

Comprehensive Planning

December 12, 2006

- The Charles County Commissioners conducted a public hearing on Developer's Rights and Responsibilities Agreements for school allocations The Woods at Deer Creek II and the Stonewell/Sherwell Property. The Woods at Deer Creek II is a 90 dwelling unit development on the western side of Western Parkway in Waldorf, and the Stonewell/Sherwell Property is a 54-unit development on Kahill Drive, access from Pierce Road in Waldorf.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

December 6, 2006

- The Department of Planning and Growth Management and the Port Tobacco River Conservancy presented its Watershed Restoration Action Strategy to the Maryland Department of Natural Resources, which will determine if the Port Tobacco Watershed will receive State funding.

Contact for more information: Department of Planning and Growth Management Planning Office, 301-645-0540.

December 4, 2006

- The Charles County Commissioners agreed to introduce Bill 2006-15 and set the public hearing for the bill at 10:30 a.m. on January 30, 2007. The bill, Zoning Text Amendment 05-83, concerns Planned Residential Development (PRD) Zones to allow floating zones in the Low Density Residential (RL) Zones, to allow the minimum area to be included within a PRD to be 75 acres in the RL, and a portion of the property must be adjacent to an arterial roadway, adjacent to the urban core, and adjacent to at least one property categorized as S-1 and W-1 in the County's Water and Sewer Plan. Adjacent shall mean abutting directly or indirectly separated by a right-of-way.
- The Charles County Commissioners enacted Bills 2006-11 and 2006-12, 84 Lumber Zoning Map Amendments, which will rezone a parcel from Business Park to Community Commercial to resolve a change in the character of the neighborhood.
- The Charles County Commissioners approved the Developer's Rights and Responsibilities Agreement for Misty's Cove, a three single-family dwelling lot subdivision, which would provide payment of fees for school allocations and include addition of default/penalty language to the agreement.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

November 28, 2006

- The Water Resource Advisory Committee presented its report to the County Commissioners. The report included a briefing on supply options, operational measures, conservation and demand management measures, water security and reliability, private well strategies, and immediate, short-, mid- and long-term recommendations and recommendations, which will be incorporated into the County's Water and Sewer Plan. The group will continue to meet semi-annually.

Contact for more information, Department of Planning and Growth Management, 301-645-0621.

- The Charles County Commissioners held initial work sessions on Developer's Rights and Responsibilities Agreements (DRRA) for Covington Pointe and Knotting Hill subdivisions for school allocations and approved for formal staff review, which would include a summary of proposed amenities, entrance features, and information on adjoining subdivisions/buffer areas. Covington Pointe is for 12 single family building lots on Covington Road in Malcolm, and Knotting Hill is for 57 building lots on Simms Landing road in Port Tobacco.
- Follow-up work sessions were held on DRRA's for Buckingham, High Pointe and Sandy Pointe subdivisions. The latter was approved, but the DRRA's for Buckingham and High Pointe were deferred for action by the newly elected board of commissioners to allow time to clarify concerns enrollment and overcrowding at T.C. Martin Elementary School that were addressed in a letter of opposition to the developments.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

November 27, 2006

- The Charles County Commissioners conducted a public hearing on Bill 2006-13, a zoning text amendment to allow for additional home occupations, known as Cottage Industries, in the Agricultural and Rural Conservation zones and with conditions in the Rural Residential zones by special exception on lots of 5 acres or more. The bill will be scheduled for enactment on December 4, 2006, a legislative day.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

November 13, 2006

- The Charles County Commissioners deferred the decision on the Swan Point Water and Sewer Category Amendment to W3 S3 and request for Priority Funding Area Amendment for the 202 acres known as the Horse Farm for the newly elected County Commissioners. The plan calls for 240 units to be built on 40 acres of this tract.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

August 28, 2006

- The Charles County Commissioners, following approved for formal review and public hearing the Developer's Rights and Responsibilities Agreements for Deer Park Estates and Misty's Cove subdivisions. The public hearing will be held on Monday, October 16, at 11:30 a.m.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

July 11, 2006

- The Charles County Commissioners did not adopt Bill 2006-07, Public Notification of Subdivision and Site Development Plans, and Bill 2006-08, Public Notification of Subdivisions, which would have amended the Zoning Ordinance and Subdivision Regulations to require posting of properties for proposed residential and commercial development with contact information and information on the proposed projects. However, the County Commissioners directed staff to prepare a process where a developer hold meetings within a community to discuss the plans for a project and hear the public's concerns.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

- The Charles County Commissioners approved the Developer Rights and Responsibilities Agreement for Whispering Woods subdivision for 58 of the 64 proposed single family dwelling lots for the 2006 and 2007 school allocation cycles, 24 and 34, respectively, at \$15,000 per lot. It will not be executed until it is reviewed by the County Attorney's Office, which will include addition of an inflation factor subject to the Consumer Price Index for the Baltimore-Washington region, and stronger language for non-payment that would stop the project and protect the County's interest since the funds will be used to help fund the construction of new schools to accommodate growth.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

- The Charles County Commissioners approved Bill 2006-09, which adds language to the Zoning Ordinance to allow property owners in the RC(D) that have property eligible for listing on the National Register of Historic Place or contain portions of the Mattawoman Stream Valley as delineated by the Army Corps of Engineers to create lots smaller than 10 acres in order to protect natural resources and provide critical supporting infrastructure. The minimum lot size must be three acres unless the property is served by public water and sewer then the development of the property shall be governed by restoration of the base zone that applied immediately prior to the establishment of the RC(D) Zone.

