

2021 Planning Commission Annual Report



Prepared by the Planning Division, Planning and Growth Management Department

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

July 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 2021 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 August 1, 2022.

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 2021. 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 CY2021, 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
Craig Renner
Kevin Wedding

Growth Related Changes in 2021

This section provides an in-depth look at development that has occurred during calendar year 2021. 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 2021, including revisions. Figure 2, also below, provides a breakdown of preliminary plan housing types.

Figure 1: 2021 Approved Preliminary Subdivision Plans

Subdivision Name	Total Number of New Lots	Acreage	Lots Inside PFA	Lots Inside PUD
Central Parke at Colonial Charles, Rev. #7	-111	0	-111	0
Linden Grove Section 1, Revision #3	8	0	0	0
Brookwood Estates II, Revision #2	-3	0	0	0
Sunstone Preserve	164	65.52	164	0
Garland, Revision #1	3	0	0	0
Bryans Green, Revision #1	0	0	0	0
Kingsview, Revision #10	0	0	0	0
Net Total	61	65.52	53 lots	0 lots

Figure 2: 2021 Preliminary Subdivision Plan Residential Housing Types³

Preliminary Plan Housing Types	Total
Single Family Detached	62
Townhouse	113
Apartment	0
Duplex	0
Total	175

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 2021 Residential Preliminary Subdivision Plans⁴

	Total Area of Residential Units/Lots	Total Number of Residential Lots	Average Lot Size
Countywide	65.52 Acres	175	0.37 acres
Inside PFA	65.52 Acres	164	0.4 acres
Outside PFA	N/A	11 ⁵	N/A

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 2021. Minor plats such as lot line adjustments, boundary surveys, forest conservation easement plats, etc. do not record any lots.

³ Figure 2 does not count PSPs with negative lot figures

⁴ Figure 4 does not count PSPs with negative lot figures

⁵ Residential Lots outside PFA were created solely via revised PSPs where no additional acreage was added. No acreage figures are therefore available to calculate average lot size.

Figure 4: 2021 Final Plat Types

Final Plat Type	No. of Plats
Minor Plats (No New Lots)	23
Residential - Minor Plats	11
Residential - Major Plats	14
Commercial	2
Industrial	0
Total	50

Figure 5 below provides a list of final plat lots approved in 2021. Further, Figure 6 below provides the net density of the residential final plats.

Figure 5: 2021 Approved Final Plat Lots

Final Plat Type	No. of New Lots	Plat Area	Inside PFA	Outside PFA	Inside PUD
Residential Minor Plats	24	254.7 acres	0	24 lots, 254.7 acres	0
Residential Major Plats	927	576.3 acres	622 lots, 238.9 acres	305 lots, 337.3 acres	488 lots, 215.6 acres
Commercial	2	8.1 acres	2 lots, 8.1 acres	0	1 lot, 6.7 acres
Industrial	0	0	0	0	0
Total	953	839.1 acres	624 lots, 247 acres	329 lots, 592 acres	489 lots, 222.3 acres

Figure 6: Net Density of 2021 Residential Final Plats

	Total Area of Residential Lots	Total Number of Residential Lots	Average Lot Size
Countywide	831 acres	951	0.87 acres
Inside PFA	238.9 acres	622	0.38 acres
Outside PFA	592.1 acres	329	1.8 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 2021 and Figure 8 provides the net density of commercial site plans countywide, as well as inside the Priority Funding Area.

Figure 7: 2021 Site Plans

Type of Use	Building Square Footage	Acreage	Inside PFA	Outside PFA	Inside PUD
Residential	226,135	536.48	226,135 sq. ft./ 536.48 acres	0 sq. ft / 0 acres	146,260 sq. ft./ 520.4 acres
Commercial/ Retail	87,998	134.9	69,698 sq. ft./ 132.1 acres	18,300 sq. ft./ 2.9 acres	18,121 sq. ft./ 9.1 acres
Institutional/ Church/School/ Public Use	12,280	7.625	12,280 sq. ft./ 7.625 acres	0	10,198 sq. ft./ 6.905 acres
Public Utilities (including cell towers)	1,337	1,171.1 ⁶	900 sq. ft./ 329.8 acres	437 sq. ft./ 841.3 acres	0 sq. ft/ 101.1 acres
Total	327,750	1,850.11	309,013 sq. ft./ 1006 acres	18,737 sq. ft./ 844.2 acres	174,579 sq. ft./ 637.51 acres

⁶ It should be noted that cell tower projects in the rural areas are typically constructed on larger properties.

Figure 8: Net Density of 2021 Commercial Site Plans

	Total Area of Commercial Building Area	Total Area of Commercial Lots	Floor Area Ratio (FAR)
Countywide	87,998 sq. ft.	5,876,244 sq. ft. (134.9 acres)	0.015 FAR
Inside PFA	69,698 sq. ft.	5,754,276 sq. ft. (132.1 acres)	0.012 FAR
Outside PFA	18,300 sq. ft.	126,324 sq. ft. (2.9 acres)	0.14 FAR

Building Permits

In 2021 there were 758 residential building permits (758 new units) and eleven (11) commercial building permits (11 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: 2021 Residential Building Permits

Building Permit Type	Total Number of New Units	Inside PFA	Outside PFA	Inside PUD
Single Family	502	151	351	94
Town House	256	256	0	243
Apartment	0	0	0	0
Duplex, Triplex, Quadriplex	0	0	0	0
Total	758	407	351	337

Figure 10: 2021 Commercial Building Permits

Building Permit Type	Total Number of New Units	Inside PFA	Outside PFA	Inside PUD
New Commercial	11	9	2	2

Other Commercial Building Permit Types:

Commercial Alterations and Additions: 74

Miscellaneous Commercial: 78

Change of Occupancy⁷: 100

Use and Occupancy Permits

In 2021, there were 683 residential Use and Occupancy (U&O) permits (683 new units) and five (5) commercial U&Os issued (5 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: 2021 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	464	113	351	85
Town House	155	155	0	9
Apartment	64	64	0	0
Duplex, Triplex, Quadriplex	0	0	0	0
Total	683	332	351	94

⁷A 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.

Figure 12: 2021 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	5	5	0	4

Other Commercial Use and Occupancy Permit Types:

Commercial Alterations & Additions: 60

Miscellaneous Commercial: 45

Change of Occupancy: 88

Zoning Map Amendments

There were no Zoning Map Amendments (ZMAs) enacted in 2021.

Zoning Text Amendments

The following Zoning Text Amendments (ZTAs) were enacted in 2021:

Amendment No.	Summary	Effective Date
ZTA 21-164 Flex Space and Permitting Flex Space in the Business Park Zone	The purpose of this Zoning Text Amendment was to define Flex Space and to include it as a permissible land use in the Business Park (BP) Zoning District. The application amended Chapter 297 Article III §49; Article IV §63; Figure IV-1 Table of Permissible Uses; Article VI §91; Figure VI; Article XIII §211, §212; Article XVIII §298; Article XIX §319; Article XX §335, Figure XX-1 Table of Off-Street Parking.	November 12, 2021
ZTA 19-154 Single Family Attached Residential and multi-Family	The purpose of this Zoning Text Amendment was to amend and codify architectural detailing and site design requirements for single-family attached (duplex, townhouse, and multiplex) residential and multi-family development in Charles County. The application amended Chapter 297- Zoning Ordinance, Article II, §26; §27; §28; §29; §49; §75; §90; §95; §97; §106; §107; §111; §212; §228; §278; §325; §335; §336; §338; Article XXI figure XX-1 Table of Off-Street Parking Requirements; §358; §; Appendix A.	November 5, 2021
ZTA 20-156 Agricultural Related Uses	The purpose of this Zoning Text Amendment was to includes new and/or revised definitions of various agricultural-based uses that allow for the expansion in the scope of permissible activities; remove the need to obtain a public event permit for special events that are conducted in conjunction with agritourism activities, within certain parameters; and to revise the Home Occupation Permit program. The application amended Chapter 297 Zoning Ordinance Article III §49; Article IV §63; Article VI §92;	May 27, 2021

