

## **Chapter 12 Implementation Schedule**

The following table is established to provide a framework for implementation of the Comprehensive Plan. The plan contains projections to the year 2040, but is a ten year plan for implementation purposes. The implementation schedule is broken into short range 1-3 years, mid-range 4-6 years and long range 7-10 years and ongoing activities. It utilizes the policies from the various chapters as well as the specific action items in this format for implementation. The time frames are estimated and full implementation may be contingent upon other external factors such as available funding, staffing and changing priorities of the administration. However, it provides a good framework to work towards implementation of this plan and to track progress over time.

# Comprehensive Plan Implementation Schedule

|     |  | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|-----|--|--------------------------|------------------------------|------------------------------|---------------------|
|     | <b>Land Use Policies</b>   |                          |                              |                              |                     |
| 3.1 | Coordinate the use of the Land Use Plan Map, the zoning map, the subdivision regulations, the capital improvements plan, and the Comprehensive Water and Sewer Plan with one another in terms of districts, locations, planned expansions and coordination with the Public School System Capital Improvements Plan (CIP) to assure growth management efforts are consistent. Under state law, zoning and development policies and actions must be consistent with the Comprehensive Plan (Land Use Article (effective October 1, 2012, Section 1–303). |                          |                              |                              | X                   |
| 3.2 | Maintain the designation of the Development District as a receiving area for development rights that may be purchased and transferred from sending areas in rural areas of the County.   |                          |                              |                              | X                   |
| 3.3 | In order to improve the market for the Transfer of Development Rights (TDRs), and to conserve natural resources in the countryside of the county, examine the base densities for residential development in all zoning or development districts or docket, and consider changing and lowering base densities but allowing for established development density thresholds with the purchase of development rights (TDRs).   | X                        |                              |                              |                     |
| 3.4 | Revise the Transfer of Development Rights (TDR) regulations to:<br>a) Eliminate the buyback provisions currently in place in order to ensure resource lands remain protected once they are restricted through the TDR process.<br>b) Consider requiring commercial TDRs.   | X                        |                              |                              |                     |
| 3.5 | Use the adequate public facilities ordinance to manage the location and timing of new development and its effects on schools, roads, and other public facilities.  |                          |                              |                              | X                   |
| 3.6 | Consider amendments to the Land Use Plan Map and zoning maps to accommodate the expansion of incorporated towns provided:  |                          |                              |                              | X                   |
|     | · Such amendments are based on the incorporated town's Comprehensive Plan;   |                          |                              |                              | X                   |

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|      |  | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|------|--|--------------------------|------------------------------|------------------------------|---------------------|
|      | · Incorporated towns agree to enter into intergovernmental agreements to ensure the provision of adequate public utilities to these areas; and,  |                          |                              |                              | X                   |
|      | · The proposed development is consistent with the goals of this Comprehensive Plan.  |                          |                              |                              | X                   |
| 3.7  | Coordinate on regional issues by nurturing good, working relationships with the State, with neighboring jurisdictions especially Calvert, Prince George's, and St. Mary's Counties, and with the Towns of Indian Head and La Plata through planning agreements, plan referrals, information sharing, and consultations.  |                          |                              |                              | X                   |
| 3.8  | Use land use controls, including but not limited to architectural and site design guidelines, to establish standards for development which improves its quality.   |                          |                              |                              | X                   |
| 3.9  | Protect residential areas from incompatible activities and land uses in order to ensure comfortable and safe living environments.  |                          |                              |                              | X                   |
| 3.10 | Protect commercial, business and employment areas from incompatible activities and land uses in order to ensure their continued viability and growth.  |                          |                              |                              | X                   |
| 3.11 | Guide development away from areas vulnerable to natural hazards.   |                          |                              |                              | X                   |
| 3.12 | Protect military installations from incompatible land uses and consider implementation of recommendations contained in approved Joint Land Use Studies.  | X                        |                              |                              |                     |
| 3.13 | Ensure that zoning is consistent with the land use districts as designated on the Comprehensive Plan Land Use Map.   | X                        |                              |                              |                     |
| 3.14 | Establish a Priority Preservation Area (PPA) in the Agricultural Conservation Land Use District.   | X                        |                              |                              |                     |
|      | <b><i>Land Use Action Items</i></b>  |                          |                              |                              |                     |
| 1.   | Update the County's land development regulations (zoning, subdivision codes and related ordinances) to implement the Comprehensive Plan's land use chapter and ensure the regulations are consistent with this plan's objectives, policies and direction. In conjunction with this, process a Comprehensive Rezoning of the County's Zoning maps to also be consistent with the objectives, policies and direction of this Comprehensive Plan. | X                        |                              |                              |                     |

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|-----|--|--------------------------|------------------------------|------------------------------|---------------------|
| 2.  | Examine mechanisms, strategies and actions to manage growth and develop a growth rate management model based on best management practices, and present various options to the Planning Commission for review and consideration.                                      |                          | X                            |                              |                     |
| 3.  | Conduct a detailed study of the employment and commercial undeveloped land supply (including location and development potential) to determine whether additional land should be recommended for designation as employment or commercial land.                        |                          | X                            |                              |                     |
| 4.  | Develop a small area plan for the Potomac River Crossing/Aqualand/Newburg area. (see also discussion in Chapter 10).   | X                        |                              |                              |                     |
| 5.  | Consider revisions to Transferable Development Rights and potential new receiving areas such as Newburg, Bel Alton and other village locations.  |                          | X                            |                              |                     |
| 6.  | Study and recommend potential changes to the provisions for adequate public facilities to improve the effectiveness and efficiency of such systems   | X                        |                              |                              |                     |
| 7.  | Implement the recommendations of the various Joint Land Use Studies. Develop specific measures, ordinances or other actions to ensure compatibility between land uses in Charles County and the associated military installations.                                   |                          |                              |                              | X                   |
| 8.  | Examine opportunities to transfer the Priority Funding Area (PFA) designations for the small sites located within the Cobb Neck Area and transfer those designations to the larger Newburg-Cliffton-Aqualand Sub-Area Plan as needed once the plan has been adopted. |                          | X                            |                              |                     |
| 9.  | Rezone vacant residential properties that were removed from the Development District in this plan to a lower density in order to limit sprawl development and protect water resources.   | X                        |                              |                              |                     |
| 10. | Coordinate with the State of Maryland to establish a new Nanjemoy-Mattawoman Rural Legacy Area.  | X                        |                              |                              |                     |
| 11. | Rezone major stream valleys to one unit per ten acres (1:10).  | X                        |                              |                              |                     |
| 12. | Rezone the Watershed Conservation District lands to one unit per twenty acres (1:20).  | X                        |                              |                              |                     |
|     | <b><i>Water Resources Policies</i></b>   |                          |                              |                              |                     |