Contact for more information, Department of Planning and Growth Management, Planning Office, 301-645-0540.

- ☛ The Charles County Commissioners approved the July 17, 2006-January 16, 2007, school capacity allocations, which indicates there are 528 units available to allocate.

Contact for more information, Department of Planning and Growth Management, Planning Office, 301-645-0540.

June 26, 2006

- ☛ The Charles County Commissioners held a public hearing on the Sandy Pointe Developer's Rights and Responsibilities Agreement (DRRA). Staff recommended options for closing a loophole in the DRRA process relating to the number of proposed lots identified in the initial work session on this development:
 - * eliminate bulk allocation provision for minor subdivisions
 - * deny DRRA projects that have already received three bulk allocations
 - * add a provision to Adequate Public Facilities manual which would require applicants who have already received three bulk allocations to wait a specified period of time (to be determined) prior to requesting additional allocations
 - * adopt a formal DRRA policy that prohibits any project that has received three bulk allocations from receiving a DRRA.

_____ The public record will be left open for public comment until June 30.

Contact for more information, Department of Planning and Growth Management, Planning Office, 301-645-0540.

- ☛ The Charles County Commissioners adopted the July 2006 Land Preservation, Parks and Recreation Plan as an amendment to and to be incorporated by reference within the 2006 Comprehensive Plan.

Contact for more information, Department of Planning and Growth Management, Planning Office, 301-645-0540.

- ☛ The Charles County Commissioners were briefed on a proposed Cottage Industry Zoning Text Amendment that would create a new class of small-scale, home-based business opportunities on large properties (5+ acres) in the rural zones (RR, AC, and RC) call "Cottage Industries." There would be some amendments to the home occupation provisions as part of the legislation. The County Commissioner authorized staff to proceed with bringing the proposal before the Planning Commission.

Contact for more information, Department of Planning and Growth Management, Planning Office, 301-645-0540.

- ☛ The Charles County Commissioners approved the DRRA for Highgrove Sections 7&8 and deferred action on Swan's Rest until recommendations for closing loopholes in the DRRA process were reviewed by the County Attorney's Office.

Contact for more information, Department of Planning and Growth Management, Planning Office, 301-645-0540.

June 20, 2006

- ☛ The Charles County Commissioners held a public hearing on and approved the establishment of 11 new Agricultural Land Preservation Districts on the land of:

- * Charles Fred Herbert et al, 44 acres in the 2nd election district in Nanjemoy off Ironsides Road
- * Charles Fred Herbert et al, 116.8 acres in the 2nd election district in Nanjemoy off Ironsides Road
- * Leslie E. Connick et al 131 acres in the 9th election district in Hughesville off Prince Frederick Road
- * Richards Inheritance Partnership, 169 acres, 1st election district, La Plata, off Route 6
- * Nancy D. And Lawrence T. Wolfe, 618 acres, 4th election district, Allens Fresh
- * Dan and Wilma Kubican, 40 acres, 4th election district, Ryceville, MD, off Trinity Church Road
- * Marshall Corner Investment LLC, 62 acres, 1st election district, Port Tobacco, off Chapel Point Road
- * Denise Barnes and Joan Chapman, 149 acres, 8th election district, Bryantown, off Bryantown Road
- * Raymond and Mary Alice Good, 28 acres, 1st election district, La Plata, off Route 6
- * George and Eleanor Albrittain, 35 acres, 1st election district, La Plata, off Route 6
- * Charles and Irleene Hess, 79 acres, 3rd election district, Nanjemoy, off Liverpool Point Road.

Contact for more information, Department of Planning and Growth Management, Planning Office, 301-645-0540.

- ☛ The Site Design and Architectural Review Board presented its annual report which stated:

- * It reviewed two design codes for a Planned Employment Park and Waterfront Planned Community, reviewed eight preliminary plans, and reviewed seven architectural plan submissions. This was a decrease of 10 and 18, respectively, from the last evaluation.
- * The average time required to review and act upon an application is a month from submission to resolution.
- * All applicants are willing to work with the SDARB and the Guidelines, make requested changes, and follow procedures established for building permits.
- * Applicants have provided constructive comments and suggestions about the Guidelines which the Board has been willing to incorporate into its decision making process.
- * The SCARB revised the Single Family Guidelines in May 2005.
- * As of December 31, 2005, 435 single family dwelling unit permits have been reviewed and signed by staff under the Guidelines. This is up 241 building permits from the previous year.
- * As of December 31, 2005, 360 inspections of completed single family dwellings have been completed for U&O's. The number of inspections was up from 167 the previous year. Staff, consultants, and the Building Permits Task Force are critiquing the review process for timeliness and identification of possible problems. Results will be brought to the County Commissioners when completed.

- The Charles County Commissioners approved the Developer's Rights and Responsibilities Agreement (DRRA) for Twin Ponds subdivision with the addition of a Producer's Price Index clause in the recommendations and that the Homeowner's Association documents clearly specify that the maintenance of the stormwater management pond is the responsibility of the HOA.

Action on the Berry Grove and Quick Tree Farms was deferred until a later date in order to confer with legal counsel on the merits of the application.

Contact for more information, Department of Planning and Growth Management, Planning Office, 301-645-0540.

- The Charles County Commissioners appointed the following residents to the Bryans Road/Indian head Sub Area Plan Citizens Work Group: Vincent C. Hungerford, Jerome Linkins, Sr., Charles P. Gardiner, Robert J. Catlin, Sr., Suzanne F. Wible, Robert Deskins, and Robin Drake.

