YEARS)
- RURAL LEGACY EASEMENT
- TRANSFERRABLE DEVELOPMENT RIGHTS (TDR)
- COUNTY PARKS
- TOWN PARKS
- THE NATURE CONSERVANCY
- THE CONSERVANCY FOR CHARLES COUNTY (CCC)
- JOINT MET/CCC
- RESOURCE PROTECTION ZONE
- FOREST CONSERVATION EASEMENTS
- DEVELOPMENT DISTRICT
- RuralLegacy

Category	Type	Total Acres
<i>Regulatory</i> *	Resource Protection zone (RPZ)	26,980
	Forest Conservation Easements	9,439
	Stream buffers in Critical Area	612
<i>Federal State</i>	Federal	1,674
	State Owned Resource Lands	21,884
	State Owned Easements	3,657
	Maryland Agricultural Land Preservation Easements (MALPF)	11,812
	Maryland Historical Trust (MHT)	257
	Maryland Environmental Trust (MET)	5,604
	Rural Legacy Easement Properties	4,799
<i>Local</i>	Transferable Development Rights (TDR)	6,458
	County Parks	3,235
	Town Parks	191
<i>Other</i>	Nature Conservancy	2,677
	Conservancy for Charles County (CCC)	342
	Joint MET and CCC Properties	1,472
TOTAL		101,093

NOTE: Acres protected represent the best available data for the number of acres under protection in each respective category through December 2020. Some categories are subject to change as better technology and data become available to quantify lands protected through regulation.
 * The resource protection zone, forest conservation easements, and stream buffers in the Critical Area have been reduced by the amount of overlap with other categories of protected lands. For forest conservation easements, an overlap of 10% for on-site easements and 90% for off-site easements has been deducted from the total acreage. For all other categories, overlap was assessed through GIS mapping.