# Comprehensive Plan Implementation Schedule

|     |  | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|-----|--|--------------------------|------------------------------|------------------------------|---------------------|
|     | <b>Water:</b>  |                          |                              |                              |                     |
| 4.1 | Work with MDE, WSSC, and other agencies, as necessary, to identify, access, and sustainably utilize groundwater resources.   | X                        |                              |                              |                     |
| 4.2 | Continue to investigate options for expanded purchases of water from WSSC, coordinating with Prince George's County as necessary.  | X                        |                              |                              |                     |
| 4.3 | Evaluate the feasibility of establishing a new surface water source (likely incorporating desalinization). Specific considerations include the location, engineering requirements, and funding of such a facility.   |                          |                              | X                            |                     |
| 4.4 | Consider interconnection between the County-operated Waldorf water system and the Town of La Plata's water system. Several concerns should be evaluated including impacts on the aquifers and groundwater appropriation amounts, engineering challenges, fair distribution of system costs.        |                          | X                            |                              |                     |
| 4.5 | Work with MDE and developers to investigate the feasibility of wastewater reuse options.   |                          |                              |                              | X                   |
| 4.6 | Continue to promote water conservation through media and educational seminars and publications, staff guidance to homeowners, and coordination with home builders to advocate water-conserving designs   |                          |                              |                              | X                   |
|     | <b>Sewer:</b>  |                          |                              |                              |                     |
| 4.7 | Consider extending public sewer service to existing communities identified as failing septic areas in the County's Comprehensive Water and Sewer Plan, to septic systems in the Chesapeake Bay Critical Area, and to septic systems identified by Charles County Watershed Implementation Plan(s). |                          |                              |                              | X                   |
| 4.8 | Ensure that point source pollution discharges stay within safe levels through strict enforcement of state water quality standards for sewage effluent.   |                          |                              |                              | X                   |
| 4.9 | Ensure that the County receives nutrient credits for any connection of septic systems to public sewer systems, as well as other actions enumerated in Maryland's Policy for Nutrient Cap Management and Trading.   | X                        |                              |                              |                     |
|     | <b>Stormwater and Non-Point Source Pollution:</b>  |                          |                              |                              |                     |

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|------|---|--------------------------|------------------------------|------------------------------|---------------------|
| 4.10 | Adhere to the Charles County Watershed Implementation Plan(s) to achieve stormwater waste load allocations from Total Maximum Daily Loads for the County's watersheds, as established by MDE and approved by US EPA.  |                          |                              |                              | X                   |
| 4.11 | Continue to encourage the installation of septic denitrification systems when retrofitting existing septic systems throughout the County.   |                          |                              |                              | X                   |
| 4.12 | Continue to use small scale biological treatment facilities (such as the planned Benedict and Hughesville WWTPs) to serve rural villages and clusters of existing septic systems throughout the County as identified in the County's WIP(s).  |                          |                              | X                            |                     |
| 4.13 | Work with MDE, DNR, and the Maryland Department of Agriculture (MDA) to assist farmers in adopting best management practices to reduce nonpoint source loads of nutrients and other pollutants. As part of this effort, develop an educational program and assistance for farmers to improve or limit their runoff. |                          |                              |                              | X                   |
| 4.14 | Encourage the establishment of Soil Conservation and Water Quality Plans on all farms in Charles County to reduce sediment and nutrient export from agricultural activities.  |                          |                              |                              | X                   |
| 4.15 | Continue and improve programs, policies, and education and outreach to assure the functional maintenance of stormwater management systems.  | X                        |                              |                              |                     |
| 4.16 | Continue public education and outreach efforts to reduce stormwater pollutants.   | X                        |                              |                              |                     |
| 4.17 | Continue to explore and implement new techniques and technologies to reduce the impacts to streams during mass grading for development, and discourage mass grading for development.  | X                        |                              |                              |                     |
| 4.18 | Encourage the use of open section roads and green streets for stormwater management on new and existing roads.  |                          |                              |                              | X                   |
| 4.19 | Plan capital improvements consistent with growth in areas where development is encouraged to locate, especially in the Mattawoman Sewer Service Area.   |                          |                              |                              | X                   |

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|--|---|--------------------------|------------------------------|------------------------------|---------------------|
| 4.20                                       | Place special emphasis on management of the Mattawoman Creek and Port Tobacco River watersheds (the location of most existing and planned development in the County) to balance the protection of natural resources and water quality with development plans and Smart Growth strategies. | X                        |                              |                              |                     |
| 4.21                                       | Ensure that stormwater discharges from industrial facilities are appropriately permitted under the NPDES industrial discharge program and that the necessary Pollution Prevention Plans are in place and implemented in accordance with the County's NPDES municipal stormwater permit.   |                          |                              |                              | X                   |
| 4.22                                       | Charles County prohibits the use of "fracking" drilling technology at this time until such time further evidence is provided to demonstrate it is safe and environmentally sound practice.  | X                        |                              |                              |                     |
| <b><i>Water Resources Action Items</i></b> |   |                          |                              |                              |                     |
| 1.   | Pursue an additional waterline connection and appropriation through WSSC to provide additional support to the Waldorf and Bryans Road Water Systems.  |                          | X                            |                              |                     |
| 2.   | Complete the planned interconnection of the Bryans Road and Waldorf public water systems.   |                          |                              | X                            |                     |
| 3.   | Implement a well field management strategy, as recommended by the 2006 WRAC Report to the County Commissioners.   | X                        |                              |                              |                     |
| 4.   | Complete an Alternative Water Source Study to determine the feasibility of various future water supplies.   | X                        |                              |                              |                     |
| 5.   | Correct sanitary sewage problems in existing problem areas to provide a safe environment for all of the County's residents.   |                          |                              |                              | X                   |
| 6.   | Implement a Green Streets policy directive in accordance with the National Capital Region Transportation Planning Board (TPB) Resolution 10-2014 for all County financed transportation facilities to enhance stormwater management within the right of way.                              | X                        |                              |                              |                     |
| 7.   | Continue to implement the Mattawoman Creek Watershed Management Plan.   |                          |                              |                              | X                   |
| 8.   | Continue to implement the Port Tobacco River WRAS per County Commissioners Resolution 07-57.  |                          |                              |                              | X                   |