Contact for more information, Department of Planning and Growth Management, Planning Office, 301-645-0540.

June 19, 2006

- The Charles County Commissioners held a public hearing on Bill 2006-09 RC(D) Lot Size Reduction, that would add language to the Zoning Ordinance to allow property owners in the RC(D) that have property eligible for listing on the National Register of Historic Place or contain portions of the Mattawoman Stream Valley as delineated by the Army Corps of Engineers to create lots smaller than 10 acres in order to protect natural resources and provide critical supporting infrastructure. The public record will be left open until Friday, June 23, for written public comment.

Contact for more information, Department of Planning and Growth Management, Planning Office, 301-645-0540.

June 5, 2006

- The Charles County Commissioners continued their work session on the Swan Point Development and approved the Docket 250 Amendment request, the Critical Area Growth Allocation, and the rezoning of the Horse Farm Property with staff, County Attorney, and proposed changes and/or modifications by the Chesapeake Bay Critical Area Commission.

The Commissioners also requested an update on the possibility of using effluent water to irrigate the golf course, and had comments on the buffer property remaining under the homeowners association, amenities go hand-in-hand with the residential development, water testing, and transportation improvements on Route 257.

Contact for more information, Department of Planning and Growth Management, Planning Office, 301-645-0540.

May 16, 2006

- ☛ The Charles County Commissioners conducted a work session, which will be continued on June 5, on the Master Plan Amendment for Swan Point, which includes a commercial element, changes in the residential developments, and development on the adjoining horse farm property.

Contact for more information, Department of Planning and Growth Management, Planning Office, 301-645-0540.

- ☛ The Charles County Commissioners continued the scheduled public hearing on the Developer's Rights and Responsibilities Agreement for The Woods at Deer Creek II and Stonewell subdivisions until July 24 to allow the applicant, who had requested a 60-day extension, to review geotechnical and soils information on the site that has just come to the applicant's attention, and to coordinate a potential combined development with an adjoining project.

Contact for more information, Department of Planning and Growth Management, Planning Office, 301-645-0540.

May 15, 2006

- ☛ The Charles County Commissioners approved allocation of \$142,000 from the agricultural transfer tax account to maximize the County's match for the Maryland Agricultural Land Preservation Foundation Program to preserve farmland, forests and open space.

Contact for more information, Department of Planning and Growth Management, Planning Office, 301-645-0540.

May 9, 2006

- ☛ The Charles County Commissioners held initial work sessions on Developer Rights and Responsibilities Agreements for the Buckingham, High Pointe, and Twin Ponds subdivisions.

They agreed to proceed with formal staff review and set the public hearing on Twin Ponds, a 20-lot subdivision, for June 20, 2006, at 2 p.m. The proposal is to pay \$15,000 per lot for 20 school allocations in 2006.

Action on Buckingham, a 40 single-family subdivision, which would pay \$15,000 per lot for the 40 lots in 2006, was deferred until the receipt of the Planning Commission's report.

The Commissioners will also wait for action by the Planning Commission on High Pointe, a 49 single-family dwelling development, which is also proposing to pay \$15,000 per lot for school allocation. A preliminary plan has been submitted, but it has not been approved by the Planning Commission.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

May 8, 2006

- The Charles County Commissioners approved a school allocation time request for Hunter's Brooke subdivision.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

May 2, 2006

- The Charles County Commissioners held a public hearing on Bill # 2006-07 – Public Notification of Subdivision and Site Development Plans and Bill # 2006-08 – Public Notification of Subdivisions. The former bill will provide public notification for proposed residential and commercial development by posting the subject properties. The latter bill will amend the subdivision regulations to provide information of proposed new residential subdivisions by posting the site of the development. The record was held open for public comment until May 15, 2006.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

- The Charles County Commissioners held an initial work session on the Developer's Rights and Responsibilities Agreement for Sandy Pointe subdivision and directed staff to conduct a formal review. A public hearing on the proposal will on Monday, June 26, at 10 a.m. The proposed agreement to pay \$15,000 per lot for two school allocations for two single-family dwelling lots.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

May 1, 2006

- The Charles County Commissioners introduced Bill 2006-09 – RC(D) Lot Size Reduction that would add language to the Zoning Ordinance to allow property owners in the RC(D) that have property eligible for listing on the National Register of Historic Place or contain portions of the Mattawoman Stream Valley as delineated by the Army Corps of Engineers to create lots smaller than 10 acres in order to protect natural resources and provide critical supporting infrastructure. The hearing date will be Monday, June 19, at 10:30 a.m.

They also introduced Bill 2006-10 – Grading and Sediment Control that would add new provisions and clarify existing provisions of the County's Grading and Sediment Control Ordinance. The hearing date will be Tuesday, May 16, at 1:30 p.m.

Contact for more information: Department of Planning and Growth Management: 301-645-0627.