	Article XIII §211; §212; Article XX § Parking Facilities Figure XX-1 Table of Off-Street Parking Requirements.	
ZTA 20-160 Processing Facility Transfer Station (Solid Waste)	The purpose of this Zoning Text Amendment was to modify the Charles County Zoning Ordinance by adding a definition and development standards for a new industrial use, specifically a Processing Facility / Transfer Station for solid waste. Proposed Use 7.03.100 would only be permissible via special exception approval from the Charles County Board of Appeals in the Heavy Industrial (IH) Zoning District. This application amended Chapter 297 Zoning Ordinance Article III §49; Article IV §63; Article VI §92; Article XIII §211; §212; Article XX § Parking Facilities Figure XX-1 Table of Off-Street Parking Requirements.	November 19, 2021
ZTA 21-161 Private Elementary and Secondary Schools in the Waldorf Central (WC) Zone	The purpose of this Zoning Text Amendment (also known as ZTA #21-161, Discovery Lane (WC Zone)) was to include Use #4.01.110, private elementary and secondary schools, as a permissible land use in the Waldorf Central (WC) Zoning District. The application specifically amended Figure IV-1, Table of Permissible Uses, of the Charles County Zoning Ordinance.	November 13, 2021
Changes to §297-258 and the Adequate Public Facilities (APF) Manual Effective Date `	The purpose of this amendment to the Charles County Zoning Ordinance §297-258 and the APF Manual was to improve the school allocation process and provide incentives and additional flexibility to accommodate priority projects, including mixed-used development and affordable workforce housing. **this was not processed as a ZTA. It didn't receive a ZTA number, but it did amend §297-258.**	January 15, 2021

Planned Development Zone Amendments

There were no Planned Development Zone Amendments (PDZAs) enacted in 2021.

Comprehensive Plan Updates

In October 2021, the Charles County Commissioners adopted an Amendment to the Comprehensive Plan to change the land use designation for a 558-acre area surrounding Maryland Airport from Watershed Conservation District to Employment and Industrial District. This land use change allows the county to pursue rezoning of these properties.

Consistency Analysis

All changes in development patterns in 2021, 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.

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 and updated by PGM staff in 2022. The results show that Charles County has enough capacity for the 2040 projected growth. The projections indicate the County has capacity for 28,360 additional households. (See Appendix)

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 2021 reflects this trend, with a net increase of 1,490 acres. The Maryland Agricultural Land Preservation Foundation (MALPF) and the Rural Legacy Program contributed 1,145 preserved acres in 2021. 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 672 acres of protected land in 2021.

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 2021 (in acres)

(1) Acreage decrease due to overlap with some of the new 2021 protected lands.

	Type of Protection	Protected through 2020	2021 Data	Protected Through 2021
Regulatory	Resource Protection Zone (RPZ)	26,980	-327 ¹	26,653
	Forest Conservation Easements	9,439	+50	9,489
	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	3,657		3,657
	Maryland Agricultural Land Preservation Foundation Easements (MALPF)	11,812	+804	12,616
	Maryland Historical Trust (MHT)	257		257
	Maryland Environmental Trust (MET)	5,604		5,604
State/Local	Rural Legacy Easement Properties	4,799	+341	5,140
	Transfer of Development Rights Program	6,458	+622	7,080
	County and Town Parks	3,426		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		101,093	1,490	102,583

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.

A proposal was presented to the Charles County Planning Commission in 2021 to change the Tier Map designation for approximately 900 acres of land near Newburg from Tier 2 to Tier 4. The Planning Commission voted in January 2022 to recommend deferring any changes to the Tier Map until the completion of a sub-area plan for Newburg and surrounding areas. The Charles County Commissioners held a public hearing in May 2022 on the proposed changes and voted to keep the record open until July 23, 2022.

In 2020, the Planning Commission recommended a proposed Nanjemoy – Mattawoman 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, and a decision was made by the Board of Public Works to approve the application on December 1st, 2021. The total area within the new Nanjemoy-Mattawoman 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 2021 to meet this open space goal.

In June of 2021, Charles County's agricultural land preservation program received certification by the Maryland Department of Planning and the Maryland Agricultural Land Preservation Foundation (MALPF). This certification allows Charles County to retain 75% of the Agricultural Transfer Tax collected from property owners who change their land use from agricultural to another use. Without this certification, the County is only able to retain 33% of those taxes collected. The additional funding derived from the program's certification status can be used to purchase preservation easements within the County's Priority Preservation Area (PPA).

Figure 14: Open Space Goal Acreage Analysis

Category	Acres	Comments
Total County land area	294,404	
50% overall open space protection goal	147,202	294,404/2
Protected through December 2021	102,583	70% of goal, 35% of County total Land area
Additional needed to meet goal	44,619	

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. A school allocation granting is restricted by the most limited school capacity among the three schools 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. While 2021 has had a mix of in person and virtual learning, enrollment rose by 91 students from 2020 levels. 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 did a comprehensive redistricting of all Middle Schools in 2021 that is slated to go into effect at the start of the 2022-2023 school year.

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 2022

Excise Tax assessed for a single-family dwelling is \$18,476, 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. 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. 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

- **Detention Center Roof Replacement** – Complete removal and replacement of the 25-year-old ballasted single membrane EPDM roofing system with a 2-ply SBS modified bitumen roofing system. The total area of roof replacement was 83,640 square feet.
- **Detention Center Annex Roof Replacement** – Complete removal and replacement of the 23-year-old gravel-surface build-up roof, and recover roof membrane a 2-ply SBS modified bitumen roofing system. The total area of roof replacement was 31,305 square feet.
- **Government Building Water Infiltration Phase II** – This project included the re-glazing and sealing of all windows in the Charles County Government Building, including the window curtain wall in the Atrium. This effort remediated the water infiltration issue that was identified and assessed by GMB Consultants in 2013.

Water/Sewer Projects

- **Maryland Route 5 Pump Station Forcemain Realignment** – This project abandoned the original forcemain running up MD Route 5 which pumped flows to the Zekiah pump station service area and constructed a new forcemain down St. Charles Parkway to the recently upgraded St. Marks pump station. The realigned forcemain helps to relieve capacity in the Zekiah pump station.

Transportation/Drainage Projects

- **Stavors Road Improvements** – This project involved the installation of a new storm drain system consisting of piping, 27 inlets, 5 new manholes, and a new level spreader to contain the surface flow outfalling into the Piney Branch Tributary of the Mattawoman Creek and an existing conservation easement. Roadway widening was completed on one side with approximately 1,500 linear feet of new curb and gutter and sidewalk installed. In addition, the full roadway width was milled and resurfaced with asphalt and new pavement markings installed.

National Pollutant Discharge Elimination System (NPDES) Projects

- **NPDES Ruth B. Swann Memorial Park Main Channel Stream Restoration** - This project provided functional uplift to an impaired stream, stabilized eroding stream, and repaired a failing culvert crossing to attain equivalent impervious surface credits and TMDL reduction credits. This project was in support of the County's efforts to fulfill the Maryland Department of the Environment's (MDE) permit

requirements to fulfill its National Pollution Discharge Elimination System (NPDES) MS4 permit requirements.

- **NPDES: La Plata High School Stormwater Management Retrofit** - This project retrofitted an existing stormwater management facility at La Plata High School to provide water quality and quantity control of storm water runoff from approximately 29 acres of untreated impervious surfaces. The project included reconstructing the existing embankment with a clay core, cut-off trench, and filter diaphragm; removing an abandoned sanitary sewer pipe; and installing a wet well for future irrigation. This project was also in support of the County's efforts to fulfill the Maryland Department of the Environment's (MDE) permit requirements to fulfill its National Pollution Discharge Elimination System (NPDES) MS4 permit requirements.

New Schools or Additions to Schools

The County Government and Board of Education began working together on Elementary School No. 22 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.