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|--|---|--------------------------|------------------------------|------------------------------|---------------------|
| 9.                                       | Continue to identify and map areas of failing septic systems, and reduce nonpoint source nutrient loads from such septic systems through retrofits for denitrification, replacement, pump-outs, or where appropriate, connection to public sewer systems (focusing on the Chesapeake Bay Critical Area as a first priority).  |                          |                              |                              | X                   |
| 10.                                      | Continue to identify locations in need of stormwater restoration, and restore those areas with runoff reduction techniques, structural stormwater treatment, and alternative urban best management practices to comply with the County's NPDES MS4 permit.  |                          |                              |                              | X                   |
| 11.                                      | Implement a tracking system to ensure the County receives nutrient and sediment credit for all new actions and maintenance activities supportive of the Bay WIP.  | X                        |                              |                              |                     |
| 12.                                      | Develop an urban canopy program to evaluate and maintain the water quality benefits provided by healthy trees in the Priority Funding Areas.  |                          | X                            |                              |                     |
| 13.                                      | Study Land Uses adjacent to high quality (Tier II) streams in the County and propose mechanisms such as best management practices or other regulatory means for protecting these sensitive waters.  | X                        |                              |                              |                     |
| 14.                                      | Change the zoning code to prohibit "fracking" drilling technology until such time the environmental impacts can be determined safe for drinking water.  | X                        |                              |                              |                     |
| <b><i>Natural Resources Policies</i></b> |   |                          |                              |                              |                     |
| 5.1                                      | Place special emphasis on watershed management to balance the protection of the Mattawoman Creek's natural resources and water quality with the County's development plans. In addition to the Priority Preservation Area (PPA), the Mattawoman Creek watershed should be targeted for acquisition for conservation purposes. |                          |                              |                              | X                   |
| 5.2                                      | Implement and enhance the County's environmental preservation and conservation objectives through administrative mechanisms including subdivision regulations, sediment and erosion control, environmental review processes, development regulations, and zoning.   |                          |                              |                              | X                   |

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|------|--|--------------------------|------------------------------|------------------------------|---------------------|
| 5.3  | Continue to coordinate and implement the goals and objectives of adopted policy plans including the Patuxent River Policy Plan, the Wicomico Scenic River Study and Management Plan, the Zekiah Swamp Rural Legacy Area Plan, the Port Tobacco River Watershed Restoration Action Strategy, Lower Potomac River Coordinated Management Plan (Nanjemoy Peninsula), and other watershed restoration and management plans including watershed implementation plans (see Chapter 4). |                          |                              |                              | X                   |
| 5.4  | Guide development away from areas vulnerable to natural hazards especially areas subject to flooding, storm surge, and shore erosion.  | X                        |                              |                              |                     |
| 5.5  | Require best management practices including low-impact development techniques to minimize the impacts of development on the natural environment.   | X                        |                              |                              |                     |
| 5.6  | Through public and private resources, purchase or otherwise acquire conservation easements to preserve environmentally sensitive resources. Develop parks, recreation and open space plans in conjunction with stream valley protection objectives.  |                          |                              |                              | X                   |
| 5.7  | Work cooperatively with the Metropolitan Washington Area Air Quality Committee to ensure the area complies with the requirements of the 1992 Clean Air Act.  |                          |                              |                              | X                   |
| 5.8  | Utilize the State of Maryland's GreenPrint maps for Targeted Ecological Areas as a guide to focus conservation efforts in Charles County.  |                          |                              |                              | X                   |
|      | <b>Land resources - including floodplains, steep slopes, and forest lands:</b>   |                          |                              |                              |                     |
| 5.9  | Restrict development within 100-year floodplains.  |                          |                              |                              | X                   |
| 5.10 | Conserve remaining wooded areas in the County. Pursue grant opportunities or other programs to increase, enhance and protect forests, and require new native plantings to support other natural resource objectives including enhancing riparian buffers, reducing erosion and sedimentation, improving air quality, and mitigating the effects of stormwater runoff.  |                          |                              |                              | X                   |
| 5.11 | Retain as much of the forest and tree cover as practical within urban areas.   | X                        |                              |                              |                     |

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|------|--|--------------------------|------------------------------|------------------------------|---------------------|
| 5.12 | Require special engineering and construction standards when development occurs on erodible soils, steep slopes, or areas requiring special geotechnical consideration.   | X                        |                              |                              |                     |
| 5.13 | Promote wildlife education through the development of nature centers and park visitor centers to explain the importance of preserving natural habitat areas.   |                          |                              |                              | X                   |
| 5.14 | In order to implement the USACOE stream valley protection measures, amend the zoning code to better protect the Resource Protection Zone in stream valley areas to the top of slope.   | X                        |                              |                              |                     |
|      | <b>Shorelines:</b>   |                          |                              |                              |                     |
| 5.15 | Place a high degree of restriction on the use of waterfront land in the form of low residential densities, and high levels of protection for forest land and agricultural land regulated under the Chesapeake Bay Critical Area Program.                   |                          |                              |                              | X                   |
| 5.16 | Protect in stream and stream bank habitats of anadromous fish spawning waters. Promote land use policies in the watersheds of spawning streams that minimize adverse impacts to aquatic resources.   | X                        |                              |                              |                     |
| 5.17 | Protect shoreline habitats such as tidal wetlands, shellfish harvesting areas, colonial water bird nesting sites, and waterfowl staging and concentration areas through the habitat protection policies established in the County's Critical Area Program. | X                        |                              |                              |                     |
| 5.18 | Manage development in shoreline areas to minimize problems of shoreline erosion.   | X                        |                              |                              |                     |
|      | <b><i>Natural Resources Action Items</i></b>   |                          |                              |                              |                     |
| 1.   | Mattawoman Stream Valley. Change the Zoning and development regulations regarding standards to increase protection of the Mattawoman Stream Valley.  | X                        |                              |                              |                     |
| 2.   | Stream Valley Protection. Use State grant funds and County funds as available to target stream valley protection through land acquisition or conservation easements.   |                          |                              |                              | X                   |
| 3.   | In order to further protect stream valley areas in the County, review and revise as needed:  |                          |                              |                              |                     |
|      | a) Low impact design standards in the Stormwater Management Ordinance;   | X                        |                              |                              |                     |

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|-----|---|--------------------------|------------------------------|------------------------------|---------------------|
|     | b) Impervious coverage standards in the Zoning Ordinance;   | X                        |                              |                              |                     |
|     | c) Regulations to ensure protection of Tier II streams and other designated sensitive natural resource areas, including expanding riparian buffer requirements;   | X                        |                              |                              |                     |
| 4.  | Urban forests. Evaluate the existing urban forest and consider adopting an urban forest canopy coverage goal.   | X                        |                              |                              |                     |
| 5.  | Limit forest fragmentation. Adopt regulations that protect forest hubs (greater than 100 acres) and forest corridors for the survival of the remaining biodiversity and Forest Interior Dwelling Species (FIDS) of Charles County. Under the Forest Conservation Ordinance, add a requirement that priority forests be maintained on development sites, unless a variance is granted by the Board of Appeals. | X                        |                              |                              |                     |
| 6.  | Shoreline. Adopt buffers and development setbacks from areas vulnerable to over 3 feet of sea level rise in the next 100 years to protect private and public investments, and accommodate inland wetland migration.   | X                        |                              |                              |                     |
| 7.  | Transfer of Development Rights. Enhance the effectiveness of the Transfer of Development Rights program per recommendations of the LPPRP.   | X                        |                              |                              |                     |
| 8.  | Habitat Protection. Adopt Biodiversity Conservation Network Tier I and II categories as habitat protection areas, and increasing protection for these areas.  | X                        |                              |                              |                     |
| 9.  | Conduct a comprehensive review of the Resource Protection Zone (RPZ) regulations to enhance protections of stream valleys, especially those with assigned Total Maximum Daily Loads.  | X                        |                              |                              |                     |
| 10. | Apply to the State of Maryland to establish a new Nanjemoy-Mattawoman Rural Legacy Area designation.  | X                        |                              |                              |                     |
|     | <b><i>Energy Conservation Policies</i></b>  |                          |                              |                              |                     |
| 6.1 | Continue to follow the Energy Conservation Policy for Charles County facilities. Use energy cost savings attributed to the Policy's conservation measures to promote and improve energy reduction within County facilities.   |                          | X                            |                              |                     |