- ☛ The Charles County Commissioners adopted the Charles County Comprehensive Plan.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

April 25, 2006

- ☛ The Charles County Commissioners held a work session on the proposed Rosewick Road Annexation Petition, which was revised to reduce the amount of land to be annexed into the town of La Plata and change the proposed zoning to comply with the business park zoning issues of the a previous work session. The Commissioners approved the annexation petition with the proposed changes.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

- ☛ The Charles County Commissioners held a work session on the Comprehensive Plan Update and suggested that language be added to reflect the arts, and broadband infrastructure and move for adoption on May 1.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

- ☛ The Charles County Commissioners held their quarterly meeting with the Town of La Plata to discuss issues of mutual concern: the town police department, schools, Washington Avenue sidewalks, the tax differential, and a regional water commission. The County Commissioners, town officials, the sheriff's office and town police will meet to establish the level of coverage and its relationship to the tax differential for the town. The differential is deducted from the county tax bills of town residents for (overlapping) services the County does not have to provide. The County will be looking into a feasibility study for sidewalks for Washington Avenue, a town council member was added to the County's Water Resource Advisory Committee, and Board of Education staff addressed school projects that affect the town, and the need for work force housing for teachers.

Contact for more information, Public Information Office, 301-645-0580.

April 24, 2006

- ☛ The Charles County Commissioners held a public hearing on the Developer's Rights and Responsibilities Agreements for Swan's Rest and Highgrove 7 & 8. The public record will be left open until the close of business May 5. Swan's Rest is for two single-family dwelling lots, and Highgrove for 36 single-family dwelling units. Both are for school allocations at \$15,000 each; the former for the Thomas Stone District in 2006, and the latter in the Lackey District for 2007.

Contact for more information: Charles County Department of Planning and Growth Management, Planning Office, 301-645-0540.

April 11, 2006

- ☛ The Charles County Commissioners held initial work sessions on proposed Developer's Rights and Responsibilities Agreements for Woods at Deer Creek II and Stonewell subdivisions for school allocation mitigation and directed staff to proceed with formal review and set the date for a public hearing on the proposals for May 16, 2006, at 11:30 a.m.

Contact for more information: Charles County Department of Planning and Growth Management, Planning Office, 301-645-0540.

April 4, 2006

- ☛ The Charles County Commissioners held public hearings on the creation of seven new agricultural land preservation districts on the land of :

* Waldorf Lions Foundation, Inc., Riverside Road, Nanjemoy

* Joseph E. Plater Jr. et al, Bowling Drive, Newport

* Joyce E. Price, et al, Welcome

* Mormar Family Trust, Dentsville

* Ronald M. Scott, Nanjemoy

* John W. Bunting and Robert J. Summers, Hughesville

All were approved, however, the Price property will not be forwarded to the Maryland Land Agricultural Land Preservation Foundation. This will add an additional 769 acres to the program, bringing the number of acres in the program to 19,000.

Contact for more information: Department of Planning and Growth Management Planning Division, 301-645-0540.

- ☛ The Charles County Commissioners conducted a public hearing on the proposed Developer's Rights and Responsibilities Agreement for Albion Subdivision to provide \$15,000 per lot for 24 lots to satisfy the Adequate Public Facilities Ordinance for schools. The property contains 122.91 acres on the west side of Route 425 just south of Route 6 in Ironsides. Following the hearing, the Commissioners approved the agreement with the addition of a non-payment penalty clause.

Contact for more information: Department of Planning and Growth Management Planning Division: 301-645-0540.

April 3, 2006

- ☛ The Charles County Commissioners introduced Bill # 2006-07 – Public Notification of Subdivision and Site Development Plans and Bill # 2006-08 – Public Notification of Subdivisions. The former bill will provide public notification for proposed residential and commercial development by posting the subject properties. The latter bill will amend the subdivision regulations to provide information of proposed new residential subdivisions by posting the site of the development. A consolidated public hearing on both bills will be held at 2 p.m. on Tuesday, May 2.

Contact for more information: Department of Planning and Growth Management Planning Division: 301-645-0540.

- The Charles County Commissioners held follow-up work sessions and approved the Developer Rights and Responsibilities Agreements (DRRA) for Scotland Heights, Coachman's Path, and Turtle Creek subdivisions. Whispering Woods subdivision requested a 120-deferral on approval of its DRRA in order to work out infrastructure issues.

Contact for more information: Charles County Department of Planning and Growth Management, Planning Office, 301-645-0540.

March 7, 2006

- The Charles County Commissioners conducted a public hearing on Bill # 2006-01 granting the Planning Director administrative authority to grant one-year extensions to preliminary plans for subdivisions when there are no substantive changes to the approved plan or if no new or further adequate public facilities mitigation is required over and above those previously approved by the Planning Commission. The Planning Director may not deny any extension request without approval by the Planning Commission.

The County Commissioners closed the public record and adopted the proposal, which will become effective 10 days from its adoption.

Contact for more information: Charles County Department of Planning and Growth Management, Planning Office, 301-645-0540.

- The Charles County Commissioners held a work session on proposed Developer's Rights and Responsibilities Agreements for Swan's Rest and Highgrove Sections 6 & 7 for proposed school allocation mitigation and directed staff to proceed with formal review and to set the public hearing date for the proposal, which will be April 24, 2006, at 2:30 p.m.

Contact for more information: Charles County Department of Planning and Growth Management, Planning Office, 301-645-0540.

March 6, 2006

- The Charles County Commissioners held a public hearing on the proposed Autumn Hills Developer Rights and Responsibilities Agreement for school allocation mitigation and traffic mitigation and adopted the proposal, with the provision that a technical writing issue be addressed that the County Attorney will address with the counsel for Autumn Hills.

Contact for more information: Charles County Department of Planning and Growth Management, Planning Office: 301-645-0540.

- The Charles County Commissioners approved school allocation time requests (of 18 months) for plat recordation for Worthington, Pleasant Hill Estates, Jesse Beuchert Inheritance, Normandy Farms, Green Haven Run, Autumn Hills, and Sun Ridge subdivisions.

