

DEMOGRAPHIC TRENDS

*** * * * 2001 - The Year in Review * * * ***

Despite the general slowing trend in the Washington area's economy over the past year, the area's economy has remained relatively strong. According to an article written by Stephen S. Fuller, Ph.D. for the Metropolitan Washington Council of Governments, the Washington metropolitan area's economy has not dropped into a recession as has the national economy and it continues to be one of the strongest performing economies in the country.

Job growth (1.6%), although far below that of the previous year (4.3%), was higher than any other metropolitan area between October 2000/October 2001. The Washington Metropolitan Area's unemployment rate (3.4%) during the same period of time was the lowest unemployment rate among all major metropolitan areas, even though it was a whole percentage point higher than the October 2000 rate (2.4%).

In Charles County, the labor force gained almost 1,000 people between January 2001/November 2001, and employment grew from 62,242 persons in January to 63,069 persons in November.

The County's unemployment rate remained low during the entire year, with a high of 2.8% in February and a low of 2.1% in April. Charles County's November unemployment rate of 2.5% is significantly lower than the State's rate of 4.2% for the same period of time, and less than half of November's national unemployment rate of 5.4%.



Building Permits

Residential building activity in the county was very brisk last year. The number of permits for residential structures issued during 2001 exceeded the previous year's total by more than one-fifth - 21.5%. A total of 1,016 permits were issued for new single-family detached structures, while 271 permits were issued for new single-family attached (townhouse) structures.

This compares with the 2000 totals of 931 new single-family detached structures and 128 new attached structures. The 20 year average (1982-2001) is 761 new single-family detached structures and 268 new attached structures each year.



Forest Conservation

The Charles County Forest Conservation Program promotes forest conservation in Charles County by requiring an approved forest stand delineation and an approved forest conservation plan for most development prior to site clearing and/or grading.

Approximately 351 acres of forest area were placed in permanent, long-term protection during 2001, and approximately 330 acres of forest were cleared for development.

**CURRENT
POPULATION
ESTIMATE
126,452**

Preliminary Plans

The following preliminary plan lots were approved by the Planning Commission during 2001:

Type	Nb. Lots	In/Out Dev. Dist.
Commercial	16	Inside
Residential	125	Inside
Residential	110	Outside
TOTAL	251	

Of the total residential preliminary lots approved, 53% were located inside of the county's development district.

The corresponding acreage associated with the lots is as follows:

Type	Acreage	In/Out Dev. Dist.
Commercial	59.9	Inside
Residential	61.2	Inside
Residential	637.2	Outside
TOTAL	758.3	

Final Lots

During 2001, the Planning Commission approved a total of 207 final plans containing a total of 517 new lots. The lots are broken down as follows:

Type	Nb. Lots	In/Out Dev. Dist.
Commercial	4	Inside
Residential	298	Inside
Residential	215	Outside
TOTAL	517	

Of the total residential final lots approved, 58% were located inside of the county's development district.

The corresponding acreage associated with the lots is as follows:

Type	Acreage	In/Out Dev. Dist.
Commercial	3.5	Inside
Residential	254.1	Inside
Residential	1669.3	Outside
TOTAL	1926.9	

Site Plans

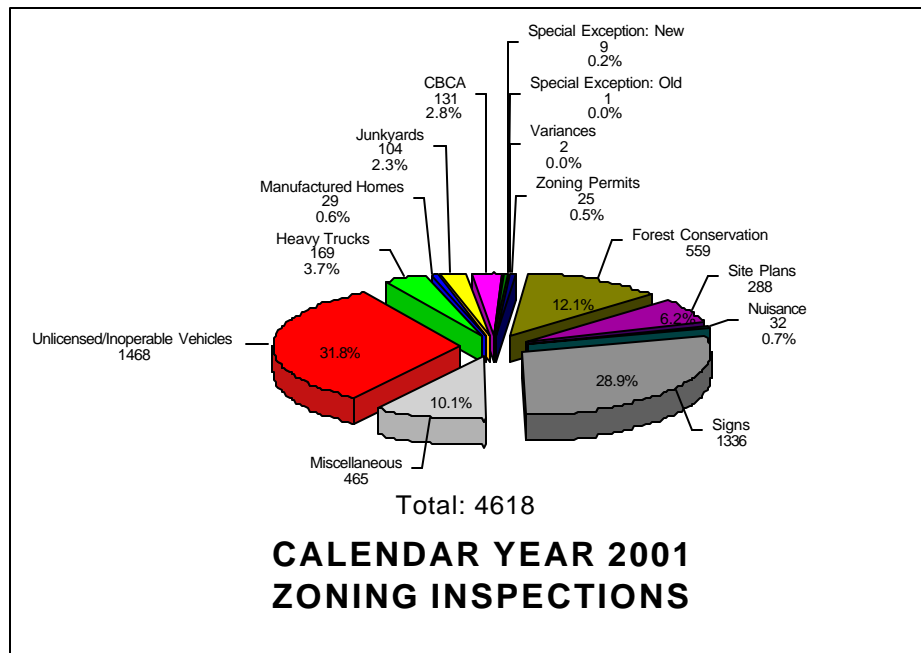
During the year, fifty-nine (59) applications for Site Development Review were received. These can be broken down as follows: New Construction-16; Change in Use-11; Additions-14; Redevelopment-3; Voided/Withdrawn-2 and Tower/Co-locations-13.

Significant new commercial structures, along with their locations, are shown in the chart below:

Project Name	Bldg. Size	Location	Status
Best Buy	45,960 SF	Corner of Route 301 & Berry Rd. , (formerly Howard Johnsons & Church)	Under Review
St. Charles Industrial Park (Office Building)	25,100 SF	Post Office Road	Under Review
Jimmy Richards & Sons	12,500 SF	Billingsley Road near the Landfill/ across the street from proposed Kelson Ridge	Approved
Sears NTB	6,749 SF	2395 Crain Highway (in front of Home Depot)	Approved
CoPart Expansion	4,400 SF	11055 Billingsley Rd. S/S of Billingsley Road West of St. Charles Pkwy.	Approved
Olson Tire	5,667.5 SF	Smallwood Drive between Chandler Court and Exxon Station	Approved
Kelson Ridge	588,156 SF	Billingsley Road, Near Landfill	Approved

Zoning Violations

The Charles County Zoning Technicians respond to a variety of complaints for violations of the County's Zoning Ordinance. During 2001, a total of 4,618 inspections were performed. This represents an increase of 1.2% over the number of inspections performed during the year 2000. The following chart shows the types (and numbers) of zoning inspections performed during 2001:



CENSUS 2000 HOUSEHOLD SIZE AND TYPE DATA

Household Size	Total Households	Family Households	Nonfamily Households
1-Person	7,119	N/A	7,119
2-Person	12,818	11,002	1,716
3-Person	8,678	8,354	324
4-Person	7,741	7,624	117
5-Person	3,494	3,468	26
6-Person	1,185	1,177	8
7 or more	593	582	11
TOTAL	41,688	32,217	9,471

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 2150, Ia Plata, Maryland 20646, home page address www.govt.co.charles.md.us/MaryL_Grant_Editor