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|--|--|--------------------------|------------------------------|------------------------------|---------------------|
| 6.2  | Develop a sense of ownership for the ways energy is consumed by integrating energy education and including County staff and other facility occupants in energy decisions that affect how individual sites operate.   |                          | X                            |                              |                     |
| 6.3  | Lead the entire Charles County community by exhibiting best practices of energy conservation within County Government.   | X                        |                              |                              |                     |
| 6.4  | Continue to examine energy data to identify new use and efficiency trends and opportunities within both the public and private sectors.  |                          |                              | X                            |                     |
| <b><i>Energy Conservation Action Items</i></b> |  |                          |                              |                              |                     |
| 1.   | Continue to implement the recommendations in the Green Codes and Standards Study.  | X                        |                              |                              |                     |
| 2.   | Expand upon the 2012 Energy Baseline Study to include the following:   |                          |                              |                              |                     |
|  | a. Transportation sources and quantify transportation fuel consumption and related transportation system design metrics;   |                          |                              | X                            |                     |
|  | b. A breakdown of the commercial sector into sub-categories that separates industrial users, such as warehouses and factories, from less energy intensive commercial users, such as retail and office buildings; and |                          |                              | X                            |                     |
|  | c. Include more details on upstream energy processes, such as energy sources, conversion processes, and transportation.  |                          |                              | X                            |                     |
| 3.   | Continue to monitor energy usage intensities and trends and expand monitoring to all sectors, including transportation.  |                          |                              | X                            |                     |
| 4.   | Investigate local, sustainable energy technologies, including solar and geothermal, for use in new construction and major renovations.   |                          | X                            |                              |                     |
| 5.   | Continue to evaluate the feasibility of implementing renewable energy upgrades, such as solar water heaters and rooftop solar, at existing County facilities.  | X                        |                              |                              |                     |
| 6.   | Implement the recommendations of the 2012 Energy Baseline Study, which include:  |                          |                              |                              |                     |
|  | a. Consider applying the energy management program implemented by the Charles County Public School System to other government sectors and institutions.  |                          |                              | X                            |                     |

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|----|--|--------------------------|------------------------------|------------------------------|---------------------|
|    | b. Establish an Energy Conservation and Sustainability Working Group of energy suppliers, consumers, developers, and others to share information on a regular basis, update and help disseminate County energy data, establish and monitor benchmarks, and recommend changes to local policies and incentives. |                          |                              | X                            |                     |
|    | c. Because of the Mattawoman WWTP's large energy consumption, conduct a follow-up study to determine the impact of nutrient reduction or other upgrades on energy use and identify operational adjustments that may result in future energy reductions.  |                          |                              | X                            |                     |
| 7. | Implement the conservation measures identified in the County's Energy Conservation Plan. The following are examples (see the Conservation Plan for complete list).<br>Immediate and short-term implementation:   |                          |                              |                              |                     |
|    | a. Turning off lights in offices and common areas when not in use;   | X                        |                              |                              |                     |
|    | b. Delamping (removing one or more lamps from multi-lamp fixtures or unneeded fixtures);   | X                        |                              |                              |                     |
|    | c. Unplug electrical convenience items, such as cell phone chargers, radios, and coffee pots, to eliminate "vampire or phantom loads";   | X                        |                              |                              |                     |
|    | d. Turn off monitors and completely shut down computers when not in use, especially during evening hours and over the weekends and holidays;   | X                        |                              |                              |                     |
|    | e. Implement standard seasonal thermostat temperature settings;  | X                        |                              |                              |                     |
|    | f. Implement energy saving methods for County vending machines;  | X                        |                              |                              |                     |
|    | g. Develop comprehensive procedures for procuring and installing energy efficient (ENERGY STAR-rated) electrical products; and   | X                        |                              |                              |                     |
|    | h. Provide energy conservation stewardship through the actions of the Energy Conservation Committee, including educating all County staff on the importance of the energy conservation program.  | X                        |                              |                              |                     |
|    | Long-term implementation:  |                          |                              |                              |                     |
|    | a. Conduct an energy audit for all County buildings;   |                          | X                            |                              |                     |

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|     | b. Incorporate energy efficiency guidelines for all new and existing buildings;   |                          |                              |                              |                     |
|     | c. Purchase only ENERGY STAR equipment;   | X                        |                              |                              |                     |
|     | d. Evaluate the replacement of lighting fixtures, windows, and heating and cooling systems with more energy efficient equipment; and  |                          | X                            |                              |                     |
|     | e. Evaluate water conservation measures, such as low-flow toilets and faucets.  |                          | X                            |                              |                     |
| 8.  | Evaluate the adoption of environmentally preferable purchasing policies for products and services.  |                          | X                            |                              |                     |
|     | <b><i>Economic Development Policies</i></b>   |                          |                              |                              |                     |
| 7.1 | <i>Enhance the Product:</i> Further develop assets and initiatives in key areas that support the area's desire to attract and grow more high-quality economic activities and the support the current and future residents of Charles County.  |                          |                              |                              | X                   |
| 7.2 | <i>Execute Effectively:</i> Build a focused economic development service delivery mechanism for existing and potential businesses in the County and collaborate with other municipal economic development entities to work more seamlessly and present a unified brand to external clients. | X                        |                              |                              |                     |
| 7.3 | <i>Tell the Story:</i> Share Charles County's business opportunity story with targeted internal and external audiences.   |                          |                              |                              | X                   |
|     | <b><i>Economic Development Action Items</i></b>   |                          |                              |                              |                     |
| 1   | Develop sustainable funding sources to improve the County's economic development infrastructure and identify catalytic programs to use the monies effectively;  | X                        |                              |                              |                     |
| 2   | Ensure that the locations and zoning of commercial and industrial land continue to support business growth and attraction;  |                          | X                            |                              |                     |
| 3   | Maintain flexibility in land use and location decision-making to accommodate any significant economic development opportunity that may arise;   |                          |                              |                              | X                   |
| 4   | Utilize an array of incentives, as appropriate, to attract targeted industries and maintain competitiveness throughout the region;  |                          |                              |                              | X                   |
| 5   | Prepare the workforce for jobs of the future by providing educational opportunities targeted to improved occupational preparation;  |                          |                              |                              | X                   |