Contact for more information: Charles County Department of Planning and Growth Management, Planning Office, 301-645-0540.

- The Charles County Commissioners directed the Building Permits Task Force and County planning staff to meet to address unresolved issues on the proposed Historic Preservation Commission and Tax Credit Ordinances.

Contact for more information: Charles County Department of Planning and Growth Management, Planning Office: 301-645-0540.

February 28, 2006

- Southern Maryland Reality Check Plus presented its growth visioning exercises that will be held in four different regions throughout the State. Southern Maryland's event will be held at St. Mary's College of Maryland on Thursday, June 15 from 8 a.m.-3:30 p.m.

Reality Check Plus is a statewide effort to raise the awareness about the level and pace of growth coming to Maryland over the next 25 years and how to accommodate new growth that is coming. When the exercises are complete, they will be combined and analyzed into a statewide vision that shows where Maryland citizens believe new growth should occur and what areas should be protected.

February 27, 2006

- The Charles County Commissioners approved the Master Plan Amendment for Town Center South, which will include a change from Commercial/Light Industrial to Commercial/Residential to accommodate 200 townhouses and 491 apartments over 15,000 square feet of commercial space, a commercial area, hotel, and 5-acre amenity area on 67.8 acres next to BJ Warehouse in St. Charles. The approval also requires the developer to address improvements to the intersection of Smallwood Drive and St. Patrick's Drive.

Contact for more information: Charles County Department of Planning and Growth Management, Planning Office: 301-645-0540.

February 13, 2006

- The Charles County Commissioners conducted consolidated hearings on Developers Rights and Responsibilities Agreements for the following subdivisions: Scotland Heights, Coachman's Path, Whispering Woods, and Turtle Creek. All four projects have preliminary plan approval and are requesting school allocation mitigation – paying \$15,000 per lot/unit. The public record will be left open for written public comment through February 27, 2006.

Contact for more information: Department of Planning and Growth Management Planning Office: 301-645-0540.

February 7, 2006

- The Charles County Commissioners approved school allocation time extension requests for

the following subdivisions: Brentwood, Brookwood Estates, Linden Grove I, and Canterleigh. Each was granted an 18-month extension beyond March 9 to record plats after demonstrating that they were progressing with the development of the subdivision in a timely manner.

Contact for more information: Department of Planning and Growth Management Planning Office: 301-645-0540.

February 6, 2006

- The Charles County Commissioners approved Bill # 2006-01 for introduction – SRA 05-05, which will allow the planning director to administratively extend the time for preliminary plan approvals when the proposal does not change instead of the Planning Commission. The hearing date will be March 7 at 11:30 a.m.

Contact for more information: Department of Planning and Growth Management Planning Office: 301-645-0540.

- The Charles County Commissioners authorized zoning text amendment (Bill 2006-04) that would allow minimum lot size reductions for certain properties in the RC (D) Zone that agree to preserve features on the site that would be eligible for listing on the National Register of Historic Places and areas of the site that fall within the Mattawoman Creek Stream Valley to go to the Planning Commission for public hearing and comment. Following the Planning Commission action, the bill will be introduced and a date set for public hearing before the County Commissioners.

Contact for more information: Department of Planning and Growth Management Planning Office: 301-645-0540.

January 24, 2006

- The Charles County Commissioners deferred action on the Historic Preservation and Tax Credit Ordinances until mid-February to provide time for the Building Permits Task Force to provide comment on the proposals before their final action on adoption or revisions.

Contact for more information: Department of Planning and Growth Management Planning Office: 301-645-0540.

- The Charles County Commissioners approved the Developers Rights and Responsibilities Agreements for Piney Grove Estates, Holly Hall, and Leighland Meadows as they relate to the Adequate Public Facilities Ordinance for Schools.

Contact for more information: Department of Planning and Growth Management Planning Office: 301-645-0540.

January 23, 2006

- The Charles County Commissioners held a public hearing on the Town Center South Master Plan Amendments to change the land use category from commercial/light industrial to

commercial/residential and to change the land use percentages for residential, commercial, open space and roads to accommodate a proposed project by Archstone-Smith to provide apartments and townhouse, a shopping center, hotel, parks, open space and other amenities. The public record was left open for written comment until the close of business on February 10, 2006.

Contact for more information: Department of Planning and Growth Management Planning Office: 301-645-0540.

January 10, 2006

- The Charles County Commissioners passed Bill 2005-11, Zoning Text Amendment 04-73, regarding the maximum height and intensity standards for mini-warehouses, which makes them permitted by special exceptions in all zones except the IG (General Industrial) and IH (Heavy Industrial) zones where they are permitted with conditions. The Bill also does not allow the use of metal siding on elevations that are visible from adjoining roads and streets, specifies buffer yards, and sets height maximums and intensity standards. The amendments become effective January 20, 2006.

Contact for more information: Department of Planning and Growth Management Planning Office: 301-645-0540.

- The Charles County Commissioners approved the January-July 2006 School Capacity Allocations for new development in the six school zones. The total available to allocate is 528 – 396 allocatable capacity without the Developer Rights and Responsibilities Agreement (DRRA) Cap, 300 allocatable capacity under the DRRA Cap, and 132 bulk allocations.

Contact for more information: Department of Planning and Growth Management Planning Office: 301-645-0540.

- The County Commissioners directed staff to have the reorganized Building Permits Task Force review the Land Preservation Parks and Recreation Plan before adoption and return with their report within 30 days.