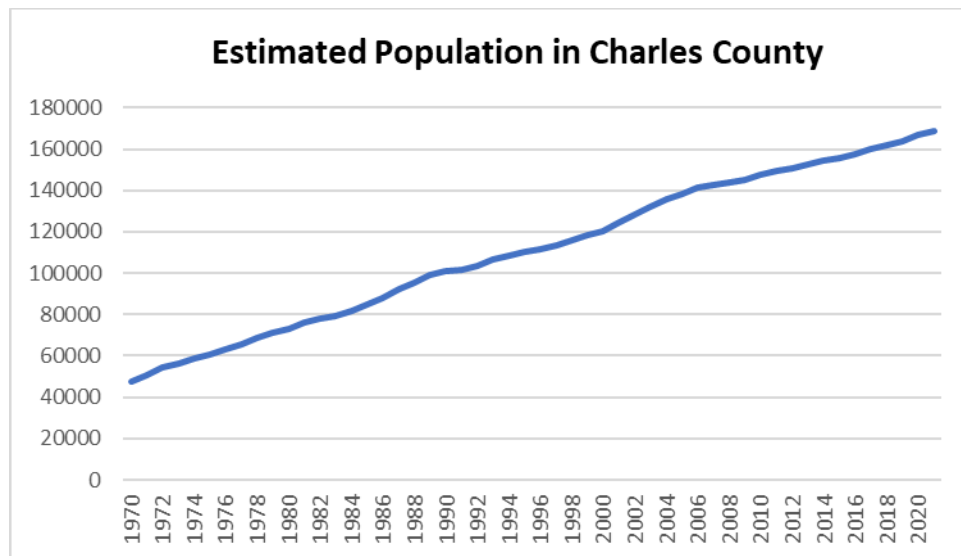
While market conditions will always play a role, growth is also affected by current policies and regulations that are in place. In 2012, as part of the Sustainable Growth and Agricultural Preservation Act, a Tier Map was adopted countywide that restricts growth in the rural areas of the county to minor subdivisions. In 2016, the Comprehensive Plan was updated, which now calls for a target growth rate of approximately one percent, or less, per year. The years since the 2016 plan was adopted, the growth rates have been on target with the 2016 Comprehensive Plan. There was a slight uptick in 2021, which may be due to increase in market demand for housing in the county since the pandemic.

When considering growth in Charles County, and especially in the Development District, St. Charles accounts for a significant portion of development approvals. The Zoning Indenture known as Docket #90 authorized the Planned Unit Development (PUD) of St. Charles. Through village master plans, St. Charles is allowed to build more than 20,000 units including single-family homes, townhouses, and apartments. In 2021, final plat approvals in the St. Charles PUD accounted for 79 percent of the final plats approved inside the PFA, and 51 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 2012 and 2021 was 1.26 percent, which is a reduction of more than 3 percent since the decade between 1970 and 1980. The current growth rate is generally 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.

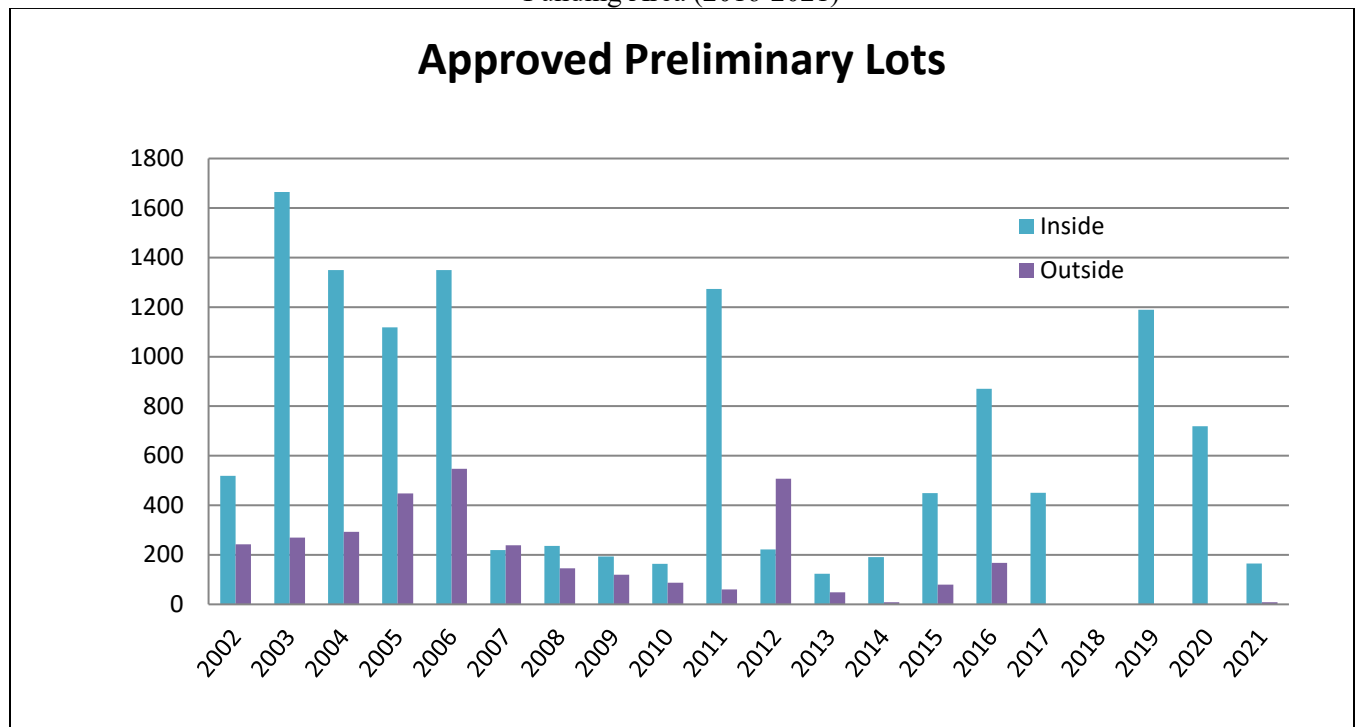
Preliminary Subdivision Plans

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 of any kind approved in 2018. 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. The number of preliminary lots approved in 2021 highlights a downward trend that seems at odds with the increase in home prices and demand since the start of 2020.

Figure 16: Approved Preliminary Lots Inside and Outside of the Development District (2002-2015) and Priority Funding Area (2016-2021)



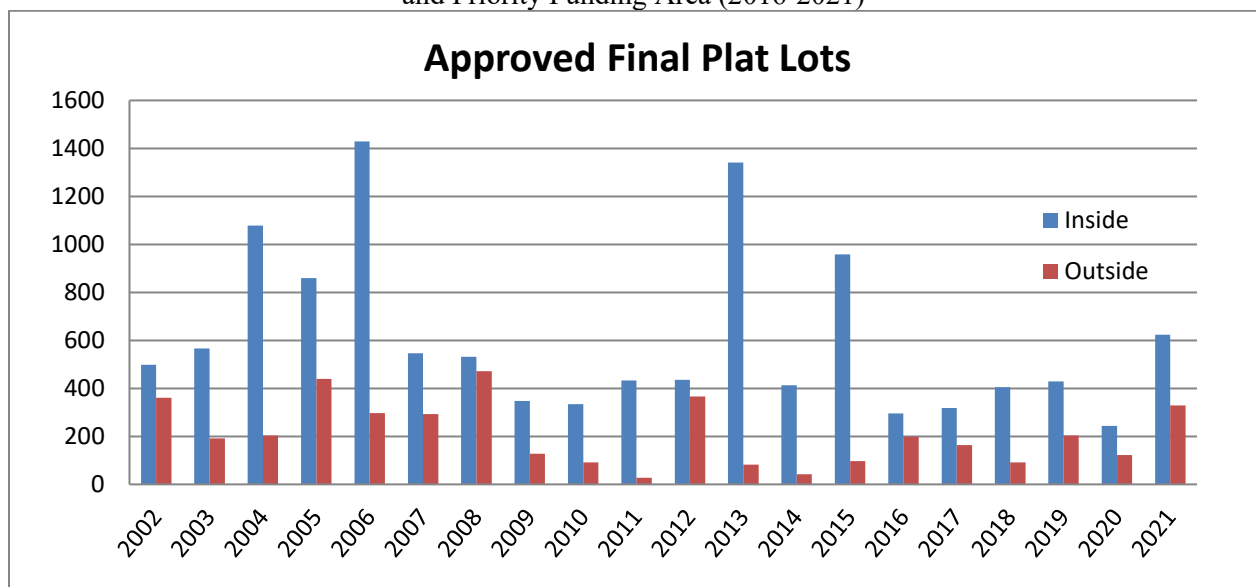
Source: Charles County Planning & Growth Management Department

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. Based on the downward trend in preliminary plat approvals since 2019, however, it's unclear how long the annual increase in final plat lots can be sustained.