# Comprehensive Plan Implementation Schedule

|     |  | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|-----|--|--------------------------|------------------------------|------------------------------|---------------------|
| 6   | Continue to foster a positive working relationship between the County and the Navy in order to capitalize on the role of the naval facilities as a major employer, and as a source of new commercial technology and local spending;  |                          |                              |                              | X                   |
| 7   | Protect the interests of the Naval Support Facility-Indian Head Division, including the Center for Energetics and other tenant commands on the Naval Support Facility-Indian Head, and promote on and off base expansion and the related public and private development;   |                          |                              |                              | X                   |
| 8   | Ensure the County remains positioned to accommodate desired economic growth by monitoring market conditions and industry trends;   |                          |                              |                              | X                   |
| 9   | Support the extension of a high capacity transit service to connect to the regional metro system; and,   | X                        |                              |                              |                     |
| 10  | Continue to participate in broadened regional economic planning efforts, such as the Metropolitan Washington Council of Governments Board of Directors and various committees and studies, as well as the Tri-County Council for Southern Maryland's programs.   |                          |                              |                              | X                   |
|     | <b>Transportation Policies</b>   |                          |                              |                              |                     |
|     | <b>Roadway/Network Capacity</b>  |                          |                              |                              |                     |
| 8.1 | Direct the highway program toward the preservation of peak period capacities at acceptable levels along arterials such as US 301, MD 210, MD 228, and MD 5 through the careful application of access management and the development of a supporting network to separate local traffic.   |                          |                              |                              | X                   |
| 8.2 | Require land developers to pay for any alterations, improvements, or additions to public roads and other facilities that will be needed to support the proposed development and will not be provided by normal County programming, including, but not limited to roads, entrances, deceleration and turning lanes, inter-parcel connections for subdivisions, signals, and park-and-ride lots. |                          |                              |                              | X                   |
| 8.3 | Continue to pursue inter-jurisdictional efforts to address transportation issues in key corridors especially US 301.   |                          |                              |                              | X                   |
|     | <b>Land Use</b>  |                          |                              |                              |                     |
| 8.4 | Plan improvements to the overall County transportation network to correspond to and support the overall land use plan.   | X                        |                              |                              |                     |

## Comprehensive Plan Implementation Schedule

|     |  | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|-----|--|--------------------------|------------------------------|------------------------------|---------------------|
| 8.5 | Concentrate transportation improvements in the form of new roads and transit systems which support new development in the County's Development Districts.  | X                        |                              |                              |                     |
| 8.6 | Limit transportation improvements in Rural Conservation and Agricultural Preservation Districts to essential capacity improvements as well as maintenance and upgrading of non-standard roads and under-capacity bridges. This objective will provide for a safe and functional road system while limiting development in these rural areas.   | X                        |                              |                              |                     |
|     | <b>Multi-Modal Transportation</b>  |                          |                              |                              |                     |
| 8.7 | Reduce the number of trips by single occupancy vehicles through Transportation Demand Management programs, expanded commuter bus systems, ride-share programs, carpool and vanpool programs, and additional park-and-ride lots.  |                          |                              |                              | X                   |
| 8.8 | Promote and expand existing Transportation Demand Management (TDM) programs including telecommuting and teleservices which directly reduce commuter trips. Examples of TDM programs include employee vanpool programs, home-based ridesharing programs, local area paratransit program, new and improved park and ride lots, flexible work hours, transit-oriented developments, bicycle /pedestrian facilities, and telework centers. |                          |                              |                              | X                   |
| 8.9 | The County supports the continued operation of Maryland Airport.   |                          |                              |                              | X                   |

# Comprehensive Plan Implementation Schedule

|      |   | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|------|---|--------------------------|------------------------------|------------------------------|---------------------|
|      | <b>Capital Programming, Coordination</b>  |                          |                              |                              |                     |
| 8.10 | Structure the financial policy for the transportation system to achieve the overall goals of the County. In addition to federal and state funding sources, innovative mechanisms, including private cooperation and financial support by developers should be incorporated into financial policies.   | X                        |                              |                              |                     |
| 8.11 | Foster close coordination between the County, Maryland Department of Transportation, and the Tri-County Council for Southern Maryland on matters related to planning and programming improvements transportation systems management, and whenever necessary, pursue legislative incentives on a coordinated basis.  |                          |                              |                              | X                   |
|      | <b>Transportation Action Items</b>  |                          |                              |                              |                     |
| 1.   | Develop a standalone Countywide Transportation Master Plan for Charles County.  |                          | X                            |                              |                     |
| 2.   | Develop a transportation model to help identify the functional classification of roads, identify problem links in the road network, and assist in preparing advanced planning studies thereby supplementing the Comprehensive Plan and the ongoing work of the Planning Commission.   |                          | X                            |                              |                     |
| 3.   | Continue to develop access management plans for County roads and incorporate these plans into the County road ordinance.  |                          |                              |                              | X                   |
| 4.   | Continue to coordinate with the State Highway Administration on access management programs along US 301, MD 228, MD 5, and MD 210, and on a case-by-case basis when new development and redevelopment plans are proposed. Review access control policy along US 301 with SHA in light of this 2012 Comprehensive Plan not including a western US 301 bypass.  |                          |                              |                              | X                   |
| 5.   | Preserve right-of-way and require road improvements consistent with the Road Improvements Map, Functional Classification Map, and the concept circulation plans to be developed for specific areas. Sections 75, 76, and 83 of the Subdivision Regulations provide for reservation and dedication of right-of-way and roadway upgrades and Section 38 of the Zoning Ordinance limits construction of buildings in planned acquisition limits. |                          |                              | X                            |                     |

# Comprehensive Plan Implementation Schedule

|     |  | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|-----|--|--------------------------|------------------------------|------------------------------|---------------------|
| 6.  | Continue to develop advanced planning studies in priority areas to prepare conceptual plans, identify future roadway corridors, existing roadways to be improved, and other measures such as access management, or transit improvements. This will allow the County to use the Adequate Public Facilities requirements, subdivision regulations, and zoning ordinance requirements to preserve right-of-way and implement improvements in an orderly manner over time. |                          |                              | X                            |                     |
| 7.  | Implement the recommendations of the 2012 Bicycle and Pedestrian Master Plan. Implement needed pedestrian/bicycle improvements in existing communities and incorporate pedestrian-bicycle facilities into future road projects using Figure 8-5 as a guide for location.   |                          |                              |                              | X                   |
| 8.  | Include a new hiker-biker trail to replace phases V, VI and VII of the Cross County Connector road project in the Bicycle and Pedestrian Master Plan and for future Capital Improvement Program (CIP) funding.   |                          | X                            |                              |                     |
| 9.  | Preserve right-of-way for future transit ways and acquire parking lots/park and ride sites at future rail stations. Locations are shown in the Waldorf Urban Design Study.   |                          |                              | X                            |                     |
| 10. | Incorporate VanGO into reviews for new residential and commercial development along existing and future transit routes. The role would include:  | X                        |                              |                              |                     |
|     | · Ensuring that new development is designed to accommodate transit services.   |                          |                              |                              |                     |
|     | · Identifying new transit trip generators.   |                          |                              |                              |                     |
|     | · Planning for pedestrian and bicycle access around bus stops.   |                          |                              |                              |                     |
| 11. | Participate in the Metropolitan Washington Council of Governments' Transportation Planning Board to coordinate local policies and improvements with regional transportation plans and programs.  |                          |                              |                              | X                   |