Contact for more information: Department of Planning and Growth Management Planning Office: 301-645-0540.

January 9, 2006

- The Charles County Commissioners approved the Charles County Easement Sale Prioritization System for the Maryland Agricultural Land Preservation Foundation (MALPF) which will be used to rank MALPF easement applications to ensure that Federal, State, and County funds are used to purchase Agricultural Land Conservation Easements on properties with the highest potential for food and fiber production and to ensure maintenance of critical mass of farmland for future production. The system was also formulated to meet State and Federal funding agency guidelines.

Contact for more information: Department of Planning and Growth Management Planning Office: 301-645-0540.

- The Charles County Commissioners directed planning staff to further review and prepare for public hearing Developers Rights and Responsibilities Agreements (DRRA) for Scotland Heights, Coachman's Path, Whispering Woods and Turtle Creek subdivisions. These Developers Rights and Responsibilities Agreements (for school impact mitigation under the Adequate Public Facilities Ordinance). The public hearings on these DRRA's will be held on February 13, 2006, at 2:30 p.m. in the Commissioners' Meeting Room.

Contact for more information: Department of Planning and Growth Management Planning Office, 301-645-0540.

December 12, 2005

- Public hearings were held by the County Commissioners on the Developers Rights and Responsibilities Agreements for Holly Hall, Leighland Meadows, and Piney Grove Estates subdivisions. The agreements will be brought back to the Commissioners for a final decision in January.
- A work session was held on the Developers Rights and Responsibilities Agreement for Autumn Hills subdivision, and the Commissioners accepted the merits of the proposal and directed staff to further review it and establish a public hearing.

Contact for more information: Charles County Department of Planning and Growth Management Planning Office: 301-645-0540.

December 6, 2005

- The Charles County Commissioners voted to maintain the zoning at Business Park and Rural Residential for 97 acres proposed for annexation into the Town of La Plata at Rosewick Road for retail commercial and age-restricted housing. The proposed annexation into the town would substantially change the current zoning. Thus, if the town approves the annexation, the town may not place the annexed land into a zoning category that permits a different land use from that permitted by the County's zoning.

Contact for more information: Charles County Department of Planning and Growth Management Planning Office: 301-645-0540.

- The Department of Planning and Growth Management Planning Division briefed the County Commissioners on a proposed St. Charles Master Plan Amendment for Westlake Village that would change the land use category from Commercial/Industrial to Commercial/Residential on a 67.8 acre parcel on the eastern side of St. Patrick's Drive between Billingsley Road and Smallwood Drive, adjacent to Dorchester Greens Neighborhood and BJ's Wholesale, that would include 200 townhouses, 491 apartments over 15,000 square feet of commercial space, a 5-acre amenity area, and 85,000 square foot commercial area and 5-story, 125-room hotel. The Commissioners scheduled a public hearing on the proposal for Monday, January 23,

2006, at 7 p.m. in the auditorium of the County Government Building.

Contact for more information: Charles County Department of Planning and Growth Management Planning Office: 301-645-0540.



The Charles County Commissioners held a public hearing on the proposed Land Preservation Parks and Recreation Plan and held the record open for written public comment until the close of business on December 20, 2005.

Contact for more information: Charles County Department of Planning and Growth Management Planning Office: 301-645-0540.

November 29, 2005



The Charles County Commissioners were briefed on a proposed Agricultural Land Preservation Ranking System and directed staff to seek comments from the agricultural community on the issue and bring them to the commissioners for review during the week of the first sessions in January 2006 before they make their decision.

Contact for more information: Charles County Department of Planning and Growth Management Planning Office: 301-645-0540.

November 28, 2005



The Department of Planning and Growth Management Planning Office presented an overview of the proposed Developer Rights and Responsibilities Agreement proposed for Heritage Green project for the Town of La Plata. Another work session on the proposal will be held before it goes to public hearing.

Contact for more information: Charles County Department of Planning and Growth Management Planning Office: 301-645-0540.

November 22, 2005



The County Commissioners held a public hearing on the proposed master plan amendment and rezoning request for The Villages at Swan Point. The record was held open for written public comment until the close of business on December 22, 2005.

Contact for more information: Charles County Department of Planning and Growth Management Planning Office: 301-645-0540.

November 21, 2005



The Department of Planning and Growth Management Planning Office presented a proposed Transferable Development Rights Study that would be included in the appendix to the Land Preservation Parks and Recreation Plan as a means to preserve agricultural land and open space. A public hearing on the Plan will be held on December 6 at 7 p.m. in the auditorium

of the County Government Building.

- ☛ A briefing on the Comprehensive Plan update followed with the Commissioners requesting a yearly check on any activity regarding the one house per 10 acres policy in the western part of the County in the deferred development district. A public hearing on the Comprehensive Plan Update has been scheduled on January 30, 2006, at 7 p.m.
- ☛ Draft legislation was presented for public notification of subdivision and site development plans via 2' x3' signs that must be posted and photos taken to verify the posting of signage. The Town of La Plata will be asked to incorporate this public notice into their Code.
- ☛ The County Commissioners agreed to introduce a bill for public hearing on January 10, 2006, at 3 p.m. revising Bill 2005-11 for Mini-Warehouses to place height, quality, and use restrictions in certain commercial zones.

Contact for more information: Charles County Department of Planning and Growth Management Planning Office: 301-645-0540.