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 (2016-2021)⁸



Source: Charles County Planning & Growth Management Department

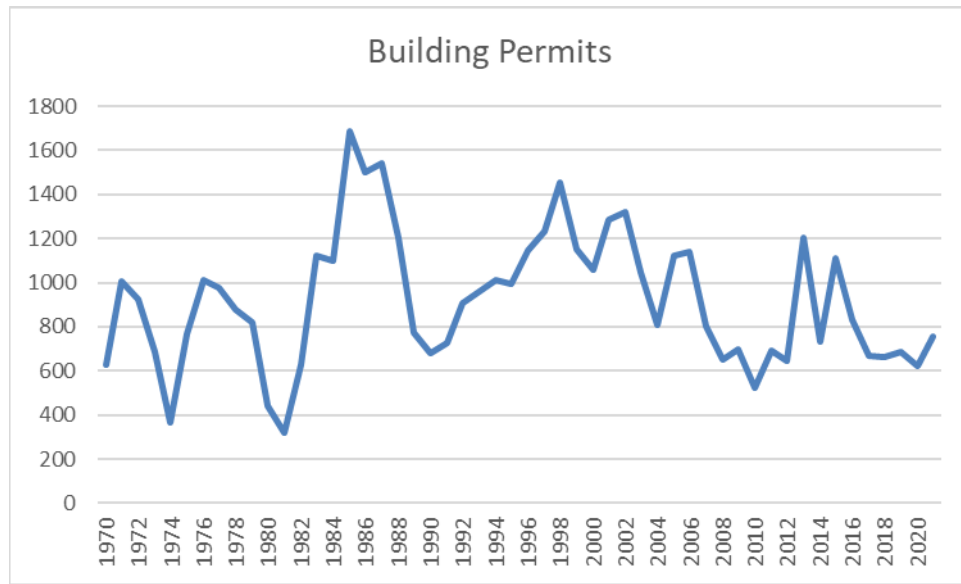
Building Permits

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 51 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 921 permits per year. However, the average number of residential building permits approved in the last ten years is 791.

An analysis of building permits since 1971 shows that the average annual growth rate over this 50-year period is 2.89 percent. This growth rate is understandable when considering that there were several years since 1971 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 2012 and 2021 is 1.43 percent. Further, the average annual growth rate for building permits for 2021 is 1.27 percent.

⁸ 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 2021, there were no building permits approved for apartment units.

Figure 18: Charles County Residential Building Permits since 1970



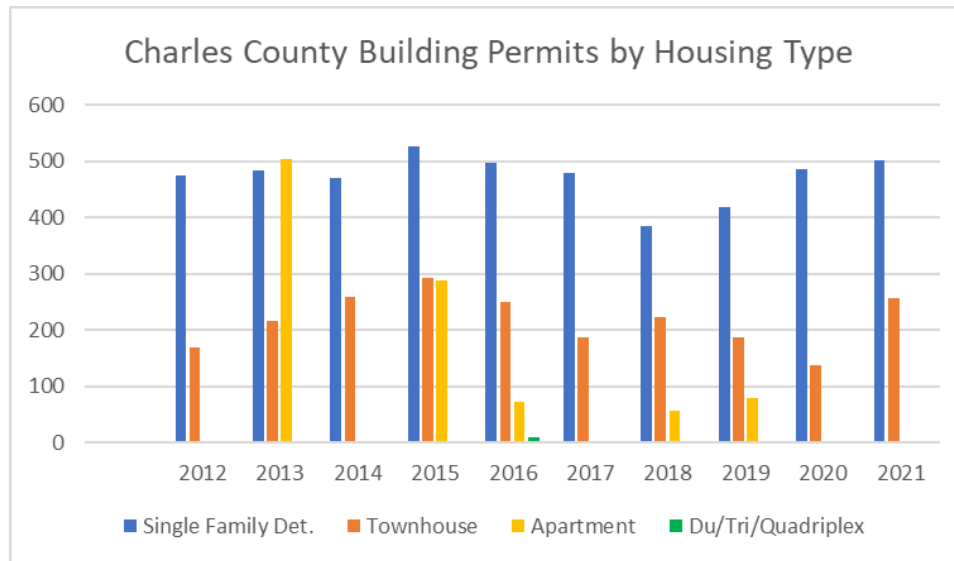
Source: Charles County Planning & Growth Management Department

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 2012. 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
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
2021	502	256	0	0	758
Total	4,724	2,179	1,001	10	7,914

Figure 20: Charles County
Residential Building Permits by Housing Types

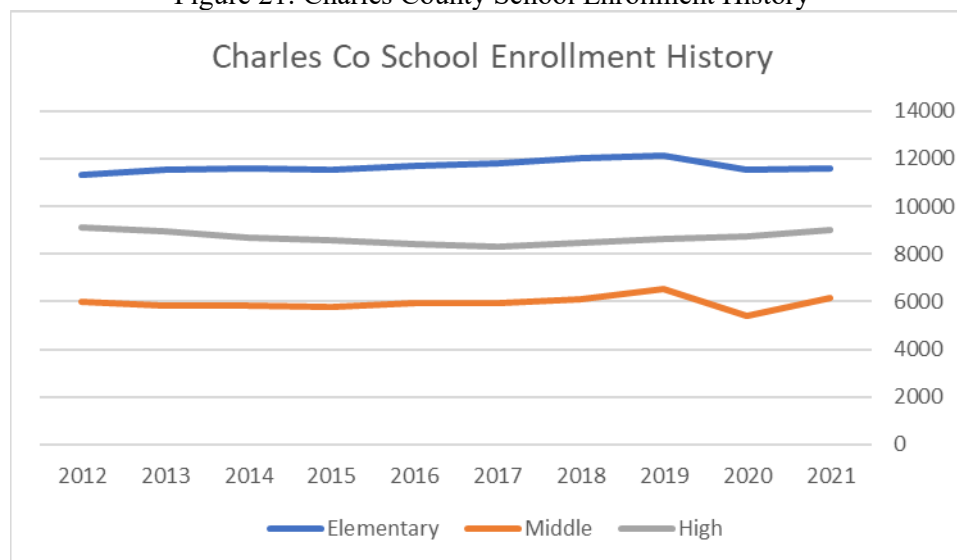


Source: Charles County Planning & Growth Management Department

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 2012, Charles County has experienced an 18 percent increase in residential dwelling units. However, the overall growth in the public school population has been relatively flat until 2021 according to Figure 21 below. School enrollment in 2021 rose slightly from 2020 levels as in-person learning began to return. Total student enrollment in 2012 was 26,370 students versus a total enrollment of 26,713 in 2021. This equates to just over one percent growth in enrollment over 10 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 10 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 2021 is 1.21 percent. In comparison, when using cumulative building permit data, the average annual growth rate is 1.27 percent.