# Comprehensive Plan Implementation Schedule

|     |   | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|-----|---|--------------------------|------------------------------|------------------------------|---------------------|
|     | <b>Community Facilities and Services</b>  |                          |                              |                              |                     |
|     | <b>General:</b>   |                          |                              |                              |                     |
| 9.1 | Require developers to fully pay for or provide the added public facilities necessary to support their developments when planned County facilities programming will not result in the timely provision of the services that would support the proposed development. These include but are not limited to, schools, parks, roads, and sewer/water facilities. |                          |                              |                              | X                   |
| 9.2 | Plan community facilities with the capability of adaptive use and reuse. Examples include converting school buildings to accommodate before and after-hours uses such as child care and recreational activities, multi-use public auditoriums, and health clinics.  |                          |                              | X                            |                     |
|     | <b>Education:</b>   |                          |                              |                              |                     |
| 9.3 | Continue to implement the annual Educational Facilities Master Plan.  | X                        |                              |                              |                     |
| 9.4 | Continue to pursue a variety of strategies to avoid overcrowding and ensure provision of school facilities when needed including forward funding facilities, developer agreements, Adequate Public Facilities requirements, and other non-traditional types of construction funding.  |                          | X                            |                              |                     |
| 9.5 | Continue to coordinate the school construction program closely with available school capacities in the County's housing unit allocation system analyses.  |                          |                              |                              | X                   |
| 9.6 | Continue to work with the Town of La Plata to ensure that growth in the town works in tandem with area wide school capacity and enrollment, and housing unit allocation considerations.   |                          |                              |                              | X                   |
|     | <b>Parks and Recreation</b>   |                          |                              |                              |                     |
| 9.7 | Develop a high-quality public parks and recreation system with adequate space and facilities, providing an appropriate mix of recreation activities for County residents.   |                          | X                            |                              |                     |
| 9.8 | Seek to provide 30 acres of parks, recreation and open space land per 1,000 population, consistent with State goals.  |                          | X                            |                              |                     |
| 9.9 | Implement the recommendations of the adopted Land Preservation, Parks and Recreation Plan.  |                          | X                            |                              |                     |

# Comprehensive Plan Implementation Schedule

|      |   | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|------|---|--------------------------|------------------------------|------------------------------|---------------------|
|      | <b>Fire, Rescue and Medical Services</b>  |                          |                              |                              |                     |
| 9.10 | Support the Charles County Volunteer Firemen's Association and volunteer fire departments to implement improvements that would reduce public protection class.  |                          |                              |                              | X                   |
| 9.11 | Install dry hydrants at reliable water supplies in rural areas.   | X                        |                              |                              |                     |
| 9.12 | Implement the recommendations of the adopted five-year Hazard Mitigation Plan.  | X                        |                              |                              |                     |
|      | <b>Public Safety</b>  |                          |                              |                              |                     |
| 9.13 | Continue programs such as "COP" (Community Oriented Policing), neighborhood watch, and other programs which seek to reach out directly to citizens and communities.   |                          |                              |                              | X                   |
| 9.14 | Incorporate design for community safety into land use decision-making. Design considerations may include lighting and open space, vehicle and pedestrian access, visibility, and location of entrances and exits.   |                          | X                            |                              |                     |
|      | <b>Public Libraries</b>   |                          |                              |                              |                     |
| 9.15 | Continue to maintain information sharing and coordination through the Southern Maryland Regional Library Association, the Maryland Library Association, and the Division of Library Development and Services of the Maryland State Department of Education. |                          |                              |                              | X                   |
| 9.16 | Include Charles County's local educational institutions, the Charles County Board of Education and the College of Southern Maryland in cost sharing efforts.  |                          |                              |                              | X                   |
|      | <b>Solid Waste</b>  |                          |                              |                              |                     |
| 9.17 | Explore the feasibility of municipal solid waste collection in the development district.  |                          |                              | X                            |                     |
| 9.18 | Expand the County's recycling program. Expansion will be needed to continue to meet the County's recycling goals. Special emphasis needs to be on residential, commercial/industrial, and institutional recycling and yard waste composting.                |                          | X                            |                              |                     |
| 9.19 | Explore the feasibility of alternate waste disposal technologies in a public/private partnerships including transfer facilities. Zoning regulations may need to be adjusted to allow certain types of facilities that are currently not permitted.          |                          |                              | X                            |                     |

# Comprehensive Plan Implementation Schedule

|      |  | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|------|--|--------------------------|------------------------------|------------------------------|---------------------|
| 9.20 | Study potential ways to expand the life of the county's landfill through integrated waste management practices including solid waste composting, waste densification, and alternative disposal sites such as rubble fills and/or recycling facilities.                                   |                          | X                            |                              |                     |
|      | <b>Community Facilities and Services Action Items</b>  |                          |                              |                              |                     |
| 1.   | Continue to work with the College of Southern Maryland on its new campus in Hughesville.   | X                        |                              |                              |                     |
| 2.   | Work with multiple agencies and the Town of La Plata on the LPPRP's recommendation for a program of multi-service centers/community centers.   |                          |                              |                              | X                   |
| 3.   | Continue to review the need for new fire/EMS stations every five years. Sites recommended in the 1995 Fire, Rescue and EMS Comprehensive Plan with implementation not started are in Beantown, and Bryantown.  |                          |                              |                              | X                   |
| 4.   | Review the Sheriff's department space needs on an ongoing basis. As the county grows additional staff and space needs are likely, particularly in the Waldorf area.  |                          |                              |                              | X                   |
| 5.   | Work with the Sheriff's Office to locate a facility for police vehicle operations qualification.   |                          | X                            |                              |                     |
| 6.   | Work with the Charles County Public Library to identify a suitable replacement site for the La Plata branch library and expansion plans.   | X                        |                              |                              |                     |
| 7.   | New County landfill. The existing landfill is expected to have capacity through at least 2030. The next Comprehensive Solid Waste Management Plan will be prepared during the life of this Comprehensive Plan and should evaluate the need to begin planning for a replacement landfill. |                          |                              | X                            |                     |
| 8.   | Explore the feasibility of developing a landfill gas-to-energy project for the county landfill.  |                          |                              | X                            |                     |
| 9.   | Study the potential of impact fees as an equitable way to pay for infrastructure needs.  | X                        |                              |                              |                     |
| 10.  | Study and recommend potential changes to the provisions for adequate public facilities and other tools for providing community facilities to improve the effectiveness and efficiency of such systems (see Section 9.8).   | X                        |                              |                              |                     |