November 7, 2005

- ☛ The Charles County Commissioners held work sessions on proposed Developer Rights and Responsibilities Agreements for three proposed subdivisions: Leighland Meadows, Holly Hall, and Piney Grove Estates that call for payment of funds for school allocations. Public hearings on the proposed agreements will be held on Monday, December 12, 2005, at 7 p.m. in the auditorium of the County Government Building.

Contact for more information: Charles County Department of Planning and Growth Management Planning Office: 301-645-0540.

October 31, 2005

- ☛ The Department of Planning and Growth Management provided an overview on zoning of accessory apartments, and the County Commissioners requested additional information on the number of these facilities that exist within the County.

Contact for more information: Charles County Department of Planning and Growth Management Planning Office: 301-645-0540.

October 24, 2005

- ☛ The Charles County Commissioners approved eight new agricultural land preservation districts:
 - Julian D. and Kenneth Turner, 5th District, 56 acres, Mt. Victoria Road, Newburg
 - Ella Mae DeMarr, 9th District, 165 acres, off Wilkerson Road, Brandywine
 - Clarence B. and Nancy D. Lloyd, 5th District, 50.87 acres, Newburg
 - Robert A. and Susan M. Boarman, 5th District, 69.189 acres, Newburg
 - James L. Morgan III, 4th District, 73.22 acres, Edge Hill Road, Newburg

- James L. Morgan II, 4th District, 69.76 acres, Edge Hill Road, Newburg
- Tyrol Development LLC, c/o James Lorenzi, 4th District, 94.10 acres Cooksey Road, La Plata
- Carl J. And Tammy M. Rodgers, 5th District, Mt. Victoria Road, Newburg

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

☛ The Charles County Commissioners met with the Prince George's County Council to:

- Request Prince George's County's continued support and advocacy for the proposed Waldorf Bypass– Western Corridor. The proposed alignment is recommended in the Prince George's County Sub-Region 5 Master Plan.
- Offer support MD Route 210 improvements to a six-lane freeway from the Capital Beltway south within Prince George's County as listed in the State's FY 05-10 Consolidated Transportation Program.
- Thank them for information on the proposed sanitary landfill on Gardiner Road and identifying the County as a party of record and providing information on the application for review and comment.
- Coordinate quarterly meetings to ensure ongoing communication and coordination of issues of mutual interest.

October 18, 2005

☛ The developers of Scotland Heights subdivision presented the first Development Rights and Responsibilities Agreement (DRRA) to the County Commissioners, requesting school impact mitigation proffer only. Under the policies recently approved by the County Commissioners, Scotland Heights would be entitled to 125 DRRA school allocations for the remainder of 2005. The developer offered to pay up front \$15,000 per net school seat acquired under the agreement plus the \$10,000 per unit that is required through the County's excise tax in order to make funds available to the County for school construction as soon as possible.

Payment of the excise tax at permit issue is not permitted in the ordinance, and the developer was directed to work with staff to format the document in a binding agreement and work out these legal issues before bringing it before the Commissioners for further review.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

☛ The Charles County Commissioners met in a joint session with the Mayor and Town Council of La Plata. The Town outlined its school allocation policy, proposed growth in La Plata, police protection, transportation issues, and wastewater treatment plant upgrades and overflow issues.

Contact for more information: Town of La Plata, 301-934-8421.

October 3, 2005

- The Charles County Commissioners adopted Bill 2005-18 regarding a change to the Zoning Ordinance exempting age-restricted housing from the Adequate Public Facilities requirements for schools and the assessment of Fair Share School Construction Excise Tax with transitional provisions allowing existing projects with Planning Commission preliminary plan approval one year to record final plats. The Bill becomes effective at 12:01 a.m. October 13, 2005.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

- The Charles County Commissioners introduced Bill 2005-21, concerning the Villages of Swan Point, for a change in the critical area designation that would allow construction of approximately 300 dwelling units, a new road along the Potomac River, commercial space, a marina, dockmaster's quarters, potential conference center, and possible equestrian center and associated barns. Also introduced was Bill 2005-22, to rezone a parcel from Agricultural Conservation to Waterfront Planned Community (WPC) to add existing property to Swan Point.

A public hearing on the proposed legislation is scheduled at 7 p.m on Tuesday, November 22, 2005, in the Auditorium of the County Government Building. Prior to the hearing, a work session will be held with US Steel, the developer of the project, and MDE (Maryland Department of the Environment) to discuss a sewage outflow issue for the proposed project. If the outfall is other than Cuckold Creek, then the issue would have to go back to Chesapeake Bay Critical Area Commission for approval. Further, the commissioners authorized hiring a consultant to review the Swan Point water/sewer issue.

Contact for more information: Department of Planning and Growth Management, Planning Office, 301-645-0540.

September 20, 2005

- The Charles County Commissioners held a public hearing on proposed amendments to the Comprehensive Water and Sewer Plan and approved the following amendments as recommended by staff:

Brookfield: W5E/S5E to W3/S3
Deer Park Estates: W5/S5 to W3/S3
Bracey Estates – Section 2: W5/S5 to W3/S3
Kral Property: W5/S5 to W3/S3
Cooper Property: W5/S5 to W3/S3
Renner Property: W3/S5E to W3/S3
Swinford Property: W5/S5 to We/S3
Spooner Property: W6E/S5E to W6E/S3
Hughesville Development site has been revoked by the applicant
Laurel Acres Water Service Area Map Correction

Contact for more information: Department of Planning and Growth Management Planning Office, 301-645-0540.