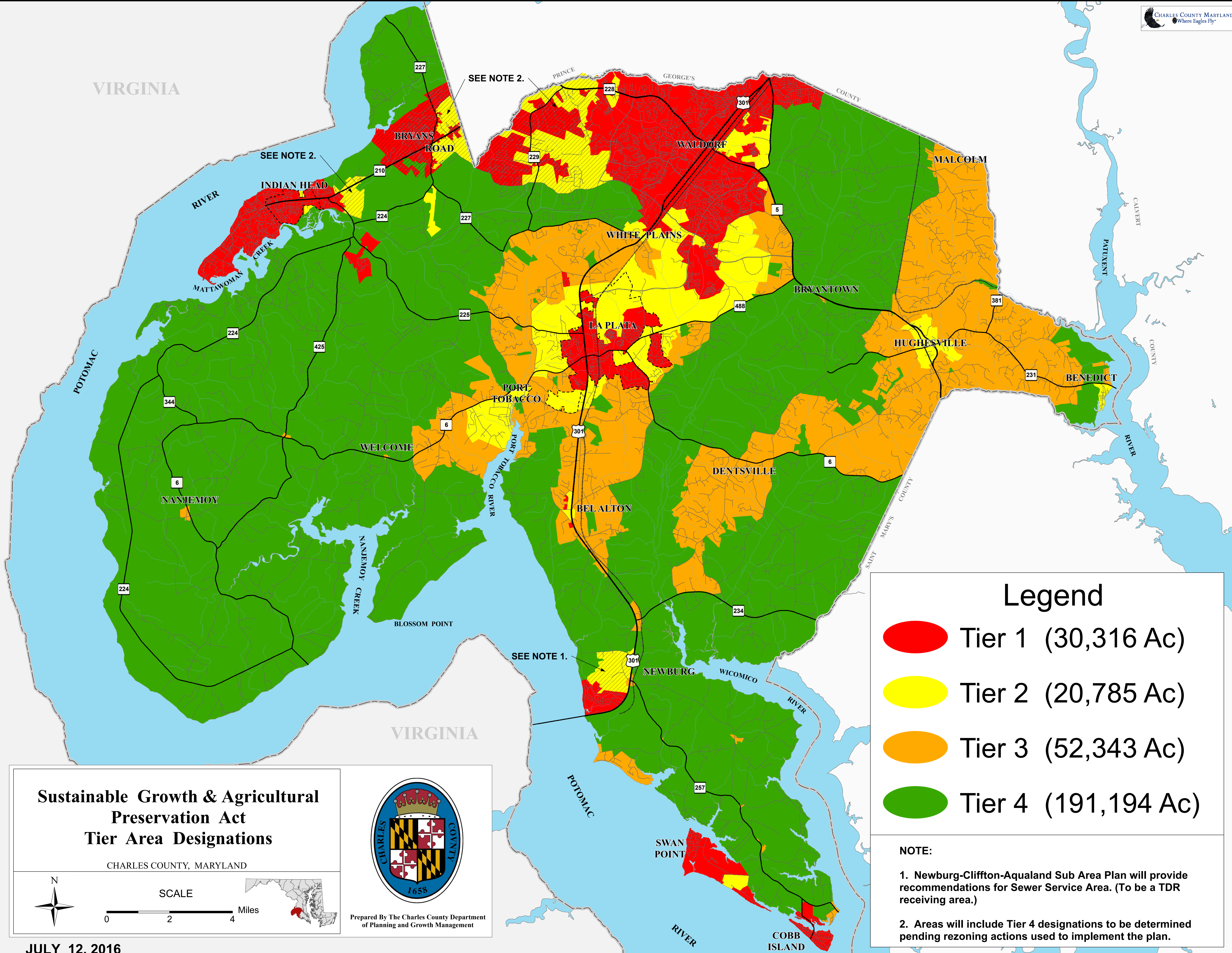
**2021
PROTECTED LANDS MAP
CHARLES COUNTY, MARYLAND**

N

SCALE

0 1 2 3 4 Miles

Prepared By Department of Planning
and Growth Management



VIRGINIA

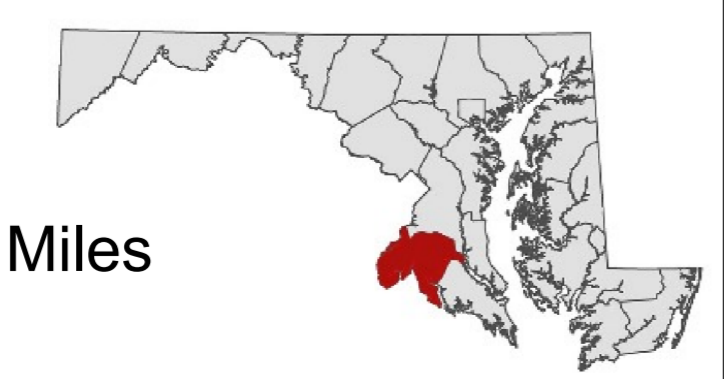
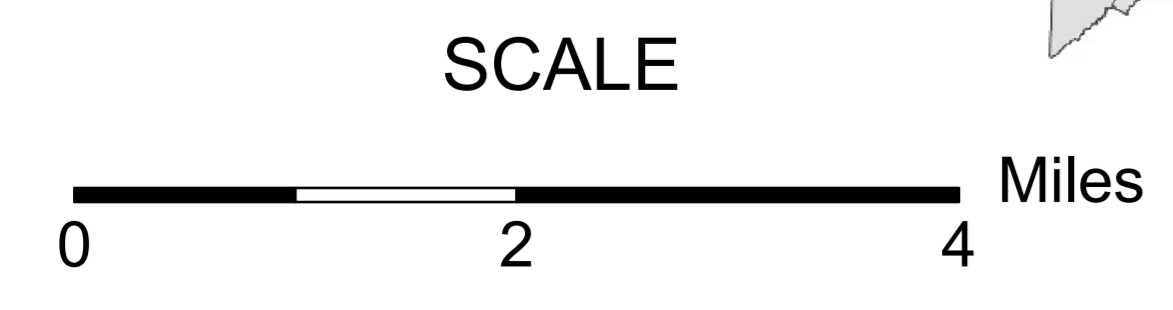
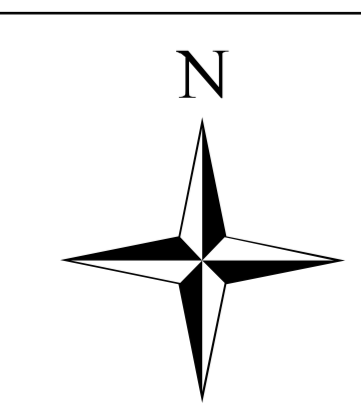
VIRGINIA

Sustainable Growth & Agricultural Preservation Act Tier Area Designations

CHARLES COUNTY, MARYLAND



Prepared By The Charles County Department of Planning and Growth Management



JULY 12, 2016

Legend

- Tier 1 (30,316 Ac)
- Tier 2 (20,785 Ac)
- Tier 3 (52,343 Ac)
- Tier 4 (191,194 Ac)