It is important to note that building permit data does not include information on the number of persons per household. According to Census 2020, the number of persons per household is 2.79. 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 just over one percent growth over 10 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	2021	5-Year Average	10-Year Average
% Preliminary Plan Lots Inside Development District/PFA:	75%	94%	99%	84%
% Final Plat Lots Inside Development District/PFA:	75%	65%	69%	76%
Housing: Single Family	80%	66%	67%	60%
Housing: Townhomes	15%	34%	29%	28%
Housing: Apartments	5%	0%	4%	13%

In 2021, 94 percent of preliminary plan lots were located in the Development District/PFA. An analysis of preliminary plan lots inside the Development District/PFA from 2012 through 2021 demonstrates that the County is generally consistent with Comprehensive Plan goals, averaging 84 percent over the ten-year period.

In 2021, 65 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 2012 through 2021 demonstrates that the County is consistent with Comprehensive Plan goals, averaging 76 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 2021 as an indicator, the County exceeded the goal for townhouses and was under the goal for single-family dwellings. The goal was not met for apartments in 2021 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 2021 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 over 1,000 acres protected annually since 2016. The same will likely hold true for calendar year 2022.

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) Land Use Map from the Comprehensive Plan
- 3) Protected Lands Map
- 4) Tier Map
- 5) Priority Preservation Areas Map
- 6) Development Capacity Analysis

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 1st day of August 2022, by the Planning Commission of Charles County that the document consisting of text, maps, and charts, entitled “2021 Planning Commission Annual Report” and dated July 2022, is hereby adopted in accordance with the Land Use Article of the Annotated Code of Maryland.



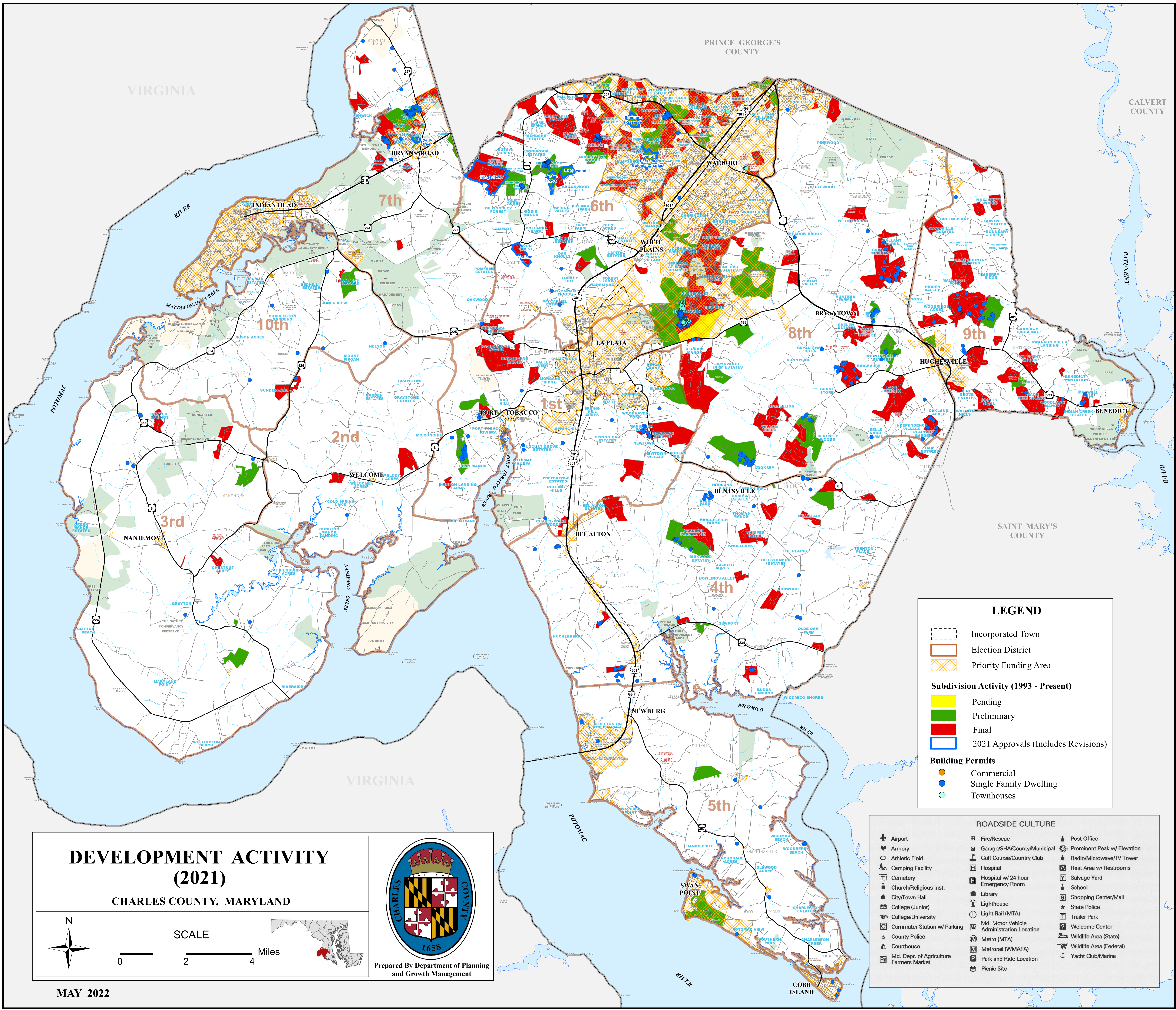
Wayne Magoon (Aug 12, 2022 10:14 EDT)

Wayne Magoon, Chairman

ATTEST:



Melissa Hively, Clerk

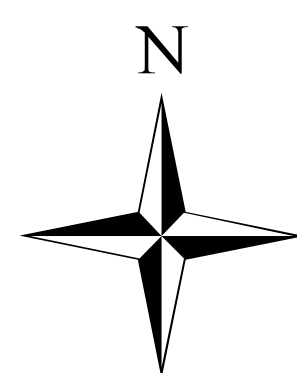


DEVELOPMENT ACTIVITY (2021)

CHARLES COUNTY, MARYLAND



Prepared By Department of Planning
and Growth Management



SCALE

0 2 4 Miles

MAY 2022

LEGEND

- Incorporated Town
- Election District
- Priority Funding Area

Subdivision Activity (1993 - Present)

- Pending
- Preliminary
- Final
- 2021 Approvals (Includes Revisions)

