Tuesday, September 15, 2026
*Charles County Board of County Commissioners Regular Session (Legislative Day)

Charles County Commissioners' Meeting-Hybrid Virtual/In-Person

The County Commissioners will be holding these public meetings virtually and limited in-person. The public can watch this meeting on Comcast 95 (SD) and 1070 (HD), Verizon FIOS 10, Roku or Apple TV streaming devices (Charles County Government), and the web at www.CharlesCountyMD.gov. Residents without internet service can listen to the meeting at 301-645-0500.

Link: Live Streaming (Day of Meeting)

Link: Meetings on Demand (Previously Recorded Meetings)

[9:00 a.m.] Open Session (Hybrid- Virtual and Limited In Person - Government Building Conference Room, 200 Baltimore Street, La Plata, MD 20646)

- **Call to Order/Pledge of Allegiance**
- **Roll Call**

Commissioners' Comments

Approval of the Minutes

- **Minutes of September 1, 2026**

Announcement(s)

- **Next Scheduled Session(s): September 22-23, 2026**

Approval Items

- **Budget Amendment(s) and Budget Transfer(s):**
  (Ms. Samantha Chiriaco, Chief of Budget, Department of Fiscal and Administrative)

  FY2026 Budget Transfer Request #1316 Support Costs of Field Lights for Bensville Park Projectc.pdf

- **Request to Transfer Funds to County from MD Solar 2, LLC. for Tier II Watershed Mitigation**
  (Mr. Charles Rice, Planning Director. and Ms. Karen Wiggen, Planner III, Department of Planning and Growth Management)

Doucment.pdf

- **Approval: VanGO Bus Replacement Grant Application**
  (Mr. Robert Romero, Chief of Transit, Ms. Donna Downing, Transit System Administrator, and Mr. Jason Groth, Director, Department of Planning and Growth Management)

  5339 Grant FY28 09-15-26 (2).pdf
  5339 Grant - Commissioners Letter - Local Funds (2).pdf

- **Discussion and Approval: Sponsorship Letter in the Southern Maryland Volunteer Firemen's Association (SMVFA) Convention Book**
  (Commissioner Bowling)

- **Request for Approval: Charles County Board of Education FY2027 Inter-Category Budget Transfer**
  (Mr. Uriel Bowdre, Chief Financial Officer, and Ms. Sherri Fisher-Davis, Budget Manager, Charles County Public Schools)

  BOARD-ACTION-ITEM-Budget Q1-2027 Budget Reallocation_V3.pdf

- **Discussion and Request for Approval: Resurface Longmeade Neighborhood Roads**
  (Commissioner Bowling, Mr. Stephen Staples, Chief of County Roads, and Mr. Martin Harris, Director, Department of Public Works)

- **Change Date on the January 2027 Board of County Commissioners' Session Calendar**

  DRAFT 2027 BOCC Session Calendar Approved with proposed change highlighted.pdf

Briefings-Morning

- **Briefing: Proposed Charles County Employee Health Center**
  (Ms. Alexis Blackwell, Director, and Ms. Megan Donnick, Deputy Director, Department of Human Resources; Mr. Stuart Sutley, Vice President, Bolton; Mr. Mark Schubert, RVP Growth-Northeast, Marathon Health; and Mr. Jacob Dyer, Director, Department of Fiscal and Administrative Services)

  MHVP Charles Co September 15 2026 FINAL.pdf

- **Update and Request for Approval: Employee Workplace Giving**
  (Ms. Laura Gustafson, Deputy Director, Ms. Anica Harris, Housing Program Specialist, Department of Community Services; Ms. Doria Fleisher, Assistant Chief of Media/Community Engagement Coordinator, Media Services Division, and Ms. Jesse Bungcayao, Executive Operations Manager, Office of the County Administrator; and Ms. Allison Clements, Assistant Chief, Department of Planning and Growth Management)

  Workplace Giving.pdf

- **Briefing: Meals on Wheels Program**
  (Ms. Lisa Furlow, Chief Of Aging and Human Services, Ms. Dina Barclay, Director Of

Community Services)

9-15-26 Home Delivered Meal Presentation.pdf

- **Discussion: Food Truck Regulations, Policies, and Operational Guidelines in County Parks** (Ms. Kelli Beavers, Director, Mr. Sam Drury, Deputy Director, Mr. Brandon Burton, Chief of Parks and Grounds, and Toni Adams, Park Services Specialist Department of Recreation, Parks, and Tourism)

2026.07 (2)Food Trucks .pdf

- **Briefing and Request to Introduce and Schedule a Public Hearing: Proposed Bill 2026-() Zoning Text Amendment 26-191 Mixed Residential Community Use in the RM and RH Zones** (Mr. Kirby Blass, Planner III, Mr. Joel Binkley, Planning Supervisor, and Mr. Charles Rice, Planning Director, Department of Planning and Growth Management)

1. ZTA 26-191 Power Point Presentation; BOCC Briefing.pdf
2. ZTA 26-191 Draft Bill - Applicant Original.pdf
3. ZTA 26-191 Draft Bill - Staff Amendment & PC Recommended.pdf
4. ZTA 26-191 e Statement of Justification.pdf
5. ZTA 26-191 Mixed Residential Community Use, Summary Memorandum BOCC.pdf
6. PC Report and Recommendation ZTA 26-191 (Signed) 2.pdf

[1:00 p.m.] Closed Session (Hybrid- Virtual and In Person - Government Building Conference Room, 200 Baltimore Street, La Plata, MD 20646)

Closed Session: All or a portion of this session may be closed pursuant to Section 3-305(b)(3)(7)() of the General Provisions Article of the Annotated Code of Maryland.

[3:00 p.m.] Open Session (Hybrid- Virtual and Limited In Person - Government Building Conference Room, 200 Baltimore Street, La Plata, MD 20646)

- **Roll Call**

Charles County Boards and Commissions Annual Update

- **Briefing: Annual Update from the Board of Social Services**

Final Social Service Advisory Board 2026 .pdf

- **Briefing: Annual Update from the Commission on Individuals with Disabilites**

- **Briefing: Annual Update from the Adult Public Guardianship Review Board**

Report to Commissioners Final2.pdf
Statement on Presentation of Board report for 2025.pdf

- **Briefing: Annual Update from the Area Council on Aging**

2026 Report to Commissionersb.pdf

Statement on 2026 Report to the Commissioners.pdf

Briefings-Afternoon

- **Discussion: Marijuana Related to Zoning**
  (Commissioner Bowling, Mr. Jason Groth, Director, Mr, Charles Rice, Planning Director, Ms. Kelly Palmer, Planning Supervisor, Department of Planning and Growth Management; and Ms. Molly Meehan, Agriculture and Rural Development Manager, Department of Economic Development)

Commissioners' New Business

[6:00 p.m.] Public Hearing -Hybrid In Person/Virtual - Government Building, 200 Baltimore Street, La Plata, MD 20646

- **Public Hearing: 2027 Preliminary State Legislative Proposal**
  (Charles County Board of Commissioners; Delegate Debra Davis, Delegate C.T. Wilson, Delegate Edith Patterson, Delegate Kevin Harris; Senator Arthur Ellis, Charles County State Delegation; and Ms. Danielle Mitchell, Acting Deputy County Administrator, Office of the County Administrator)

In-person: Speaker sign-up will begin 30 minutes (1/2 hour) prior to the hearing at the Charles County Government Building (200 Baltimore Street, La Plata) and will end at the commencement of the hearing.
Virtually: Call 240-776-6709 between 8 a.m. to 4 p.m. September 15, 2026, to register to speak. Once registered, you will receive a virtual link to testify between 6 p.m. and 9 p.m. after in-person speakers testify. If you are not available to speak when you are called, we have the right to move on to the next caller. Each speaker will be allotted three (3) minutes.
Written or voicemail comments may be submitted in lieu of oral testimony, or to expand upon oral testimony, and will be accepted September 1, 2026, starting at 8 a.m. through September 15, 2026, at 5:00 p.m
E-Comment: https://www.charlescountymd.gov/government/public-comments/public-hearing-comments/legislative-proposal-ecomments
Phone message: call 240-776-6709
Mail: Commissioners of Charles County, 200 Baltimore Street, La Plata, Maryland 20646. Comments sent by mail must be received no later than September 15, 2026. Those individuals with special needs may contact the Maryland Relay Service TDD 1-800-735-2258.

