

Charles County, Maryland

DEMOGRAPHIC TRENDS NEWSLETTER

Volume II, No. 3

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www.govt.co.charles.md.us



CURRENT POPULATION ESTIMATE 119,488	CHANGE IN POPULATION SINCE 6/30/97 +2.8%
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*Based on Use and Occupancy Permits Issued

Economic Development

An important aspect of the comprehensive planning process is planning for business and industrial development, allowing a balanced jobs/housing ratio. The economic health of the county depends, in large part, on its ability to attract commercial and industrial businesses, and also to keep them in the county. As residential development seldom pays its own way in tax and fee revenues, the deficit must be made up by the tax yield from commercial and industrial properties which typically produce a net gain to the local government (*The Practice of Local Government Planning*). According to a January, 1998 study performed by Tischler & Associates, Inc. for the Charles County Economic Development Commission, annual revenues and costs for various prototype development in the county are as follows:

TYPE OF DEVELOPMENT	ANNUAL REVENUES	ANNUAL COSTS	NET REVENUES (DEFICITS)
Residential			
Single-family	\$3,028	\$3,077	(\$50)
Townhouse	2,190	2,290	(\$101)
Apartment	1,535	2,405	(\$870)
Non-residential*			
Retail	1,295	1,193	\$103
Office	1,966	973	\$993
Flex	1,529	521	\$1,008

* Per 1,000 square feet

Chapter 5 of the *Comprehensive Plan* establishes the County's strategy for economic development by setting goals and objectives and by proposing implementation strategies to achieve them. After the 1992 *Comprehensive Plan* was adopted, measures to increase the opportunity for and flexibility of commercial and industrial development were approved in the new Zoning Ordinance and maps. These included a new zoning classification (PEP, Planned Employment/Industrial Park) to provide for science and technology park development, a Development Guidance System that rewards job creation and redevelopment of commercial areas in mixed-use and planned-unit developments, provisions for additional industrially zoned land, and the ability to designate employment districts in park-like settings through the Business Park (BP) zone.

Property Values Study and Trends and Analysis Study

In conjunction with a decline in the property values of 59 percent of the homes in the Waldorf area, the County Commissioners recently authorized two month-long studies to determine the causes of the declining property values.

One of the reasons for the declining values cited by Dr. Stephen Fuller and Dean D. Bellas in their *Property Values Study* is related to the types of business and industry the County has typically attracted in the past. Instead of attracting higher

wage positions in technology and related industries, the County's employment base is heavily dependent on seasonally affected retail trade and construction jobs that have lower salaries.

In his report to the County, Dr. Fuller concluded that the County must aggressively promote the types of economic development that will build a stronger and more productive employment base.

Reacting to the results of the studies, the Commissioners have instructed the Economic Development Commission to propose incentives to attract companies to the County, determine the types of businesses the County should seek, and coordinate economic development with the State. The Commissioners are also developing tax credit packages to encourage conversion of single-family rental housing into owner-occupied units.

Copies of the *Charles County Property Values Study* and the *Charles County Property Values Trends and Analysis* report are available in the Planning Office.

Charles County Economic Development Commission

Charles County has over 2,300 businesses which employ over 34,000 workers (average annual non-agricultural wage and salary jobs). The Charles County Economic Development Commission, composed of a Board of Directors and a full-time staff, is charged with the mission of promoting and encouraging the location of businesses to the County and assisting in the retention and training of employees of businesses already located in the County.

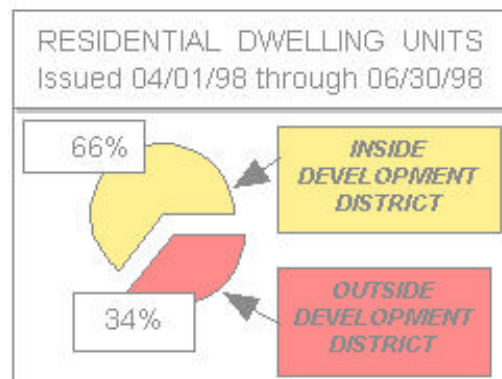
The Economic Development Commission, newly reformed and revised, has embarked on an ambitious program to highlight Charles County as the place to be for business opportunities and growth by producing a marketing video, advertising brochure, informational web site, and joining with the Chamber of Commerce to co-sponsor the annual economic summit to be held on November 10, 1998. Located in the Center for Business and Industry on the campus of the Charles County Community College, the Economic Development Commission is well positioned to help businesses in many phases of industrial and commercial development. You can reach the Economic Development Commission at (301) 934-7632.

1998 Permit Issuances

Commercial: Between April 1 and June 30, 1998, the county approved 35,199 new square feet of commercial/industrial space. This total includes new commercial and/or industrial buildings, as well as additions to existing space and conversion of residential space to commercial space.

Residential: The Charles County Permits Office issued the following building permits for the period April 1, 1998 through June 30, 1998:

Detached residential dwellings	331
Attached residential dwellings	82
Total New Residential	413



The Town of Indian Head did not issue any permits for new residential structures during this period. The Town of La Plata reports the issuance of 12 detached units during this period.

Of the 413 residential permits issued by the County permits office, 66% (274 permits) were located inside of the county's Development District.

During the same period last year, the County Permits Office issued a total of 254 permits for new residential structures. This year's total represents an increase of 63% over the total issuances for the same period last year.

Did You Know??

The Dollars and Sense of Census 2000

A complete and accurate count during Census 2000 is important to the County and its citizens in many ways. Local census counts impact funding formulas for distribution of federal and state dollars, as well as how congressional and legislative districts are aligned.

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, telephone (301) 645-0540, website address www.govt.co.charles.md.us

Planning for future growth and development of our State is also often guided by the results of the decennial census.

During the 1990 census, an estimated 101,000 individuals in the Maryland's 23 counties and Baltimore City were left uncounted. That number represents the *total population* of Charles County at the time. The Census Bureau estimates that 1,641 of these persons were omitted from Charles County's population count.

The Census Bureau's *Consolidated Federal Funds Report: Fiscal Year 1996* reports that total federal grants and loans to the State of Maryland in 1996 total \$4,517,543,000. When this number is divided by Maryland's population of 5,001,909 persons, the resulting \$903.16 represents the per capita amount of federal grants and loans. Just multiplying this figure by the 1,641 persons in Charles County who were missed during 1990 represents an additional \$1.4 million in additional annual revenues to the county and/or the State of Maryland!

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.