August 30, 2005

- The Charles County Commissioners adopted the fee structure for the review of Developers Rights and Responsibilities Agreements. Based on the number of large developments on the School Allocations Waiting List and the number of proposed agreements received to date, 15 agreements per year are anticipated to go to full hearing. Five agreements per year requiring Planning Commission review are anticipated, and 10 agreements per year that require no Planning Commission review are anticipated, at a cost of \$1,861.54 and \$1,336.31, respectively, per review.

Contact for more information: Department of Planning and Growth Management Planning Office, 301-645-0540.

- The Charles County Commissioners approved the revision to the General Development Plan for Charles Retreat (Colonial Charles), an age-restricted community, to change the housing mix, replacing six townhouses with an additional condominium building with 25 units. This increases the number of approved condominium units from 100 to 125, but does not change the range allowed for single family and townhouse units. This changes the number of approved housing units from 452 to 466.

Contact for more information: Department of Planning and Growth Management Planning Office, 301-645-0540.

- The Charles County Commissioners held a public hearing on Bill 2005-18, regarding a change to the Zoning Ordinance exempting age-restricted housing from the Adequate Public Facilities requirements for schools and the assessment of Fair Share School Construction Excise Tax. The public record was held open for written public comment until September 13.

Contact for more information: Department of Planning and Growth Management Planning Office, 301-645-0540.

- The Charles County Commissioners approved school allocation time requests for the following subdivisions: Bucks Run, Sunderland Woods, Brentwood, Hollybrook Farms, and Canterleigh.

Contact for more information: Department of Planning and Growth Management Planning Office, 301-645-0540.

August 29, 2005

- The Charles County Commissioners adopted revisions to the Adopted Site Design and Architectural Review Board's Single Family Dwelling Guidelines and Standards in the following areas: Building Design, Facades, Garages and Carports, Garages, Driveways, and Landscape Design.

Contact for more information: Department of Planning and Growth Management Planning

Office: 301-645-0540.

- The Charles County Commissioners held a public hearing on Bills 2005-15, Historic Preservation Ordinance, creating a Historic Preservation Commission, their powers and duties and a process for the designation and review of historic properties; and 2005-19, Historic Preservation Tax Credit. The Commissioners left the public record open for written comment for 90 days, until November 28, 2005. Copies of the proposed bill are available for review in the Planning Office of the Department of Planning and Growth Management.

Contact for more information: Department of Planning and Growth Management Planning Office: 301-645-0540.

- Following a public hearing, the Charles County Commissioners adopted Bill 2005-13, Day Care Centers, revising the number of children allowed in a home day care nursery to match the number allowed by the State of Maryland. The legislation was adopted by unanimous vote and becomes effective September 8, 2005. It revises the number in a day care center or day nursery to between nine and 30 care recipients, and the number in a day care home to having fewer than nine care recipients, with no more than two children under age two and no more than eight children, including the provider's own, may be provided care.

Contact for more information: Department of Planning and Growth Management Planning Office: 301-645-0540.

July 26, 2005

- The Charles County Commissioners approved the procedures for review/processing of developer rights and responsibility agreements, which include staff time and associated expenses necessary to process the agreements. The associated fee structure will be further reviewed and returned to the Commissioners for approval in August once all related expenses (salaries, benefits, etc.) have been determined.

Contact for more information: Department of Planning and Growth Management Planning Office, 301-645-0540.

- The Charles County Commissioners directed the Department of Planning and Growth Management to prepare a press release that will be distributed to solicit members for the Waldorf Sub-Area Plan Zoning Implementation Citizens Work Group. The Commissioners want to assure that all affected areas/interests are represented in the membership. In addition, the Commissioners stressed that once the group was formed, members would be required to attend at least 70 percent of the meetings or be replaced.

Contact for more information: Department of Planning and Growth Management Planning Office, 301-645-0540.

July 25, 2005

- Three bills were introduced for public hearing: Bill 2005-13, which revises the number of

children allowed in a home day center from seven to nine, matching the number allowed by State law; Bill 2005-15 and 2005-19, which establish the Historic Preservation Ordinance and Historic Preservation Tax Credit, respectively; and Bill 2005-14, which authorizes a process for the County to authorize grants of funds or in-kind assistance to non-profit agencies which provide services to County residents.

Hearings on the above bills will be held in the Commissioners Meeting Room as follows:

- Bill 2005-13, August 29, 2005, 5 p.m.
- Bills 2005-15 and 19, August 29, 5:30 p.m.
- Bill 2005-14, August 30, 2005, at 2 p.m.

Contact for more information: Department of Planning and Growth Management Planning Office, 301-645-0540.

- ☛ The Charles County Commissioners adopted Bill 2005-01, which amends the Charles County Zoning Ordinance regulations and zoning maps to implement the Bryans Road Sub-Area Plan and create the new Core Mixed Use Zones: Core Employment Residential, Core/Retail/Residential and Core Mixed Residential. In addition, the County Commissioners will appoint seven-member Bryans Road Improvement Committee to work with the Department of Planning and Growth Management Planning staff as the plan is implemented.

Contact for more information: Department of Planning and Growth Management Planning Office, 301-645-0540.

- ☛ The Charles County Commissioners adopted an Enhanced Public Outreach Strategy to assure that information regarding growth and complex issues impacting citizens be disseminated in an effective, timely manner. Defining the issue/problem will determine whether the objective will be public education or public participation. Templates for each were delineated for use by County departments.

Contact for more information: Public Information Office, 301-645-0580.