Building Permits

- Commercial
- Single Family Dwelling
- Townhouses

ROADSIDE CULTURE

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

COMPREHENSIVE 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

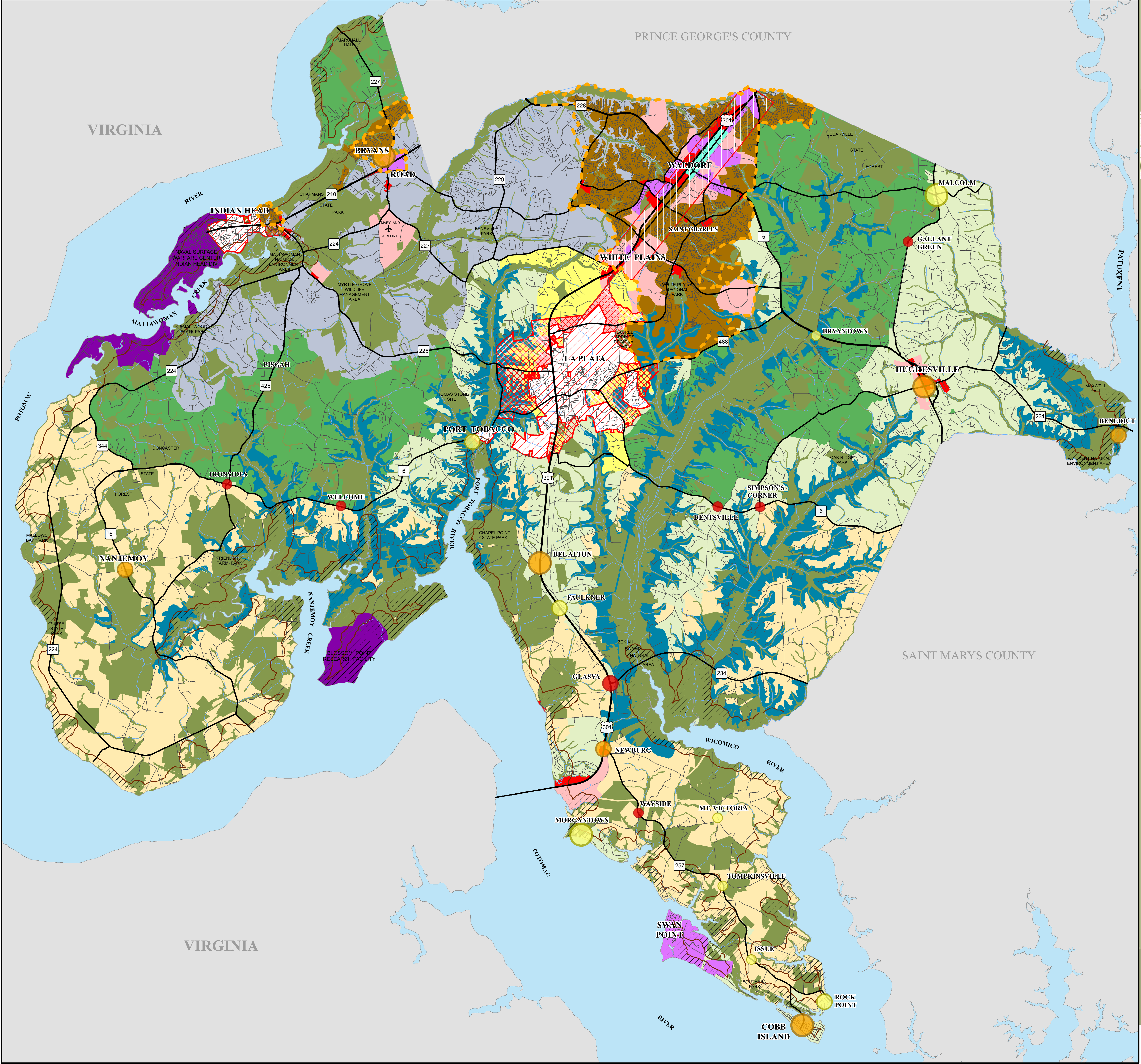
LAND USE PLAN

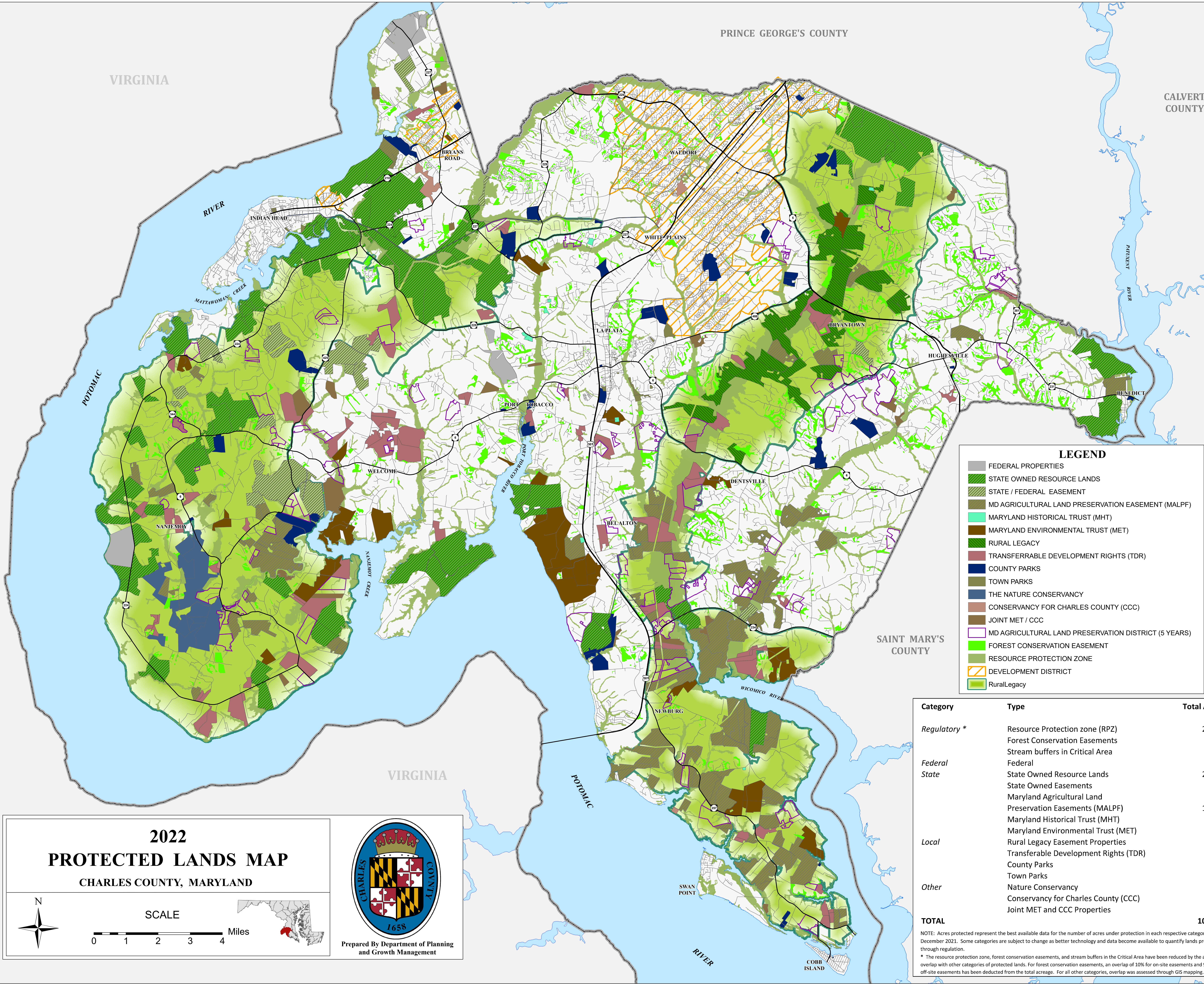
OCTOBER 19, 2021



CHARLES COUNTY
DEPARTMENT OF PLANNING
AND GROWTH MANAGEMENT

0 1 2 Miles





LEGEND

FEDERAL PROPERTIES

STATE OWNED RESOURCE LANDS

STATE / FEDERAL EASEMENT

MD AGRICULTURAL LAND PRESERVATION EASEMENT (MALPF)

MARYLAND HISTORICAL TRUST (MHT)

MARYLAND ENVIRONMENTAL TRUST (MET)

RURAL LEGACY

TRANSFERRABLE DEVELOPMENT RIGHTS (TDR)

COUNTY PARKS

TOWN PARKS

THE NATURE CONSERVANCY

CONSERVANCY FOR CHARLES COUNTY (CCC)

JOINT MET / CCC

MD AGRICULTURAL LAND PRESERVATION DISTRICT (5 YEARS)

