

# Charles County, Maryland



## DEMOGRAPHIC TRENDS NEWSLETTER

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### The Year 1997 In Review

Another year has come to a close, providing the opportunity to review and reflect on some of the development activities which ultimately shape the demographics of our county. This first newsletter of 1998, along with subsequent January editions, will report and summarize some of the preceding year's development activity, while at the same time provide a historical perspective of the data.

For more information on departmental activities, you are invited to visit the county's new web site at [www.govt.co.charles.md.us/](http://www.govt.co.charles.md.us/) In addition, several documents, including the Planning Commission's Annual Report, are available for sale at the Permits Counter. The Planning Commission Annual Report concentrates on the issues of land use, transportation, community facilities, zoning map amendments and subdivision plats. More detailed information on permit issuances can be obtained from the Permits Division, which can be reached at (301) 645-0613.

### Commercial Building Permit Activity

Commercial building permit activity was strong during the year, with over 400,000 square feet of new commercial space, including the expansion of existing facilities, permitted during the year. Located primarily in the Sixth Election District, with a small amount in the Seventh District, all new commercial space is situated within the county's Development District.



New Gas/Convenience Center Located at Intersection of MD Route 227 and US 301

CURRENT POPULATION ESTIMATE	CHANGE IN POPULATION SINCE 12/31/96
118,060	2.9%

\*Based on Use and Occupancy Permits Issued

Additions to existing businesses, such as Automated Graphics in White Plains, the Party Store in Waldorf, and several warehouse expansions, are included in the new commercial space approved during 1997. A dental office in Waldorf, a gas station/foodmart in White

Plains, an assisted living facility in St. Charles, several general/medical offices, self-storage facilities and additional warehouse space are some of the new commercial buildings approved during the year.

Building permit approval was granted for the Men's Homeless Shelter, a county Capital Improvement Project, in October of 1997. The shelter is a 5,000 square foot, single-story building located on Rockefeller Court in the St. Charles Industrial Park. Phase I of the project, which includes the foundation and outer shell, is scheduled to be completed by March of 1998. Phase II of the project, completion of the interior, will be put out to bid later this year; however, the project has moved ahead of schedule.

### Residential Building Permits

Although permit activity was down for the first two quarters of the year, activity for new residential structures increased during the last six months of 1997. Almost identical to the previous year's total (see Table 1 below), the 1997 total of 1,232 new residential structures equates favorably to the average number of new residential structures permitted in each of the past 12 years. While approvals of other development indicators such as final plat lots and preliminary plan lots have fluctuated widely during this time period, totals of new residential units have remained steady at approximately 1,000 per year.

Of the 1,232 permits issued in 1997, 825 (67%) were for single-family structures, new townhouse units accounted for 299 (24%) of the permits, and 108 (9%) new apartment unit permits were issued during the year. This is slightly off the Comprehensive Plan goal of 70% single-family, 20% townhouse and 10% multi-family.

A comparison of residential permits issued in the past five years is shown in Table 1 on the following page:

TYPE	1993	1994	1995	1996	1997
Single-family	772	835	739	735	825
Townhouse	185	211	266	354	299
Multi-family	14	14	0	54	108
<b>TOTAL</b>	<b>971</b>	<b>1060</b>	<b>1005</b>	<b>1143</b>	<b>1232</b>

Table 1: Residential Permits Issued, 1993 - 1997

Of the total residential permits for new residential structures issued in 1997, 68.7% (slightly lower than the 75% goal in the Comprehensive Plan) were located inside the county's designated Development District, primarily along the Billingsley Road and Route 228 corridors.

### County Population

Based on the issuance of use and occupancy permits, it is estimated that the county's population rose 2.9% during the year. This equates to an increase of slightly over 3,000 persons since December of 1996.

### Highlights of Planning Activities

**Preliminary lots:** Total preliminary plan lots approved during the year were down 69% from the previous year's total of 1827 lots. One explanation may be the Adequate Public Facilities Ordinance. A total of 342 new single-family, 211 townhouse and 7 commercial lots were approved by the Planning Commission in 1997. Of the total 560 lots approved during 1997, 58% were located inside the Development District, and the remaining 42%, all single-family lots, were located outside.

It is interesting to note that although the total of approved lots was down, the total of 1311 preliminary lots *submitted* to the county for approval was 498 higher than the number submitted in 1996.

**Final lots:** There were 1,250 final lots recorded during 1997, 27% more than the previous year's total. The 1997 total can be broken down into 837 lots for single-family structures, 403 townhouse lots, 6 commercial and 4 industrial lots. Total lots submitted for approval was 1200, up 118 lots from the total submitted in 1996.

Seventy seven and one-half percent of the lots (969 lots) were located inside of the county's Development District, leaving the remaining 22.5% (281) outside of this designated area.

**Site plans:** The number of site plans (for commercial structures and multi-family projects) approved during 1997 was more than twice the number approved during the previous year. The 46 plans approved during the year were for a variety of uses, including office, retail and service business space, a new hotel, warehouse and self-storage space, several gas/convenience stations, churches, a public school addition and a new private school, an assisted living facility, a utility expansion, the homeless shelter, two new flea markets, a renovation/expansion of the Jaycee's Hall, several multi-family residential site plans, and expansions and changes in the uses of existing structures.

Seven (15%) of the site plans were located outside of

the Development District, resulting in an approval rate of 85% within the Development District.

### Did You Know??????

**Housing Units:** In addition to reporting information on population and its components, the decennial census reports various types of data on housing units. Included in the housing unit data is information about the number of housing units located in the jurisdiction, the number of units in the structures, number of bedrooms, year built, occupancy status, tenure (owner or renter occupied), rental costs, values, whether they are located in urban or rural areas, the presence or lack of plumbing facilities, source of water supply, and the type of heating fuel used.

The 1990 census reported that there were a total of 34,487 housing units in Charles County. Of these units, 32,950 (95.5%) were occupied while 1,537 (4.5%) were vacant. Approximately 25% of the occupied units (7,993) were rental units, while the remaining 75% were owner occupied.

Although the county-wide vacancy rate was 4.5%, the rate varied widely within the county's ten election districts. The 1990 census reported the following vacancy rates in the respective election districts:

Election District	Elec. Dist. Name	Vacancy Rate
1	LaPlata	3.06%
2	Hilltop	3.66%
3	Nanjemoy	12.61%
4	Allens Fresh	4.35%
5	Tompkinsville	22.55%
6	White Plains	2.76%
7	Pomomoy	5.91%
8	Bryantown	1.76%
9	Hughesville	3.37%
10	Marbury	4.05%

### Vision Statement

*Charles County is a place where ...*

*Private initiative is rewarded and businesses grow and prosper, while the preservation of our heritage is paramount, Government services have reached the highest level of excellence, and The quality of life is felt by its citizens to be the best in the region and its government is recognized as a leader in support of these expectations.*

### Mission Statement

*The mission of the Charles County Government is to provide our citizens the highest quality service possible in a timely, efficient, and courteous manner. To achieve this goal, government must be operated in an open and accessible atmosphere, be based on comprehensive long and short term planning, and have an appropriate managerial organization tempered by fiscal responsibility.*

*This information is provided by the Charles County Government, Department of Planning and Growth*

Management, Planning Division, Post Office Box B, La Plata, Maryland 20646, or [www.govt.co.charles.md.us](http://www.govt.co.charles.md.us)