## Comprehensive Plan Implementation Schedule

|       |   | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|-------|---|--------------------------|------------------------------|------------------------------|---------------------|
|       | <b>Community Development Policies</b>   |                          |                              |                              |                     |
|       | <b>Enhancing Community Character</b>  |                          |                              |                              |                     |
| 10.1  | Continue to seek improvement in the design quality of development in the county.  |                          |                              |                              | X                   |
|       | <b>Villages</b>   |                          |                              |                              |                     |
| 10.2  | Continue planning, revitalization and enhancement efforts in targeted villages.   | X                        |                              |                              |                     |
|       | <b>Housing</b>  |                          |                              |                              |                     |
| 10.3  | Provide a mix of various housing types within the development district to accommodate a wide range of housing options and income levels. This will be reviewed in the Planning Commission's Annual Report.                                  |                          | X                            |                              |                     |
| 10.4  | Serve the homeless, with special attention on service-supported transitional housing and permanent housing for family households.   |                          | X                            |                              |                     |
| 10.5  | Develop a variety of elderly care facilities such as, but not limited to, independent living facilities, assisted living accommodations, and retirement communities.  |                          | X                            |                              |                     |
| 10.6  | Create an effective Moderately Priced Dwelling Unit (MPDU) program.   | X                        |                              |                              |                     |
| 10.7  | Seek greater housing diversity in the development district and villages.  | X                        |                              |                              |                     |
|       | <b>Waterfront Development</b>   |                          |                              |                              |                     |
| 10.8  | Seek opportunities to increase public access to Charles County shoreline while recognizing Benedict, Port Tobacco and Aqualand as key priorities.   | X                        |                              |                              |                     |
|       | <b>Historic Preservation</b>  |                          |                              |                              |                     |
| 10.9  | Make use of a broad range of preservation tools and strategies to permanently protect the County's most significant historic assets. Develop programs and strategies to educate the public about heritage resources and their preservation. |                          |                              |                              | X                   |
| 10.11 | Continue efforts to document and permanently protect historic structures and archaeological resources, including updating the 2004 Historic Preservation Plan as needed.  |                          |                              |                              | X                   |
|       | <b>Scenic and Historic Roads and Landscapes</b>   |                          |                              |                              |                     |
| 10.12 | Preserve targeted scenic and historic roads, byways and landscapes as a key feature of rural and local character.   |                          |                              |                              | X                   |

# Comprehensive Plan Implementation Schedule

|       |   | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|-------|---|--------------------------|------------------------------|------------------------------|---------------------|
|       | <b>Heritage Tourism, Planning and Development</b>   |                          |                              |                              |                     |
| 10.13 | Seek to preserve and enhance key heritage tourism sites as an economic development asset and as an amenity for its citizens.  |                          |                              |                              | X                   |
|       | <b>Community Development Action Items</b>   |                          |                              |                              |                     |
|       | <b>Enhancing Community Character</b>  |                          |                              |                              |                     |
| 1.    | Implement the Waldorf Urban Redevelopment Corridor (WURC) recommendations.  |                          |                              |                              | X                   |
| 2.    | Develop a Sub-Area Plan for the Newburg-Cliffton-Aqualand area, including the Potomac River Crossing.   | X                        |                              |                              |                     |
|       | <b>Villages</b>   |                          |                              |                              |                     |
| 3.    | Work with the communities of Bel Alton, Newburg/Cliffton/Aqualand area, and Nanjemoy to develop area plans for those villages, using this chapter as a basis of further discussion. |                          | X                            |                              |                     |
| 4.    | Implement the Hughesville Village Revitalization Plan, the Benedict Waterfront Village Revitalization Plan and the Port Tobacco Village Plan.                                       |                          |                              |                              | X                   |
|       | <b>Waterfront Development</b>   |                          |                              |                              |                     |
| 5.    | Implement the waterfront access recommendations in the Charles County Land Preservation Parks and Recreation Plan.  |                          |                              |                              | X                   |
| 6.    | Continue to seek waterfront access opportunities in Port Tobacco, Aqualand, and Benedict.   |                          |                              |                              | X                   |
|       | <b>Housing</b>  |                          |                              |                              |                     |
| 7.    | Periodically revisit and update the Housing Supply, Demand and Zoning Options Analysis and respond accordingly based on the findings at that time.                                  |                          | X                            |                              |                     |
| 8.    | Update the County's 2005 Community Development Housing Plan.  |                          |                              | X                            |                     |
| 9.    | Continue programs and policies to upgrade existing substandard housing, both rental and owner-occupied, through private and public actions.   |                          |                              |                              | X                   |
| 10.   | Examine options for increasing housing diversity within the development district and villages to include accessory apartments and live-work units.                                  | X                        |                              |                              |                     |

# Comprehensive Plan Implementation Schedule

|   |   | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|---|---|--------------------------|------------------------------|------------------------------|---------------------|
| 11.   | Conduct an Affordable Housing Technical Assistance Program report working with community and county leaders, developers and stakeholders such as the Housing Association of Non Profit Developers, and the Southern Maryland Association of Realtors and a team of professionals from an organization such as the Urban Land Institute, or the American Planning Association in order to develop specific action items that result in a greater supply of low to moderate income housing for the residents of Charles County. | X                        |                              |                              |                     |
| 12.   | Continue County settlement expense financial assistance loan programs and policies to assist existing Charles County income eligible residents as first time home buyers and to consider home ownership in existing residential communities, and future mixed use communities in Charles  |                          |                              |                              | X                   |
| <b>Historic Preservation</b>                    |   |                          |                              |                              |                     |
| 13.   | Actively seek local landmark designations to protect significant historic resources through outreach, marketing, and the development review process.  |                          |                              |                              | X                   |
| 14.   | Incorporate the review for impacts to significant archaeological resources during the development process.  |                          |                              |                              | X                   |
| <b>Scenic and Historic Roads and Landscapes</b> |   |                          |                              |                              |                     |
| 15.   | Develop conservation priority mapping for key historic sites and scenic/historic views and vistas.  |                          |                              | X                            |                     |
| 16.   | Explore the most appropriate means to prevent adverse impacts on the Mount Vernon viewshed. These means could include an overlay zoning district covering the viewshed within which development would be subject to special reviews and regulations such as height limits, tree planting, and building siting.  | X                        |                              |                              |                     |
| 17.   | Develop design guidelines or other such means of protection for key historic corridors and districts.   | X                        |                              |                              |                     |
| 18.   | Update the Highway Corridor (HC) Zoning Regulations § 297-147 to delete MD 205, now MD 5, and to add MD 5 Business).  | X                        |                              |                              |                     |