FOREST CONSERVATION EASEMENT

RESOURCE PROTECTION ZONE

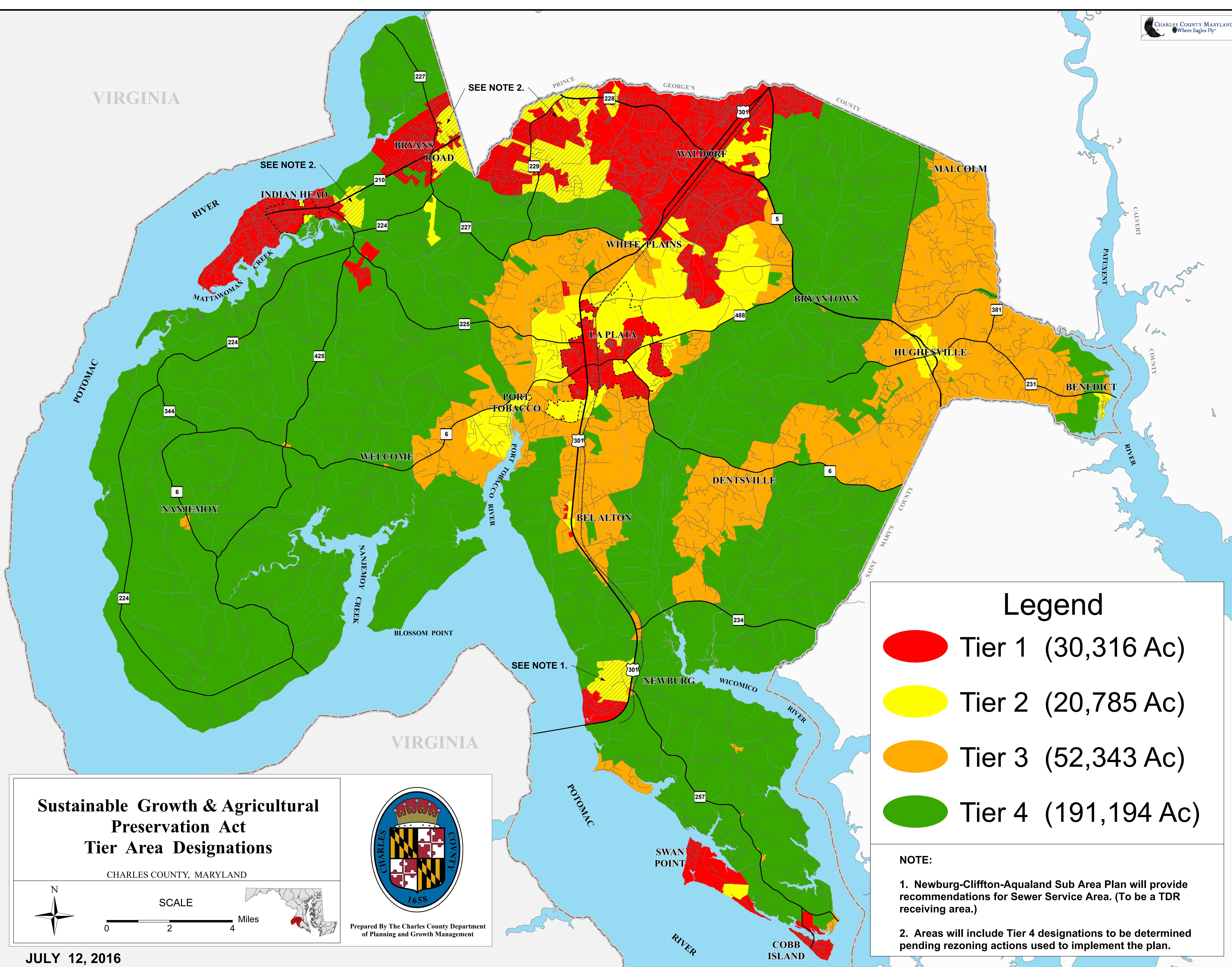
DEVELOPMENT DISTRICT

Rural Legacy

Category	Type	Total Acres
Regulatory *	Resource Protection zone (RPZ)	26,653
	Forest Conservation Easements	9,489
	Stream buffers in Critical Area	612
Federal State	Federal	1,674
	State Owned Resource Lands	21,884
	State Owned Easements	3,657
	Maryland Agricultural Land	0
	Preservation Easements (MALPF)	12,616
	Maryland Historical Trust (MHT)	257
	Maryland Environmental Trust (MET)	5,604
	Rural Legacy Easement Properties	5,140
	Transferable Development Rights (TDR)	7,080
	County Parks	3,235
Local	Town Parks	191
	Nature Conservancy	2,677
	Conservancy for Charles County (CCC)	342
Other	Joint MET and CCC Properties	1,472
	TOTAL	102,583

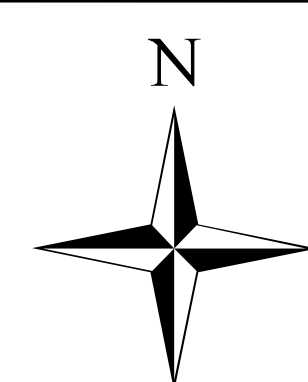
NOTE: Acres protected represent the best available data for the number of acres under protection in each respective category through December 2021. Some categories are subject to change as better technology and data become available to quantify lands protected through regulation.

* 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.



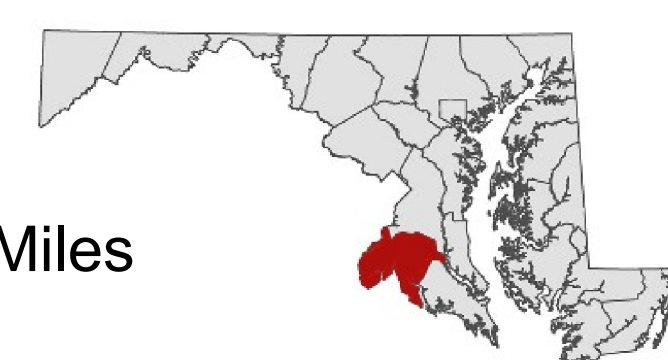
Sustainable Growth & Agricultural Preservation Act Tier Area Designations

CHARLES COUNTY, MARYLAND



SCALE

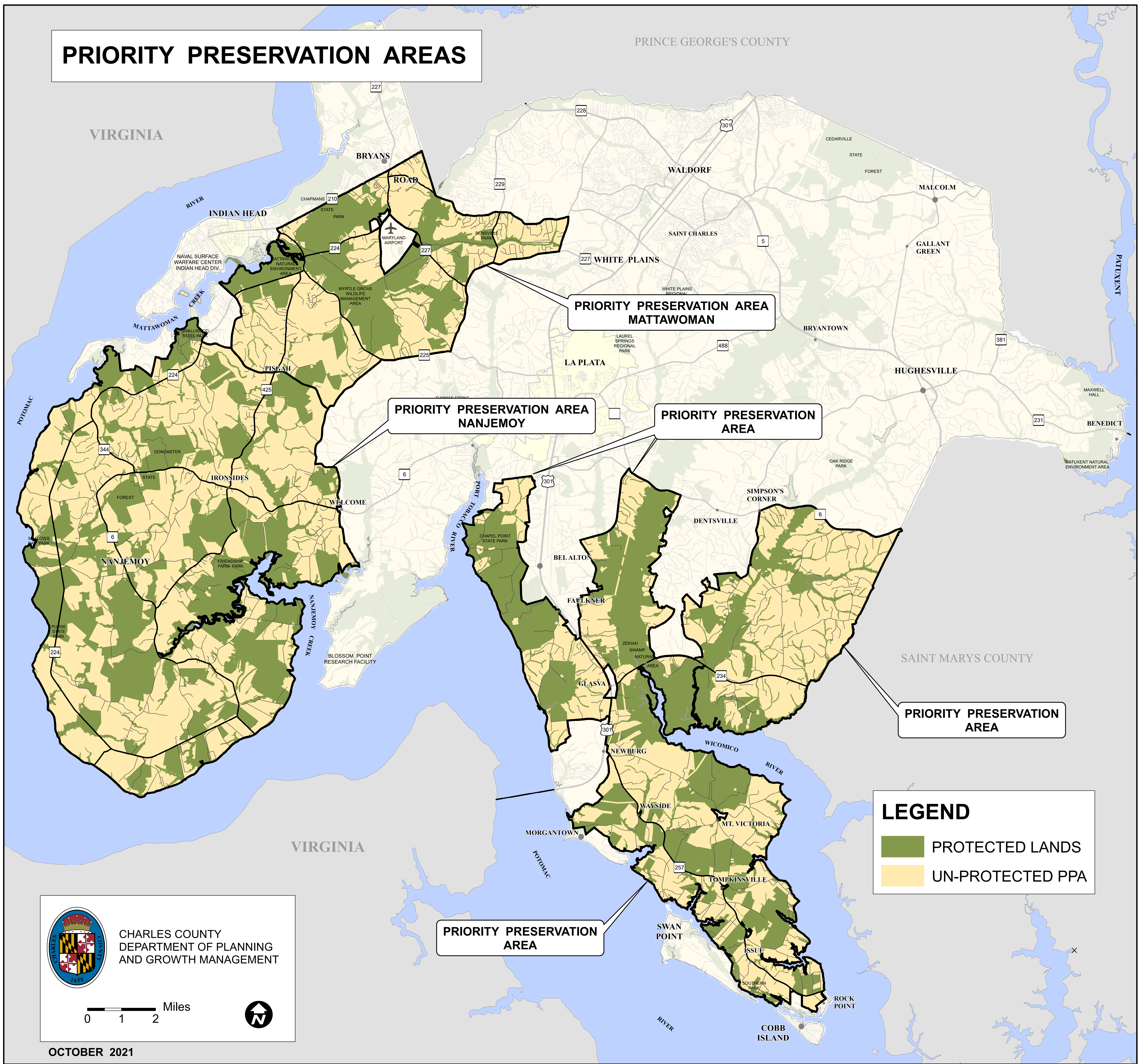
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Prepared By The Charles County Department
of Planning and Growth Management