LINK TO PUBLIC COMMENT FOR THIS PUBLIC HEARING

2027_Preliminary_Legislative_ProposalsPKG.pdf

Adjournment

AGENDAS ARE TENTATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE:	September 15, 2026
SUBMITTED BY:	Carol DeSoto
ITEM TYPE:	Minutes
AGENDA SECTION:	Approval of the Minutes
SUBJECT:	• **Minutes of September 1, 2026**
SUGGESTED ACTION:	
ATTACHMENTS:	

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE:	September 15, 2026
SUBMITTED BY:	Carol DeSoto
ITEM TYPE:	Announcement: Next Scheduled Commissioners' Session(s)
AGENDA SECTION:	Announcement(s)
SUBJECT:	• **Next Scheduled Session(s): September 22-23, 2026**
SUGGESTED ACTION:	
ATTACHMENTS:	

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE: September 15, 2026

SUBMITTED BY: Carol DeSoto, Department of Fiscal and Administrative Services

ITEM TYPE: Approval Item(s)

AGENDA SECTION: Approval Items

SUBJECT:

- **Budget Amendment(s) and Budget Transfer(s):**
  (Ms. Samantha Chiriaco, Chief of Budget, Department of Fiscal and Administrative)

SUGGESTED ACTION:

ATTACHMENTS:
FY2026 Budget Transfer Request #1316 Support Costs of Field Lights for Bensville Park Projectc.pdf

Budget Transfer/Amendment Request Form

Please fill the form out **completely** and **attach it** to your transfer/amendment request in MUNIS.

Date	8/24/2026
Submitted by	RPT/Budget
Department	RPT/Budget

Funding Request: $57,190

Fiscal Year:

FY2026

Category:

Capital Improvement Project - Parks

Fund:

Capital Projects (02)

Reason transfer/amendment is requested?

This transfer is needed to support the total cost of the Field Lights for Bensville Park project. The project was originally anticipated to receive $375,000 in state funding; however, only $318,453.75 was awarded. This has resulted in a shortfall in the project. The requested transfer will provide the additional funding needed to cover the project's total cost.

Reason for availability of funds?

Funding is available in the contingency inflation project to support unforeseen costs or overruns.

Board of Public Works
Department of Natural Resources – Real Property
Supplement
July 19, 2023

REVISED

MARYLAND DEPARTMENT OF NATURAL RESOURCES

DNR 3

Contact: Emily Wilson 410-260-8436
emilyh.wilson@maryland.gov

3A. PROGRAM OPEN SPACE LOCAL SHARE
Charles County

Recommendation: Approval to commit $343,453 for the following **planning** and **development** projects.

*1. **Charles County - 2027 Land Preservation, Parks and Recreation Plan - $25,000***
Charles County
POS #7600-8-123 MD20230526-0426

Background: Funding to complete Charles County's 2027 Land Preservation, Parks, and Recreation Plan to fulfill State requirements.

Fund Source: Outdoor Recreation Land Loan 2019, Chapter 570, Acts of 2018
Program Open Space Local
Source Code: 19011 $25,000.00

*2. **Bensville Park Football Field Lights - $318,453.75***
Charles County
POS #7601-8-124 MD20230526-0436

Background: Install new lighting on a multiuse athletic field at Bensville Park.

Fund Source: Outdoor Recreation Land Loan 2021, Chapter 19, Acts of 2020
Program Open Space Local
Source Code: 21011 $316,332.81

Maryland Consolidated Capital Bond Loan of 2014, Chapter 463, Acts of 2014
Program Open Space Local
Source Code: 14089 $2,015.93

Maryland Consolidated Capital Bond Loan of 2012, Chapter 444, Acts of 2012
Program Open Space Local
Source Code: 12057 $105.01

BOARD OF PUBLIC WORKS **THIS ITEM WAS:**

APPROVED **DISAPPROVED** **DEFERRED** **WITHDRAWN**

WITH DISCUSSION **WITHOUT DISCUSSION**

MARYLAND
DEPARTMENT OF
NATURAL RESOURCES

Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

July 20, 2023

Via Electronic Delivery to
Tim D. Drummond
Chief of Parks and Grounds
Recreation, Parks, and Tourism
Charles County
8190 Port Tobacco Road
Port Tobacco, MD 20677
drummont@charlescountymd.gov

Re: POS 7600-8-123, 2027 LPPRP
POS 7601-8-124, Bensville Park Football Field Lights
Charles County

Dear Mr. Drummond,

It gives me great pleasure to inform you that the Board of Public Works has approved your request for Program Open Space funds regarding the above referenced project(s). A copy of the agenda item(s) is attached for your reference.

You may proceed with this project at your earliest opportunity. When the project commences, please have your staff contact the Program Open Space program administrator with whom they have been working so that arrangements can be made to coordinate reimbursement.

Thank you for your interest in improving the quality of our parks and recreation for the citizens of Maryland. It is a pleasure to be able to provide these funds and to assist you with this important project. If I may be of further assistance on this or any other Program Open Space matter, please do not hesitate to contact me at 443-534-8255.

Sincerely,

CRLhotsky

Carrie R. Lhotsky
Grants and Stewardship Manager
carrie.lhotsky@maryland.gov

Attachments

cc: Margaret Lashar, Program Administrator margaret.lashar@maryland.gov

MARYLAND
DEPARTMENT OF
NATURAL RESOURCES

Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

June 30, 2023

Via Electronic Delivery to
Tim D. Drummond
Chief of Parks and Grounds
Recreation, Parks, and Tourism
Charles County
8190 Port Tobacco Road
Port Tobacco, MD 20677
drummont@charlescountymd.gov

Dear Mr. Drummond:

This letter acknowledges the receipt of the below-referenced project applications for financial assistance under Program Open Space. These projects are subject to available funding and reimbursement will be based on Board of Public Works approval.

POS #	Project Name	City/County	Start Date
POS 7600-8-123	2027 LPPRP	Charles County	May 9, 2023
POS 7601-8-124	Bensville Park Football Field Lights	Charles County	May 8, 2023

The projects have been reviewed by the Department of Natural Resources. The established date(s) for project funding in the event the applications are approved will be as listed above. This Letter of Acknowledgement permits the applicant to pursue each project without penalty as to retroactivity but does not bind the State to reimburse the applicant for expenditures incurred on the projects.

This Department will forward your projects to the Maryland Department of Planning for State Clearinghouse review. If the projects are determined to be consistent with state and local policies and programs, they will be placed on the Board of Public Works Agenda for approval at the earliest possible date, subject to available funding.

The Department of Natural Resources will notify you as to the Board of Public Works' decision and from that point, eligible project expense billings may be submitted for reimbursement up to the amount of funds approved by the Board.

The Department of Natural Resources is pleased to assist you with these Program Open Space projects. If you have any questions, please contact me at (443) 534-8255.

Sincerely
Carrie Lhotsky
Land Acquisition and Planning
carrie.lhotsky@maryland.gov

PROJECT BUDGET REPORT

FOR 07/01/2020 - 08/31/2026

	Original Budget	Net Budget Amendments	Revised Budget	Requisitions	Encumbrances	Actuals	Available Budget	Percent Used
Project: 4045004999 - Parks Contingency								
F 4045004999.40389 PrkCongBnd	-104,050.00	-653,000.00	-757,050.00	0.00	0.00	0.00	-757,050.00	0.00%
F 4045004999.40390 PrkCntgPay	-1,390.00	-186,500.00	-187,890.00	0.00	0.00	-220,755.08	32,865.08	117.49%
E 4045004999.50468 Cntngcy	105,440.00	839,500.00	944,940.00	0.00	0.00	0.00	944,940.00	0.00%
FUNDING SOURCE TOTALS for Project: 4045004999 - Parks Contingency	-105,440.00	-839,500.00	-944,940.00	0.00	0.00	-220,755.08	-724,184.92	23.36%
EXPENSE TOTALS for Project: 4045004999 - Parks Contingency	105,440.00	839,500.00	944,940.00	0.00	0.00	0.00	944,940.00	0.00%
TOTALS for Project: 4045004999 - Parks Contingency	0.00	0.00	0.00	0.00	0.00	-220,755.08	220,755.08	