# Comprehensive Plan Implementation Schedule

|   |  | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|---|--|--------------------------|------------------------------|------------------------------|---------------------|
| 19.   | Coordinate the review and approval of future development and redevelopment plans located on County Scenic and Historic Routes and State Scenic Byways with local byway management entities and the Maryland Scenic Byways Program.   |                          |                              |                              | X                   |
| 20.   | Utilize the guidance provided in the <i>Religious Freedom Byway Management Plan</i> , the <i>Star-Spangled Banner National Historic Trail and Scenic Byway Comprehensive Management Plan and Corridor Management Plan and Environmental Assessment</i> , the <i>Context Sensitive Solutions for work on Maryland Scenic Byways</i> document, and <i>The Southern Maryland Heritage Area Heritage Tourism Management Plan</i> to as part of the review and approval of future development and redevelopment plans located on County Scenic and Historic Routes and State Scenic Byways. |                          |                              |                              | X                   |
| <b>Heritage Tourism, Planning and Development</b>   |  |                          |                              |                              |                     |
| 21.   | Continue to support village revitalization and destination development in Benedict and Port Tobacco.   |                          |                              |                              | X                   |
| 22.   | Utilize available grants from State and Federal partners to enhance targeted heritage tourism assets and amenities.  |                          |                              |                              | X                   |
| <b>Agriculture, Forestry and Fisheries Policies</b> |  |                          |                              |                              |                     |
| <b>Priority Preservation</b>                        |  |                          |                              |                              |                     |
| PPA 1   | Protect and preserve 80% of the remaining undeveloped lands within the designated PPA.   |                          |                              |                              | X                   |
| PPA 2   | Prioritize land preservation acquisitions through the MD Agricultural Land Preservation Foundation (MALPF) and County Purchase of Development Rights (PDR) Programs in the PPA   |                          |                              |                              | X                   |
| PPA 3   | Fully fund agricultural land preservation programs to maximize the ability to leverage matching funds from MALPF and to purchase and retire a consistent number of transferrable development rights annually.  |                          |                              |                              | X                   |
| 11.1  | Agriculture, forestry, and fisheries are core targeted industries essential for job creation and the future quality of life of county residents. Minimize conflicts with other uses, especially residential.   |                          |                              |                              | X                   |
| 11.2  | Maintain the farmer's right-to-farm.   |                          |                              |                              | X                   |

# Comprehensive Plan Implementation Schedule

|      |  | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|------|--|--------------------------|------------------------------|------------------------------|---------------------|
| 11.3 | Support marketing programs for the County’s diverse agricultural offerings.  |                          |                              |                              | X                   |
| 11.4 | Assist farmers to maintain an economically viable agricultural and forest industry.  |                          |                              |                              | X                   |
| 11.5 | Support the ability of commercial watermen and recreational fishermen to have access to sustainable fisheries.   |                          |                              |                              | X                   |
| 11.6 | Focus agricultural preservation programs to those areas with a land use and zoning of Agricultural Conservation and designated Priority Preservation Areas (PPA).  | X                        |                              |                              |                     |
|      | <b>Agriculture, Forestry and Fisheries Action Items</b>  |                          |                              |                              |                     |
| 1.   | To supplement the existing land preservation programs the County offers, create a county purchase of development rights program using bond funding, a county transfer tax and/or additional sources to insure a dedicated funding source for the program. If a transfer tax is utilized, 50% of the money could be used for land preservation and 50% could be used to fund infrastructure in Priority Funding Areas to promote growth away from resource based industries. Assign the Agricultural Land Preservation Advisory Board authority to oversee and make recommendations regarding operation of the program. |                          |                              | X                            |                     |
| 2.   | Explore the use of a revolving loan fund for land trusts to acquire and protect properties in farming areas. Establish a budget sufficient to start this preservation tool.  |                          |                              | X                            |                     |
| 3.   | Revise the TDR program to incentivize their use, including amendments to the Forest Conservation Ordinance to allow TDRs from forested properties to satisfy requirements of the Forest Conservation Act. Continue to designate productive agricultural and forest land as sending areas for TDRs. Establish a workgroup to examine ways to balance TDR supply and demand as related to sending and receiving areas and make specific recommendations.   | X                        |                              |                              |                     |

## Comprehensive Plan Implementation Schedule

|     |   | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|-----|---|--------------------------|------------------------------|------------------------------|---------------------|
| 4.  | Expand the function and role of the existing Agricultural Land Preservation Advisory Board to monitor issues related to agriculture, forestry and fisheries. Include a charge to the Board to meet with state and local agencies that work with these natural resource based industries and report at least annually to the County Commissioners. |                          | X                            |                              |                     |
| 5.  | Conduct a review of regulations to make it easier for agriculture, forestry and seafood businesses to prosper, including:   |                          |                              |                              |                     |
|     | a. Policies for agricultural worker housing.  | X                        |                              |                              |                     |
|     | b. Allowing processing facilities for livestock.  | X                        |                              |                              |                     |
|     | c. Promoting the development of Charles County's forest industry.   | X                        |                              |                              |                     |
|     | d. Amending the zoning ordinance to specifically allow value added processing, agritourism, and ecotourism uses.  | X                        |                              |                              |                     |
| 6.  | Consider developing an area plan for key rural and eco-sensitive areas, to support implementation of the Comprehensive Plan and the Land Preservation, Parks, and Recreation Plan.  |                          |                              | X                            |                     |
| 7.  | Work closely with the Southern Maryland Agricultural Development Commission (SMADC) to grow the agricultural, forestry and seafood economies in Charles County and Southern Maryland. Consider hiring a full time Agricultural Marketing Specialist if the role of SMADC diminishes.  |                          |                              |                              | X                   |
| 8.  | Review the County's Right to Farm Ordinance to insure it is current and works to retain farm owner's property rights.   |                          | X                            |                              |                     |
| 9.  | Work with the Board of Education to encourage agriculture classes in the public schools and the return of the Future Farmers of America Program.  |                          | X                            |                              |                     |
| 10. | Review regulations and recommend changes that would assist in retaining family members who continue farming operations.   |                          | X                            |                              |                     |
| 11. | Explore methods to retain large contiguous tracts of forest and discourage their fragmentation.   | X                        |                              |                              |                     |
| 12. | Promote sustainable forest industries and the use of forest stewardship planning throughout the County.   |                          |                              |                              | X                   |

## Comprehensive Plan Implementation Schedule

|     |   | Short Term,<br>1-3 years | Medium<br>Term, 4-6<br>years | Long<br>Term, 7-<br>10 years | Ongoing<br>Activity |
|-----|---|--------------------------|------------------------------|------------------------------|---------------------|
| 13. | Encourage aquaculture enterprises, including the participation in the MD Department of Natural Resource's Oyster Gardening Program. | X                        |                              |                              |                     |