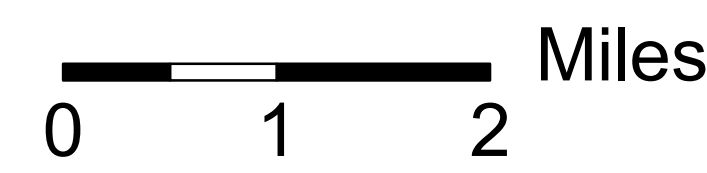
JULY 12, 2016

PRIORITY PRESERVATION AREAS

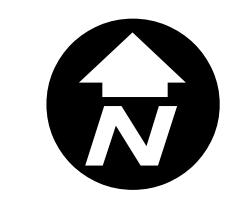




CHARLES COUNTY
DEPARTMENT OF PLANNING
AND GROWTH MANAGEMENT





Miles



OCTOBER 2021

LEGEND

-  PROTECTED LANDS
-  UN-PROTECTED PPA

**Development Capacity Analysis Summary Report
Charles County**

Result	Process	Acres	Number of Parcels	Capacity
Total Acres in Parcels and Lots (1)		276,204	60,423	
	Subtract land zoned for nonresidential use (commercial, industrial)	7,210	1,607	
Residentially Zoned Acres (2)(3)		268,694	58,816	28,360 (3a)
	Subtract tax exempt land	(4)		
	Subtract protected lands and environmentally sensitive parcels	(5)		
	Subtract other parcels without capacity (built out areas)	(6)		
Acres and Parcels with Capacity	Total capacity	119,512	6,536	28,360
Capacity Inside PFA (7)		6,415	1,653	13,971
Capacity Outside PFA		113,097	4,883	14,389
Subsets of the Analysis of Interest (these are not additive)				
Acres and Parcels with capacity associated with Underdeveloped land.	Improved Parcels (>\$10,000), less than 5 acres.	8,933	7,134	4,530
Acres and Parcels Associated with Small parcels.	Parcels <2 acres in size (improved or unimproved)	16,914	43,680	3,449
Acres and parcels associated with larger, undeveloped parcels.	Includes unimproved parcels, greater than 2 acres with capacity and improved parcels greater than 5 acres with capacity.	125,416	3,962	22,230

(1) Analysis is based on 2015-2016 edition of Md Property View Data. Housing unit built dates up to 2017 (partially to 2021).

(2) Zoning is based on latest Charles County major revision in 2017.

(3) Parcels zoned commercial or industrial are not assigned capacity in the analysis.

(3a) Capacity numbers updated to 2021 by Charles County for preliminary plans, newly built housing units, protected lands, tax exempt lands, etc.

(4) Tax exempt parcels were not found to be significant in the analysis and therefore were not considered or are already accounted for in the analysis.

(5) Site constraints were not accounted for separately but are ultimately accounted for in the total capacity.

(6) Parcels without capacity due to various reasons.

(7) PFA status was determined using 2015 PFA boundaries.

This report was updated by MDP in May of 2019. It has been corrected by Charles County PGM using 2021 data sets. Below is a summary of data revisions due to omissions/errors/updates.

Table 3. Revisions Summary Table

NEW HOUSING CAPACITY (NHC) CHARLES COUNTY UPDATES - REVISIONS SUMMARY				
REASON FOR UPDATE	# OF RECORDS UPDATED	CHAR UPDATED 'NHC_W_MIXEDUSE'	ORIGINAL 'NHC_W_MIXEDUSE'	DIFFERENCE
FEDERAL LAND	1	0	1	-1
ROW LAND	1	0	1	-1
EXISTING SCHOOL PARCEL	6	0	10	-10
PLAT UPDATE	74	0	74	-74 (1)
TAX EXEMPT LAND	4	0	373	-373
PROTECTED LAND	76	0	574	-574
NEWLY BUILT DWELLING UNIT (2018 - 2021)	767	21	823	-802 (2)
PRELIMINARY PLAN	69	8,921	2,216	6,705 (3)
	998	8,942	4,072	4,870

(1) Swan Point.

(2) Newly built on an existing parcel with a NHC > 1.

(3) Most of this difference is due to 4,199 NHC updates to PUD Zone (St Charles) Docket 90 Master Plans and 1,000 NHC updates to Swan Point from its General Development Plan.

Charles County Development Capacity Analysis

2021

Charles County Planning staff revised Maryland Department of Planning's (MDP) 2019 development capacity analysis for the County. Analysis for the towns of La Plata and Indian Head were excluded from this analysis as they are municipalities and have their own zoning.

[*Estimating Residential Development Capacity: A Guidebook for Analysis and Implementation in Maryland*](#) (August 2005) includes a full description of MDP's 2019 analysis methodology and its caveats. The 2019 analysis produced estimates of the number of dwelling units built by build-out based on existing zoning, land use, parcel data and information about un-buildable lands. The 2019 analysis did not account for school, road, or sewer capacity. The estimates are focused on the capacity of the land to accommodate future growth.

County revisions predominantly included updating capacity for parcels with approved preliminary or general development plans, newly built homes (2018-2021), protected lands, and tax-exempt lands (See Table 3).

Background and Trend Data

Based on Census data, Charles County is expected to grow from 166,617 in 2020 to 215,980 people by 2045, an increase of 49,363 persons. There were 59,150 housing units as of December 2020 and the County is projected to have 79,350 households by 2045, which is an increase of 20,200 households.⁽¹⁾

Capacity Analysis

The results show that Charles County has enough capacity for the 2045 projected growth. The projections show a possible 20,200 household increase and the County has capacity for 28,360 additional households, despite the analysis excluding the towns of La Plata and Indian Head. Mixed-use zoning was considered at 40% of the parcel to be built as residential and then the yield factor was applied as well.

Density yield of each zoning category was determined using MDP's default, or "assumed" yield factor of 75% of the allowable density of a residential zoning district (see Table 1). Mixed-use zoning was considered at 40% of the parcel to be built as residential and then the yield factor was applied as well.

¹ Population data from MDP Census 2020 Maryland State Data Center webpage.

Table 1. Density Yield in Residential and Mixed-Use Zoning Districts

Zoning	Density Yield (du/acre)*	Zoning	Density Yield (du/acre)*	Zoning	Density Yield (du/acre)*
AC	0.25	RO	0.93	MX	2.61
RC	0.25	RH	4.08	PMH	7.26
RR	1.09	PRD	5.45	WC	9.00
RV	1.63	CER	2.61	AUC	9.00
RL	1.82	CMR	2.61	WCD	0.04
RM	2.72	CRR	2.61	HVC	2.61
				HVR	3.27

*Density Yield = (Allowable Density x 0.75)

The attached Development Capacity Analysis Summary Report shows that almost all of the County's capacity, 22,230 potential households, is located on underdeveloped larger parcels that are more than 2 acres in size.