TOTALS FOR FUNDING SOURCE STRINGS	-105,440.00	-839,500.00	-944,940.00	0.00	0.00	-220,755.08	-724,184.92	117.49
TOTALS FOR EXPENSE STRINGS	105,440.00	839,500.00	944,940.00	0.00	0.00	0.00	944,940.00	0.00

REPORT TOTAL	Original Budget	Net Budget Amendments	Revised Budget	Requisitions	Encumbrances	Actuals	Available Budget
	0.00	0.00	0.00	0.00	0.00	-220,755.08	220,755.08

BTR #1316

Revenue	Project Budget	Actuals	Available Budget	Rounded
State Award	$ 375,000	$ 318,454	$ 56,546	
PayGo	$ 130,000	$ 130,000	$ -	
Total	**$ 505,000**	**$ 448,454**	**$ 56,546**	
Expenses	$ 505,000	$ 505,638	$ (638)	
Project Balance	**$ -**	**$ (57,184)**	**$ 57,184**	**$ 57,190**

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE: September 15, 2026

SUBMITTED BY: Carol DeSoto, Department of Planning and Growth Management

ITEM TYPE: Approval Item(s)

AGENDA SECTION: Approval Items

SUBJECT:

- **Request to Transfer Funds to County from MD Solar 2, LLC. for Tier II Watershed Mitigation**
  (Mr. Charles Rice, Planning Director. and Ms. Karen Wiggen, Planner III, Department of Planning and Growth Management)

SUGGESTED ACTION:

ATTACHMENTS:
Doucment.pdf

Tier II Mitigation Fund Transfer Agreement

This Tier II Mitigation Fund Transfer Agreement (the "Agreement") is entered into as of July 13, 2026 (the "Effective Date") by and between MD Solar 2, LLC, a limited liability company organized under the laws of the State of Delaware ("MD Solar 2") and the Commissioners of Charles County, Maryland, a body corporate and politic of the State of Maryland (the "County"). MD Solar 2 and the County are referred to individually as a "Party" and collectively as the "Parties."

Recitals

WHEREAS, the Maryland Public Service Commission (the "PSC") issued a Certificate of Public Convenience and Necessity ("CPCN") to MD Solar 2 by Order No. 88842 dated September 21, 2018, in Case No. 9463 for the construction and operation of the Ripley Road Solar Project (the "Project") in Charles County, Maryland; and

WHEREAS, the Project is located within the watershed of the designated high-quality Tier II stream segment of Mill Run 3 in Charles County, Maryland; and

WHEREAS, Condition 13 of the CPCN requires MD Solar 2 to identify mitigation properties for reforestation and afforestation within the Tier II watershed of Mill Run 3, and to expend no less than an average of $25,000 per year for three years in funding to acquire appropriate mitigation opportunities; and

WHEREAS, Condition 13.c.iv.2 of the CPCN provides that, in the event MD Solar 2 is unable to obtain forest mitigation properties, MD Solar 2 shall work with the Maryland Department of the Environment ("MDE"), the Power Plant Research Program ("PPRP"), and the PSC to identify acceptable recipients of the remaining funds to further forest preservation, conservation, or other water quality improvements within the Tier II watershed of Mill Run 3; and

WHEREAS, MD Solar 2 has, for a period of three years following commencement of operations, undertaken a good faith search for off-site forest mitigation properties within the Tier II watershed and has been unable to secure a willing landowner or suitable mitigation site; and

WHEREAS, MDE has directed MD Solar 2 to transfer the remaining Tier II mitigation funds to the County for use in conserving forest and planting trees within the Tier II watershed; and

WHEREAS, the County is willing to accept and administer the remaining funds through its Forest Conservation Fee-in-Lieu Account for use in conserving forest, and planting and watering of new trees.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Agreement

1. **Transfer of Funds.** Within thirty (30) days of the Effective Date of this Agreement, MD Solar 2 shall transfer to the County the sum of $56,000.00 (the "Mitigation Funds"), representing the remaining Tier II mitigation funds accumulated pursuant to Condition 13.c.iv of the CPCN.

2. **Purpose and Use of Funds.** The County shall deposit the Mitigation Funds into the Charles County Forest Conservation Fee-in-Lieu Account. The County may use the Mitigation Funds within Tier II watersheds in Charles County, with priority given to the watershed of Mill Run 3, including for conservation of existing forest and planting of new forest.

3. **Reporting to MDE.** Beginning on the first anniversary of the Effective Date of this Agreement and continuing annually thereafter until the Mitigation Funds have been fully expended, the County shall submit a written report to MDE, with a copy to MD Solar 2, describing: (a) the amount of Mitigation Funds expended during the reporting period; (b) the location and description of each restoration, conservation, or planting activity funded; (c) the acreage of forest conserved or restored; and (d) the balance of Mitigation Funds remaining. Reports shall be directed to the MDE Environmental Assessment and Standards Program, c/o Angel Valdez, 1800 Washington Boulevard, Suite 420, Baltimore, Maryland 21230 and electronically to angel.valdez@maryland.gov (or such other address as MDE may designate in writing).

4. **Compliance Filing.** Following MD Solar 2's transfer of the Mitigation Funds and receipt of confirmation from the County, MD Solar 2 shall make a compliance filing with the PSC in Case No. 9463, with copies to MDE and PPRP, documenting the transfer and attaching a copy of this executed Agreement.

5. **Confirmation of Receipt.** Within fifteen (15) days of receipt of the Mitigation Funds, the County shall provide MD Solar 2 with written confirmation of receipt, specifying the amount received and the account into which the funds were deposited. MD Solar 2 may use this confirmation in connection with its compliance filing under Section 4.

6. **No Further Obligation.** Upon transfer of the Mitigation Funds and the County's confirmation of receipt, MD Solar 2's obligations under Condition 13.c.iv of the CPCN with respect to the identification and funding of mitigation properties shall be deemed satisfied, subject to any further direction from the PSC, MDE, or PPRP.

7. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Maryland.

8. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, or agreements relating thereto.

9. **Amendments.** This Agreement may not be amended or modified except by a written instrument signed by both Parties.

10. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date indicated above.

MD SOLAR 2, LLC

Name: Ricardo Fabre

Title: Authorized Signatory

Date 07/13/2026

CHARLES COUNTY, MARYLAND

Name: Reuben B. Collins, II, Esq.

Title: President

Date: _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Name: E. Wesley Adams, III

Title: County Attorney

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE: September 15, 2026

SUBMITTED BY: Carol DeSoto, Department of Planning and Growth Management

ITEM TYPE: Approval Item(s)

AGENDA SECTION: Approval Items

SUBJECT:

- **Approval: VanGO Bus Replacement Grant Application** (Mr. Robert Romero, Chief of Transit, Ms. Donna Downing, Transit System Administrator, and Mr. Jason Groth, Director, Department of Planning and Growth Management)

SUGGESTED ACTION:

ATTACHMENTS:
5339 Grant FY28 09-15-26 (2).pdf
5339 Grant - Commissioners Letter - Local Funds (2).pdf

Department of Planning & Growth Management

Buses and Bus Facilities Program Grant Application

Presenter

Robert Romero, Chief of Transit

September 15, 2026

Grant Application

- The Federal Transit Administration (FTA) announces the availability of approximately $21 million in competitive grants under the Buses and Bus Facilities Program.
- Funds assist in the financing of buses and bus facilities capital projects, including replacing and rehabilitating buses.
- September 21, 2026- Application package deadline for submission.