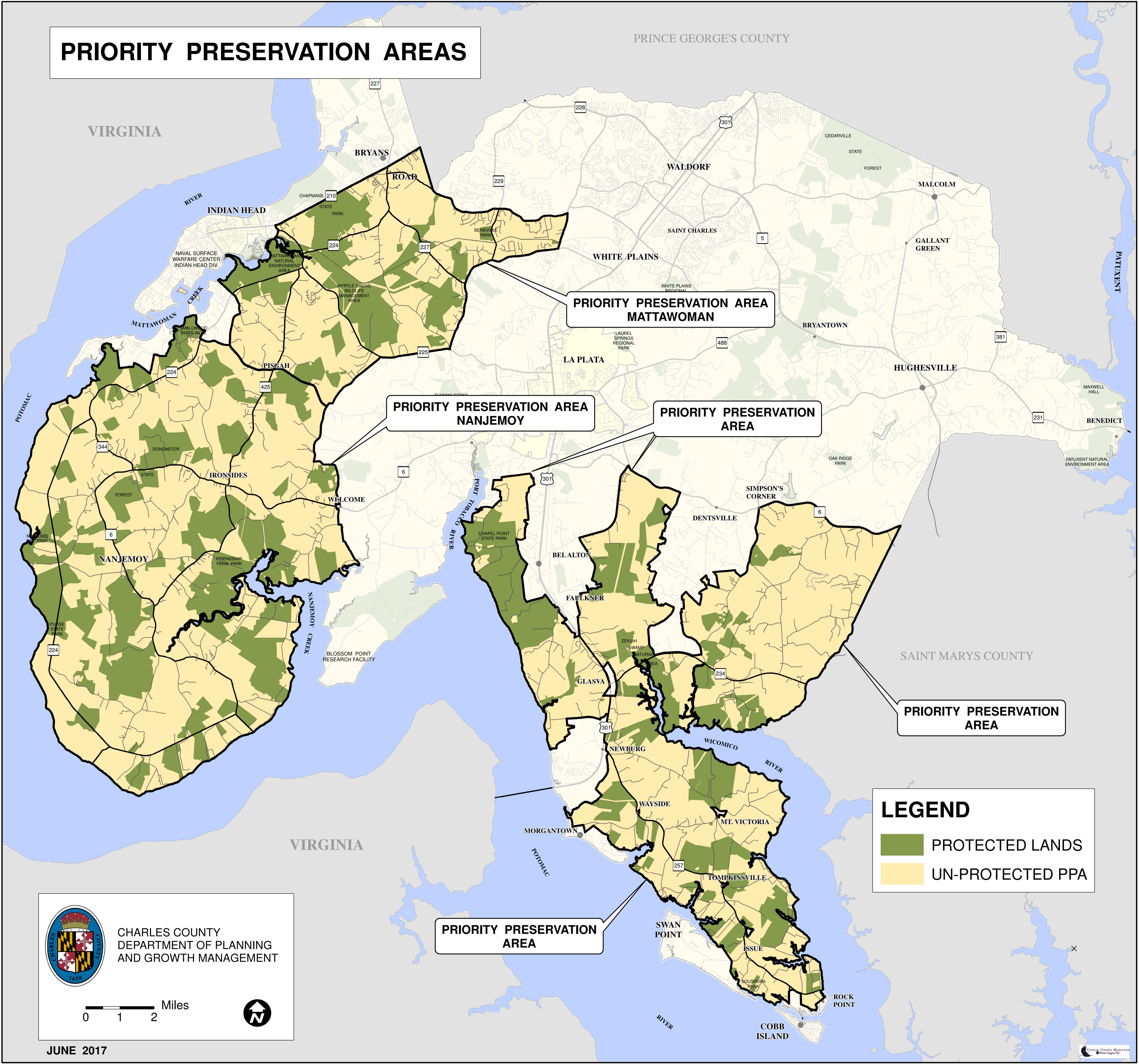
NOTE:

1. Newburg-Clifton-Aqualand Sub Area Plan will provide recommendations for Sewer Service Area. (To be a TDR receiving area.)
2. Areas will include Tier 4 designations to be determined pending rezoning actions used to implement the plan.

PRIORITY PRESERVATION AREAS

PRINCE GEORGE'S COUNTY

VIRGINIA



PRIORITY PRESERVATION AREA
MATTAWOMAN

PRIORITY PRESERVATION AREA
NANJEMOY

PRIORITY PRESERVATION AREA

PRIORITY PRESERVATION AREA

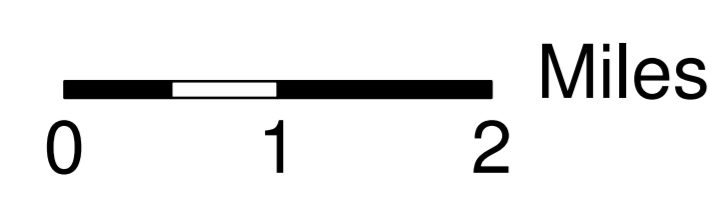
PRIORITY PRESERVATION AREA

LEGEND

- PROTECTED LANDS
- UN-PROTECTED PPA



CHARLES COUNTY
DEPARTMENT OF PLANNING
AND GROWTH MANAGEMENT



JUNE 2017