



Charles County Planning Commission

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Planning Commission Report to the County Commissioners

Bryans Road Sub-Area Plan

Summary:

The Planning Commission, in coordination with Planning staff and the County's consultant, is recommending a Bryans Road Sub-Area Plan. The Sub-Area Plan guides how Bryans Road should evolve over the next ten to twenty years to accommodate new housing, commercial activity, and community facilities, while preserving and enhancing the area's unique natural and cultural assets. The Plan proposes additional residential development within four designated neighborhoods to achieve the target growth. The Plan also recommends several public investments and amenities, including a multigenerational community center, a Pomonkey Center for Cultural and Environmental Education, and affordable housing for seniors. The Sub-Area Plan was developed with extensive public input, including three public workshops, an online survey, and stakeholder interviews.

Initial Briefings and Clearinghouse Review Process:

The Planning Commission received an initial introductory briefing on key themes and issues in Bryans Road on December 6, 2021. The Planning Commission was then briefed on the draft Sub-Area Plan on June 27, 2022.

On July 18, 2022, the Planning Commission concurred to send the draft Plan to the State Clearinghouse and adjacent jurisdictions for review, as required under Maryland Code, Land Use, § 3-203. On October 24, 2022, the consultant presented to the Planning Commission a summary of the comments received from state agencies and adjoining jurisdictions. Clearinghouse comments were received from the Maryland Departments of Planning, Transportation, Environment, and Natural Resources, and from Fairfax County, Virginia. Among other comments, the Maryland Department of Planning (MDP) recommended that the Sub-Area Plan better clarify how and where the Sub-Area Plan amends or relates to the 2016 Comprehensive Plan. The content of the final draft Plan will determine the need for a Comprehensive Plan Amendment.

Work Session:

The Planning Commission held a Work Session on November 21, 2022 to further discuss the draft Sub-Area Plan. At this meeting the Planning Commission voted to schedule a public hearing on the Plan.

Public Hearing:

On January 23, 2023, the Planning Commission held a Public Hearing on the Bryans Road Sub-Area Plan. At the hearing, five (5) individuals voiced comments on the Sub-Area Plan. In addition, three (3) written comments were received before the public hearing and twelve (12) written comments were received during the open record period. The comments were a mix in support and not in support of the proposed Plan, with several offering suggestions for changes. At the conclusion of the Public Hearing, the record was held open for 7 days concluding on January 31, 2023.

First Work Session:

On February 6, 2023, the Planning Commission held a Work Session to consider the proposed Sub-Area Plan and public testimony. At this meeting, the Planning Commission discussed an edited version of the plan submitted by Planning Commission member Craig Renner. Mr. Renner's proposed revisions were intended to strengthen the economic development recommendations in the plan. At the meeting the Planning Commission requested that the Plan be revised to address Mr. Renner's concerns.

Second Work Session:

At a subsequent Work Session held on February 27, 2023, the consultant presented a revised draft Plan that more clearly prioritized the economic development aspects and recommendations of the Plan, within the context of overall economic development considerations in Charles County. The Planning Commission members agreed that the revised Plan sufficiently addressed their concerns regarding economic development in Bryans Road.

Recommendation:

On February 27, 2023, after the conclusion of the Work Session, the Planning Commission voted unanimously to forward a recommendation of approval of the proposed Bryans Road Sub-Area Plan, with an additional recommendation that equal investments be made between efforts to preserve land and investments made for economic development in Bryans Road.



[Robin Barnes \(Apr 18, 2023 19:41 EDT\)](#)

Robin Barnes, Chair