Application Highlights

- $1,973,908 - requested amount for Capital Assistance
- Replacement of 11 buses
- Repower 3 buses to extend useful life
- Capital assistance covers 80% of costs with Federal Transit Administration funds.
- County share is estimated to be $394,782
- Proposed County Share: FY28 budget

Requested Action

- **Motion to approve and execute a letter of support committing to providing the necessary local matching funds to support the County's grant request.**



Presented By:

Charles County Government

Department of Planning & Growth Management

301-934-0115 • RomeroR@charlescountymd.gov

200 Baltimore Street

La Plata, MD 20646

MD Relay Service: 7-1-1

Equal Opportunity Employer

It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.

www.CharlesCountyMD.gov

September 15, 2026

Maryland Department of Transportation
Maryland Transit Administration
Mr. Travis Johnston, Director
Office of Local Transit Support
6 St. Paul Street
Baltimore, MD 21202-1614

Dear Mr. Johnston:

On September 15, 2026, the County Commissioners of Charles County were briefed on the grant request through the Federal Transit Administration Bus and Bus Facilities grant program to seek funds to support VanGO's bus replacement and repower plan. Through this letter of support, the County Commissioners of Charles County are committed to providing the necessary local matching funds to support the County's grant request.

Sincerely,

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE:	September 15, 2026
SUBMITTED BY:	Carol DeSoto, County Commissioners Office
ITEM TYPE:	Approval Item(s)
AGENDA SECTION:	Approval Items
SUBJECT:	• **Discussion and Approval: Sponsorship Letter in the Southern Maryland Volunteer Firemen's Association (SMVFA) Convention Book** (Commissioner Bowling)
SUGGESTED ACTION:	
ATTACHMENTS:	

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE: September 15, 2026

SUBMITTED BY: Carol DeSoto, Department of Fiscal and Administrative Services

ITEM TYPE: Approval Item(s)

AGENDA SECTION: Approval Items

SUBJECT:

- **Request for Approval: Charles County Board of Education FY2027 Inter-Category Budget Transfer**
  (Mr. Uriel Bowdre, Chief Financial Officer, and Ms. Sherri Fisher-Davis, Budget Manager, Charles County Public Schools)

SUGGESTED ACTION:

ATTACHMENTS:
BOARD-ACTION-ITEM-Budget Q1-2027 Budget Reallocation_V3.pdf

ACTION - OFS
September 8, 2026
Attachment

ACTION ITEM FOR THE BOARD OF EDUCATION

SUBJECT:

FY2027 Intercategory Budget Transfer Request

OVERVIEW:

The Superintendent requests approval of offsetting FY2027 intercategory budget transfers of $930,299 thousand in accordance with Education Article 5-105. The proposed changes do not alter total General Fund revenues or expenditures. Each category increase is fully offset by a category decrease, and the total FY2027 General budget remains $555,532,999.

To ensure our financial resources are aligned with actual operational needs and expenditures, we recommend reallocation existing budgeted funds among the appropriate categories. This proposed reallocation does not represent new spending; rather, it realigns existing resources to accurately reflect where funds are needed and expenditures are occurring. These adjustments support fiscal responsibility, ensure compliance with state requirements, and enable the school system to continue providing high-quality services to all students.

JUSTIFICATION:

Administration – $469,701

- The movement of two FTEs valued at $208,701 and $61,000 in Board Member wages and the reallocation of $200,000 of the existing Office of Technology budget for software maintenance.

Mid-Level Administration – ($93,291)

- There is a movement of three FTEs with a net value of $124,587 between Mid-Level Administration and Student Personnel Service. The movement of two FTEs valued at ($208,701). The movement of ($9,177) for supplies related to a subscription-based information technology arrangement (SBITA).

Instructional Salaries & Wages – ($4,810)

- A reallocation of summer school wages to summer enrichment wages to properly align expenditures associated with summer 2026 programs.

Instructional Supplies & Materials – $333,223

- A reallocation of $4,810 for summer enrichment supplies and materials, $37,432 in supplies and materials and software licenses for Fine & Performing Arts, $9,177 for supplies related to a SBITA purchase, $372,000 for the software license, Edmentum, for virtual school, and $10,000 to properly align Phoenix International School of the Arts' (PISOTA) for the purchase of furniture. The

movement of ($52,932) from reading supplies and materials, ($4,815) from Mattawoman Middle School and Gale-Bailey Elementary Schools from their board allotment for the installation of smartboards, ($11,449) from PISOTA's allotment for the proper budget alignment for the purchase of JustTech technology services and ($31,000) from athletic supplies for the purchase of pools supplies in the operation of plant category.

Instructional Other Costs – ($361,685)

- A reallocation of $4,815 to Mattawoman Middle School and Gale-Bailey Elementary Schools from their board allotment for the installation of smartboards, $15,500 to Fine & Performing Arts for equipment repairs. The movement of ($372,000) from contracted services for the software license, Edmentum, for virtual school and ($10,000) from PISOTA's allotment for the proper budget alignment for furniture purchases.

Student Personnel Service – ($124,587)

- The reallocation of one FTE valued at $132,639 from Mid-Level Administration against the movement of two FTEs valued at ($257,226) to Mid-Level Administration.

Operation of Plant – ($27,551)

- A reallocation of $11,449 in PISOTA's allotment for the proper budget alignment for the purchase of JustTech technology services, $31,000 from athletic supplies for the purchase of pools supplies, and $130,000 of overtime for building service workers. The movement of ($200,000) of the existing Office of Technology budget for software maintenance

Maintenance of Plant – $119,916

- A reallocation of funds in PISOTA's allocation for the proper budget alignment for a loan repayment $127,375 and the movement of ($7,459) for an exterior bell addition to the capital outlay category.

Fixed Charges – ($188,375)

- Funds are being reallocated to properly align budgets for PISOTA's loan repayment ($127,375) and Board Member wages ($61,000).

Community Service – ($130,000)

- Request to permanently move an overtime budget from the Office of Teaching and Learning to offset overtime wages of building service workers.

Capital Outlay – $7,459

- Funds are being reallocated within PISOTA's budget to properly align the budget for an exterior bell addition.

. The proposed increases are fully offset by decreases in existing expenditure categories, as detailed in Attachment 1. No additional revenue, local county appropriation, or use of fund balance is requested. (See Attachment 1).

STAKEHOLDERS INVOLVEMENT:

Board of Education (BOE) and the Charles County Commissioners.

RECOMMENDATION/FUTURE DIRECTION:

The BOE will approve the request for an intercategory budget change and forward the request to the County Commissioners for their consideration and approval.

Attachment 1

FY2027 REQUEST FOR INTERCATEGORY BUDGET CHANGE

	Current Budget	Change Increase	Change (Decrease)	REVISED Budget
Category/ Description				
GENERAL FUND				
REVENUES				
40 - STATE REVENUES	(286,218,854)			(286,218,854)
41 - FEDERAL REVENUES	(970,000)			(970,000)
42 - LOCAL REVENUES	(12,130,745)			(12,130,745)
43 - LOCAL COUNTY APPROPRIATIONS	(256,213,400)			(256,213,400)
REVENUES Total	(555,532,999)	-	-	(555,532,999)
EXPENDITURES				
101 - ADMINISTRATION	18,308,552	469,701		18,778,253
102 - MID-LEVEL ADMINISTRATION	36,155,665		(93,291)	36,062,374
03 - INSTRUCTION				
301 - SALARIES & WAGES	190,741,497		(4,810)	190,736,687
303 - SUPPLIES & MATERIALS	6,721,074	333,223		7,054,297
OTHER INSTRUCTIONAL COSTS	6,340,634		(361,685)	5,978,949
03 - INSTRUCTION Total	203,803,205		(33,272)	203,769,933
104 - SPECIAL EDUCATION	62,959,467			62,959,467
105 - STUDENT PERSONNEL SERVICE	13,380,985		(124,587)	13,256,398
106 - STUDENT HEALTH SERVICES	7,097,258			7,097,258
107 - STUDENT TRANSPORTATION	52,309,620			52,309,620
108 - OPERATION OF PLANT	42,279,800		(27,551)	42,252,249
109 - MAINTENANCE OF PLANT	10,909,154	119,916		11,029,070
110 - FIXED CHARGES	104,457,618		(188,375)	104,269,243
111 - FOOD SERVICES	500,000			500,000
112 - COMMUNITY SERVICE	739,423		(130,000)	609,423
113 - CAPITAL OUTLAY	2,632,254	7,459		2,639,713
EXPENDITURES Total	555,532,999	930,299	(930,299)	555,532,999
GENERAL FUND Grand Total	-	930,299	(930,299)	-

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE: September 15, 2026

SUBMITTED BY: Carol DeSoto, Department of Public Works

ITEM TYPE: Discussion

AGENDA SECTION: Approval Items

SUBJECT:

- **Discussion and Request for Approval: Resurface Longmeade Neighborhood Roads**
  (Commissioner Bowling, Mr. Stephen Staples, Chief of County Roads, and Mr. Martin Harris, Director, Department of Public Works)

SUGGESTED ACTION:

ATTACHMENTS:

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE: September 15, 2026

SUBMITTED BY: Carol DeSoto

ITEM TYPE: Approval Item(s)

AGENDA SECTION: Approval Items

SUBJECT:

- **Change Date on the January 2027 Board of County Commissioners' Session Calendar**

SUGGESTED ACTION:

ATTACHMENTS:
DRAFT 2027 BOCC Session Calendar Approved with proposed change highlighted.pdf

Charles County Commissioners - 2027 Board Session Calendar

Tentative and Subject to Change
Approved July 21, 2026

JANUARY 2027		
Tuesday/Wednesday	Jan. 5-6	**NO BOCC Session** **MACo Conference for County Commissioners**
Tuesday/Wednesday	Jan. 12-13	BOCC Session (Legislative Day)
Tuesday/Wednesday	Jan. 19-20	**NO BOCC Session** **Dr. Martin Luther King, Jr. Birthday - Monday Jan. 18 (County Offices Closed)**
Tuesday/Wednesday	Jan. 26-27	BOCC Session (Legislative Day)
FEBRUARY 2027		
Tuesday/Wednesday	Feb. 2-3	BOCC Session (Legislative Day)
Tuesday/Wednesday	Feb. 9-10	BOCC Session
Tuesday/Wednesday	Feb. 16-17	**NO BOCC Session** **President's Day Monday Feb. 15 (County Offices Closed)**
Tuesday/Wednesday	Feb. 23-24	BOCC Session (Legislative Day)
MARCH 2027		
Tuesday/Wednesday	March 2-3	BOCC Session (Legislative Day)
Tuesday/Wednesday	March 9-10	**NO BOCC Session** **Eid al Fitr Friday- March 10 (County Offices Closed)**
Tuesday/Wednesday	March 16-17	BOCC Session (Legislative Day)
Tuesday/Wednesday	March 23-24	**NO BOCC Session** **Good Friday March 26 (County Offices Closed)**
Tuesday/Wednesday	March 30-31	**NO BOCC Session** **Easter Monday - March 29 (County Offices Closed)**
APRIL 2027		
Tuesday/Wednesday	April 6-7	BOCC Session (Legislative Day)
Tuesday/Wednesday	April 13-14	BOCC Session
Tuesday/Wednesday	April 20-21	BOCC Session (Legislative Day)

DRAFT

Charles County Commissioners – 2027 Board Session Calendar

Tuesday/Wednesday	April 27-28	BOCC Session

MAY 2027		
Tuesday/Wednesday	May 4-5	BOCC Session (Legislative Day)
Tuesday/Wednesday	May 11-12	BOCC Session
Tuesday/Wednesday	May 18-19	**NO BOCC Session** **Eid al Adha- Wed. May 17 (County Offices Closed)**
Tuesday/Wednesday	May 25-26	BOCC Session (Legislative Day)

JUNE 2027		
Tuesday/Wednesday	June 1-2	**NO BOCC Session** **Memorial Day- Monday May 31 (County Offices Closed)**
Tuesday/Wednesday	June 8-9	BOCC Session (Legislative Day)
Tuesday/Wednesday	June 15-16	**NO BOCC Session** **Juneteenth-Friday June 18 (County Offices Closed)**
Tuesday/Wednesday	June 22-23	BOCC Session (Legislative Day)
Tuesday/Wednesday	June 29-30	**NO BOCC Session**
JULY 2027		
Tuesday/Wednesday	July 6-7	**NO BOCC Session** **Independence Day- Monday July 5 (County Offices Closed)**
Tuesday/Wednesday	July 13-14	BOCC Session (Legislative Day)
Tuesday/Wednesday	July 20-21	**NO BOCC Session**
Tuesday/Wednesday	July 27-28	BOCC Session (Legislative Day)
AUGUST 2027		
Tuesday/Wednesday	Aug. 3-4	**NO BOCC Session**
Tuesday/Wednesday	Aug. 10-11	**NO BOCC Session**
Tuesday/Wednesday	Aug. 17-18	**NO BOCC Session**
Tuesday/Wednesday	Aug. 24-25	**NO BOCC Session**
SEPTEMBER 2027		
Tuesday/Wednesday	Aug. 31- Sept. 1	**NO BOCC Session**
Tuesday/Wednesday	Sept. 7-8	**NO BOCC Session**

Charles County Commissioners – 2027 Board Session Calendar

		Labor Day - Monday Sept. 6 (County Offices Closed)
Tuesday/Wednesday	Sept. 14-15	BOCC Session (Legislative Day)
Tuesday/Wednesday	Sept. 21-22	BOCC Session
Tuesday/Wednesday	Sept 28-29	BOCC Session (Legislative Day)
OCTOBER 2027		
Tuesday/Wednesday	Oct. 5-6	BOCC Session (Legislative Day)
Tuesday/Wednesday	Oct. 12-13	**NO BOCC Session** **Indigenous People Day – Monday Oct. 11 (County Offices Closed)**
Tuesday/Wednesday	Oct. 19-20	BOCC Session (Legislative Day)
Tuesday/Wednesday	Oct. 26-27	BOCC Session
NOVEMBER 2027		
Tuesday/Wednesday	Nov. 2-3	BOCC Session (Legislative Day)
Tuesday/Wednesday	Nov. 9-10	**NO BOCC Session** **Veterans' Day – Thur. Nov. 11 (County Offices Closed)**
Tuesday/Wednesday	Nov. 16-17	BOCC Session (Legislative Day)
Tuesday/Wednesday	Nov. 23-24	**NO BOCC Session** **Thanksgiving Day/Day After Thanksgiving – Wed.-Friday Nov. 24-26 (County Offices Closed)**
DECEMBER 2027		
Tuesday/Wednesday	Nov. 30 - Dec. 1	BOCC Session (Legislative Day)
Tuesday/Wednesday	Dec. 7-8	BOCC Session (Legislative Day)
Tuesday/Wednesday	Dec. 14-15	**NO BOCC Session**
BOCC Session (Legislative Day)	Dec. 21-22	**NO BOCC Session Christmas Holiday Friday December 24 (County Offices Closed)**
BOCC Session (Legislative Day)	Dec. 28-29	**NO BOCC Session New Years Eve Friday Dec. 31 (County Offices Closed)**

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE: September 15, 2026

SUBMITTED BY: Carol DeSoto

ITEM TYPE: Briefing

AGENDA SECTION: Briefings-Morning

SUBJECT:

- **Briefing: Proposed Charles County Employee Health Center**
  (Ms. Alexis Blackwell, Director, and Ms. Megan Donnick, Deputy Director, Department of Human Resources; Mr. Stuart Sutley, Vice President, Bolton; Mr. Mark Schubert, RVP Growth-Northeast, Marathon Health; and Mr. Jacob Dyer, Director, Department of Fiscal and Administrative Services)

SUGGESTED ACTION:

ATTACHMENTS:
MHVP Charles Co September 15 2026 FINAL.pdf

Marathon Health

Charles County Maryland

Advanced Primary Care

Dedicated Health Center

Bring back real care, reverse trend, create health

September 15, 2026

Maryland Overview

- Presented Advanced Primary Care Health Center model to MACo and MABE in 2022
- Conducted national RFP
- Applied for MSDE LEADS Grant Funding under Faculty & Staff Retention pillar - $5 million
- Received support by Senator Guy Guzzone for applying for State funding for start-up costs: $1-2 million a year for last five fiscal years
- Support from Governor, Comptroller, MSDE, AFSCME
- Secured $900,000 for Charles County

Current Maryland public sector employers:

- Queen Annes County
- Queen Anne's Schools
- St. Mary's County
- St. Mary's Schools
- Wicomico County
- Wicomico Schools
- Harford County
- Harford Library
- Frederick County
- Talbot County Schools
- Washington County Schools
- 3 Counties and 4 Schools in due diligence/contracting

Outcomes

Carrier Support: major carriers to include CareFirst have supported with:

- Recognizing future impact through medical plan rate relief and stop loss negotiations – Stop loss renewal from 27% to 12.5% based on leveraging the health center
- Development of a “health center health plan” at a 10% reduced premium

Study Context and Design: seven employers with nearly identical health plan structures, creating a controlled comparison environment. Across the seven employers, the following elements were consistent:

- Same medical carrier, pharmacy benefit manager, and stop-loss carrier
- Comparable benefit designs and contribution strategies
- Access to the same vendor ecosystem
- Similar demographics, job classifications, compensation and health risks

Results: Premium Performance (3-Year Cumulative)

- ***Employers with APC health center access:***
  - ***Cumulative medical premium change of –1.1%***
- ***Employers without APC health center access:***
  - ***Cumulative medical premium increase of +15.2%***
- This represents a 16+ percentage-point difference in premium performance within an otherwise comparable employer cohort.

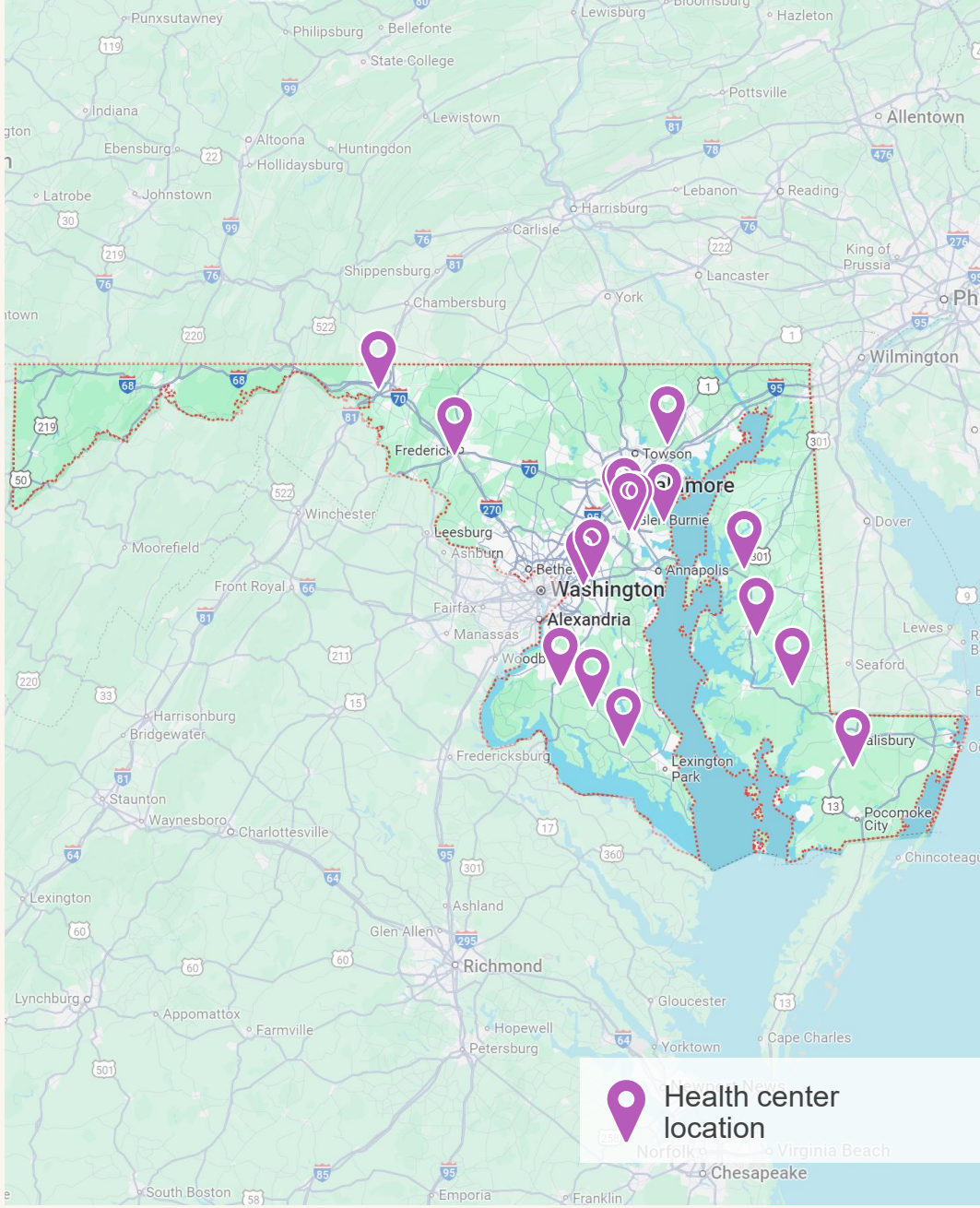
Caring for Marylanders

17
Health centers

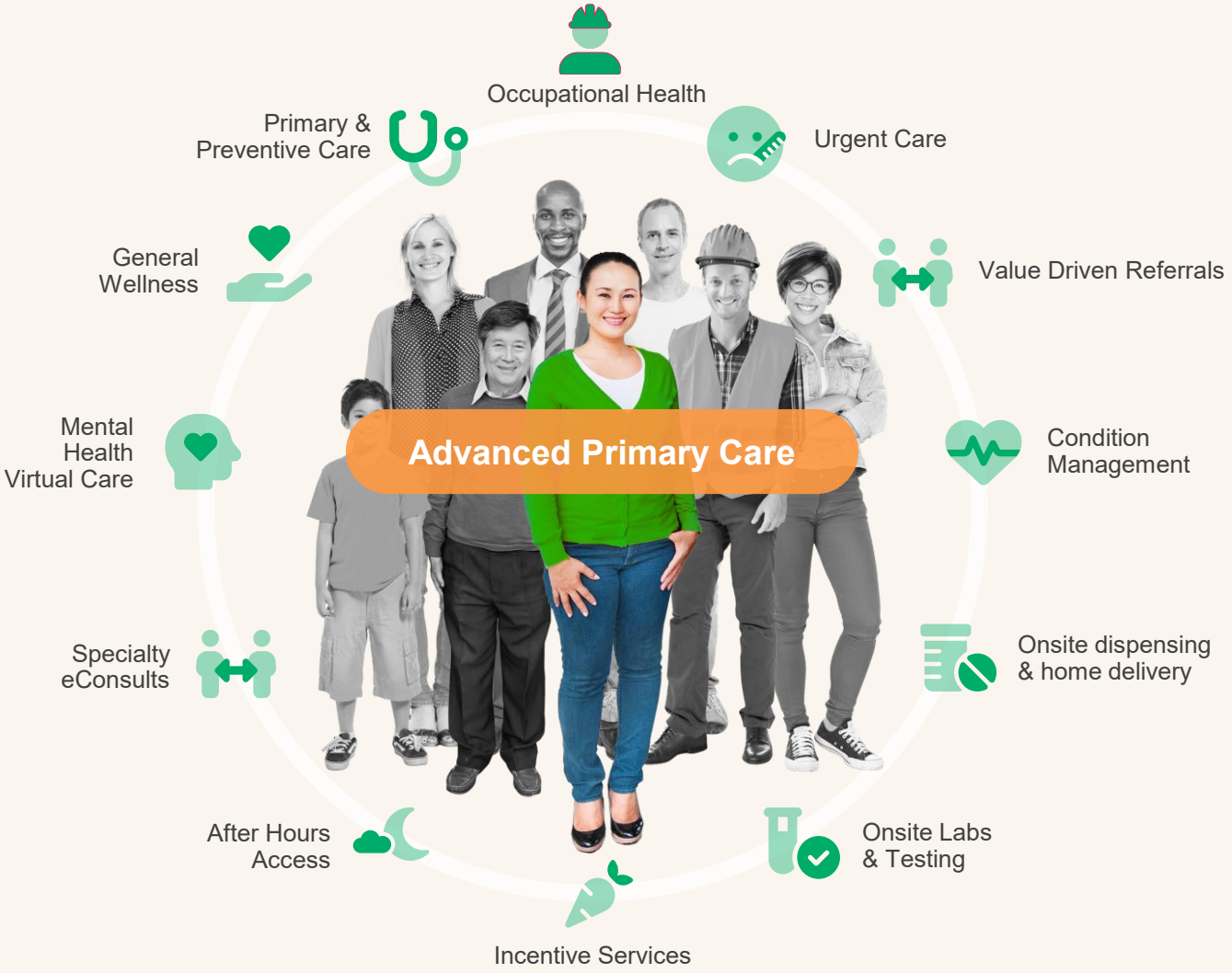
16
Clients

60+
Teammates

36K
Patients



Scope of Services Included:



More access with in-person & virtual care

Care when patients need it with same & next day appointment for urgent issues

Average of 32 minutes per appointment

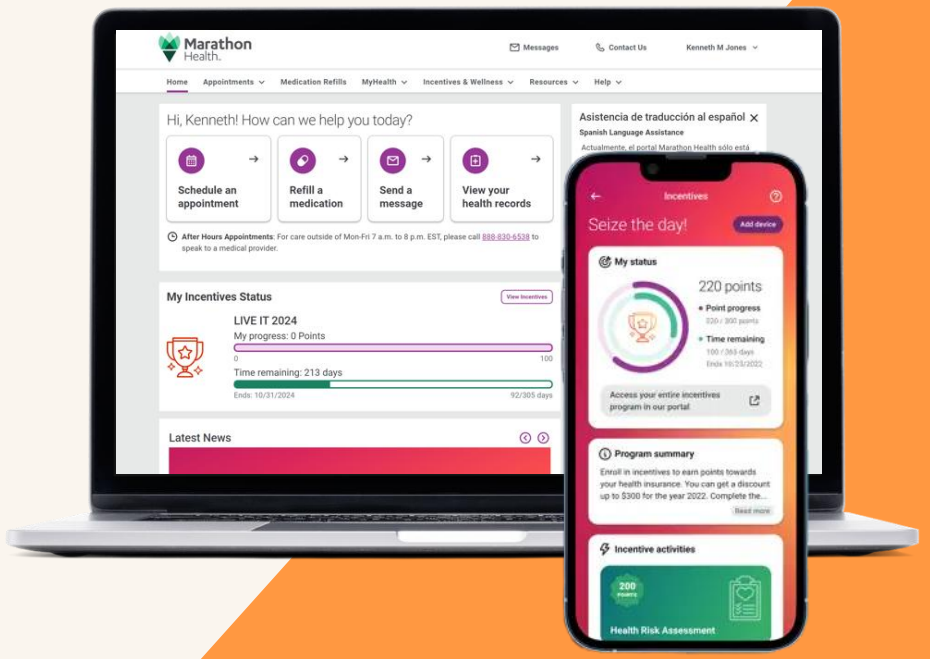
No or Low out-of-pocket costs for visits

Primary Care, Labs, Medications all in one setting!

Care team made up of a Medical Doctor and Medical Assistants

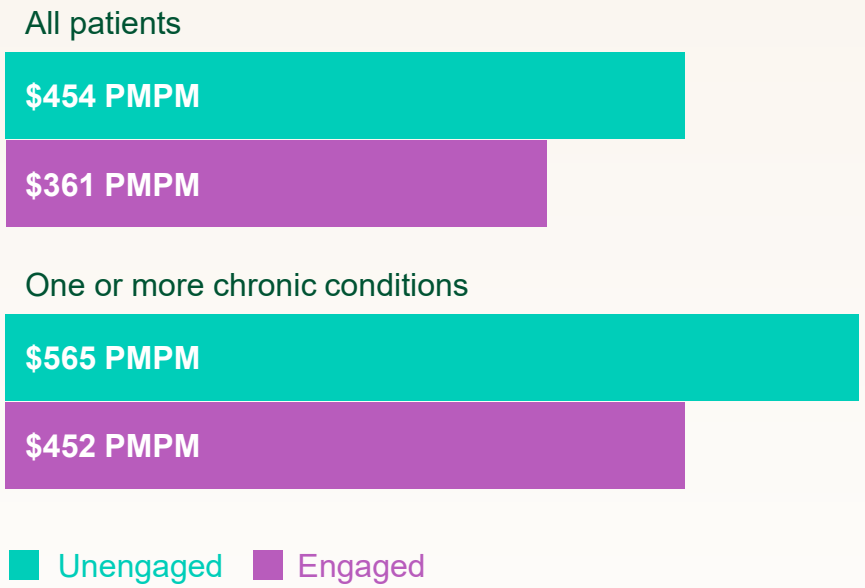
Frictionless access

- Access online patient portal or through Marathon Health app
- Schedule appointments
- Secure video appointments – to serve whole population!
- Communicate securely
- Manage prescriptions and request refills
- Access medical history, lab results and other health documents
- Connect health apps to track your progress
- Manage incentive program



What drives reduced costs?

Self-Funded Employers: Engaged members—more preventive, less specialty/acute care



82% ↑ primary care usage

15% ↓ ED visits

31% ↓ urgent care visits

41% ↓ inpatient admissions

21% ↓ outpatient claims

9% ↓ specialty claims

- Sample size/power included support generalizability
- Risk adjusted, including large claimant truncation
- Inclusion in data/analyses limited to adults aged 18 or older
- Engaged = at least 2 visits (in-person or virtual) over 18-month lookback period

What can APC look like for Charles County?



Implementation Fees*

Estimated Build-Out Fees:		Year 0
Office Furniture	$	16,500
Exterior Signage	$	5,000
Facility Build-Out	$	NTE $700,000
Total Facility Implementation Investment	**$**	**721,500**

Fixed Implementation Fees:		Year 0
Medical Supplies - Initial Stock	$	8,600
Pharmaceuticals - Initial Stock	$	7,000
Immunizations - Initial Stock		TBD
Medical Equipment	$	26,100
Branded Décor	$	10,000
Office Supplies	$	1,700
Soft and Hard IT	$	31,700
Recruiting Teams	$	25,000
Staff Salaries for Onboarding Training	$	29,100
Implementation Management Fee	$	20,000
Implementation Travel Expense	$	2,500
Occupational Health Equipment & Certifications	$	36,600
Total Fixed Implementation Fee	**$**	**198,300**

***$900,000 in MABE funds will be utilized to cover all upfront implementation fees**

Investment Summary: **Monthly/Annual operating fees**

Service	Monthly Fees*	Annual Fee
Comprehensive primary care	$101,218	$1,214,618
Pharmacy, Vaccinations, Labs	Passed through at cost estimate: $10,091	
Total estimated fees	$111,309	$1,335,708

Staffing: 1 FTE Medical Doctor, 2 FTE Medical Assistants (Minimum 40 hours of operational time weekly)

***Comprehensive Primary Care/ Fixed-Fee Included services:**
In-person/virtual primary and preventive care, well visits, chronic condition management, acute care, integrated virtual behavioral health, onsite testing and labs, procedures and diagnostic testing, referral management, after-hours nurse line, dispensing of generic drugs, occ health scope requested and mobile app, Staff, fill in coverage, facility costs i.e. hazardous waste removal/ O2 refills etc., IT costs, insurance, licensing, phone/internet, printing and marketing, health promotion, supplies, account management, reporting and analytics.

Eligibility: Pricing based on a minimum of 2,650: Employees, Spouses, Dependents

Fees will increase 5% year over year, across a 5-year contract term

What’s included in fixed fee pricing?



Health center staffing

Recruiting, hiring, training management, replacement and PRN staff



All medical services rendered within the health center

All visit types



Equipment and supplies

Standard medical supplies and re-ordering (*labs and medications at pass thru – NO additional mark up)



Occupational health services

Occupational health services within scope:



Account management

Client and clinical team management ongoing support for tactical and strategic execution



Robust clinical quality assurance (QA) program

Oversight, protocols, chart review, CME, and corporate training



Technology

Electronic Health Records, claims integration, eligibility file ingestion, and external data files



Analytics and reporting

On-demand reporting access, monthly and annual reports, account management support and strategic review



Patient communication

Launch campaign, proactive education, ongoing awareness initiatives, multi-modal



Insurance

General employer and medical liability, workers compensation, and employee crime coverage

Savings and ROI: Year 1 projection

Projection based on **baseline claims data provided by the County** for a 24-month period from January 2024 – February 2026

Projected Year 1 Healthcare Cost & Savings

This exhibit demostrates the Projected Year 1 Savings through implementation of a Marathon Health Center. The medical & prescription experience above is based on a combination of Charles County's experience and Marathon Health's benchmark data. With the experience utilized, the medical experience above is calculated using 100% of Charles County's Experience and the remainder is made up from Marathon Health's Benchmarks. The Projected Healthcare Costs Without Health Center use these medical and prescription drug cost assumptions as a baseline, which are then trended from the midpoint of the base period to the midpoint of the anticipated Health Center Program year 1, based on assumed medical trend of 6.0% and rx trend of 6.0%. Projected costs and savings are based on health center program eligibility of 2,650 members. The Percent Savings With Health Center are based on Marathon Health experience, adjusted for the demographics, anticipated engagement, and scope of services in this proposal.

Healthcare Savings Categories	Projected Costs Without Health Center	Percent Savings With Health Center	Amount Savings With Health Center
Primary care: Savings from visits that are redirected to Marathon Health	$ 1,234,947	13.4%	$ 165,189
Professional - Non-Primary Care: Savings from specialty care that is avoided or provided by Marathon Health	$ 3,231,444	4.8%	$ 155,608
Labs: Savings through our direct partnership & avoidance of facility/administrative fees	$ 1,029,122	8.0%	$ 82,594
Outpatient Non-ER: Savings from procedures performed such as skin lesion removal or urgent care, and savings through avoided visits	$ 4,930,435	3.7%	$ 184,661
Outpatient ER: Savings from ER avoidance through preventive & acute visits from Marathon Health	$ 998,248	8.0%	$ 80,116
Inpatient: Savings through avoidance of inpatient stays due to management of chronic conditions & preventive care	$ 4,224,880	3.2%	$ 135,631
Total Medical	**$ 15,649,075**	**5.1%**	**$ 803,799**
Prescription Drugs	**$ 5,813,209**	**1.6%**	**$ 93,310**
Total Projected Costs & Savings	**$ 21,462,285**	**4.2%**	**$ 897,109**

Savings and ROI: 5-year projection

Projected Health Center Costs	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total (excl Year 0)
Estimated Implementation Costs	$ -						
Operating & Financing Expenses		$ 1,214,618	$ 1,275,349	$ 1,220,186	$ 1,283,141	$ 1,349,312	
Estimated Medications & Labs		$ 121,093	$ 127,147	$ 133,505	$ 140,180	$ 147,189	
Total Health Center Cost	**$ -**	**$ 1,335,711**	**$ 1,402,496**	**$ 1,353,691**	**$ 1,423,321**	**$ 1,496,501**	**$ 7,011,720**

Projected Healthcare Savings	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year Total (excl Year 0)
Medical & Rx Claims without Health Center		$ 21,462,285	$ 22,750,022	$ 24,115,023	$ 25,561,925	$ 27,095,640	
Medical & Rx Claims with Health Center		$ 20,565,176	$ 21,125,723	$ 21,701,549	$ 22,293,070	$ 22,900,714	
Total Healthcare Savings		**$ 897,109**	**$ 1,624,299**	**$ 2,413,475**	**$ 3,268,855**	**$ 4,194,926**	**$ 12,398,663**
Projected Net (Cost)/Savings	**$ -**	**$ (438,602)**	**$ 221,802**	**$ 1,059,784**	**$ 1,845,534**	**$ 2,698,425**	**$ 5,386,943**

Valuable Solutions. Measurable Impact. 10% of Fees at Risk Annually

Performance Guarantees and Fees at Risk



Are people using the health center?



Do they love the experience?



Is their health improving?



Are we saving you money?

Thank you!

Mark.Schubert@marathon.health



Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE: September 15, 2026

SUBMITTED BY: Carol DeSoto, County Administrator's Office

ITEM TYPE: Update

AGENDA SECTION: Briefings-Morning

SUBJECT:

- **Update and Request for Approval: Employee Workplace Giving**
  (Ms. Laura Gustafson, Deputy Director, Ms. Anica Harris, Housing Program Specialist, Department of Community Services; Ms. Doria Fleisher, Assistant Chief of Media/Community Engagement Coordinator, Media Services Division, and Ms. Jesse Bungcayao, Executive Operations Manager, Office of the County Administrator; and Ms. Allison Clements, Assistant Chief, Department of Planning and Growth Management)

SUGGESTED ACTION:

ATTACHMENTS:
Workplace Giving.pdf

Workplace Giving for Employees

Presenters

Laura Gustafson, Deputy Director, Department of Community Services

Bill DeAtley, Deputy Director, Department of Fiscal and Administrative Services

Doria Fleisher, Assistant Chief of Media & Community Engagement Manager

Anica Harris, Housing Program Specialist

Jesse Bungcayao, Executive Operations Manager

September 15, 2026

Background & Purpose

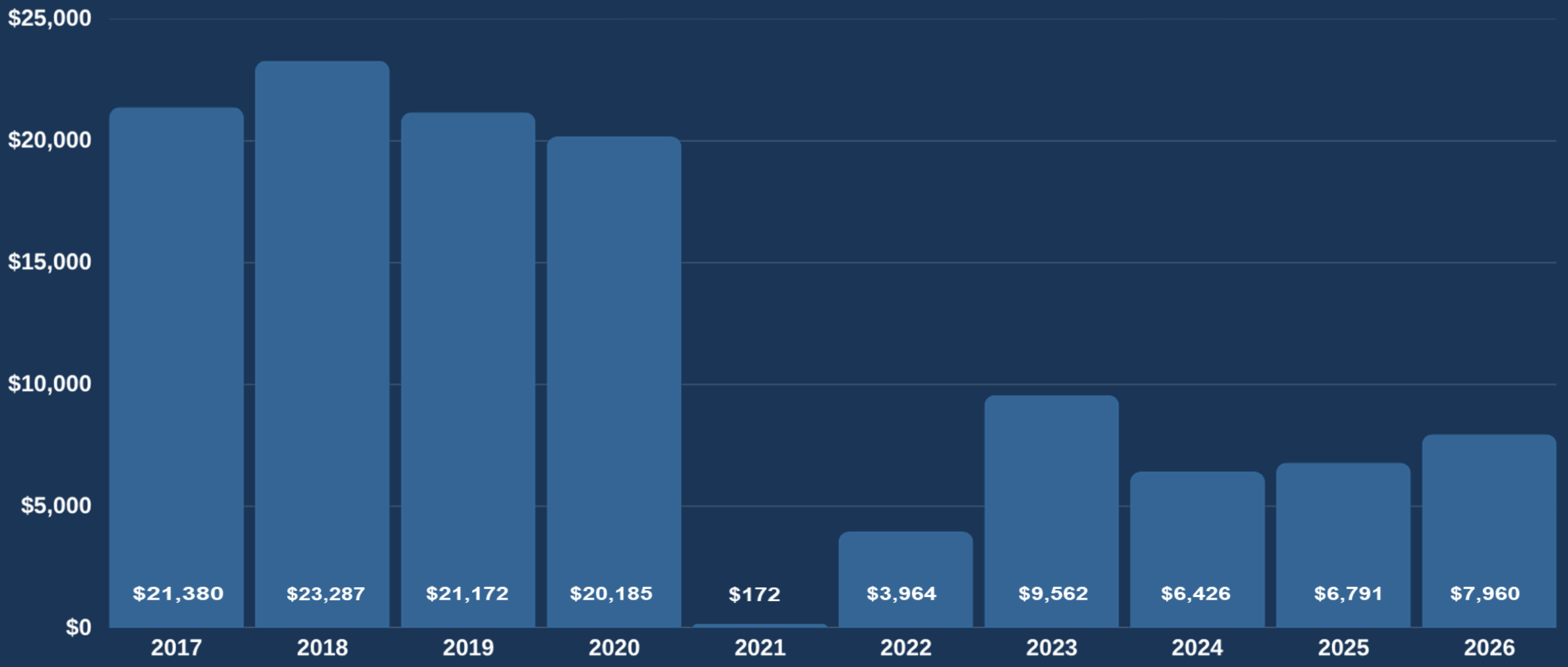
For several years, Charles County Government has provided employees with opportunities to support charitable causes through workplace giving, including one-time contributions and payroll deductions to one non-profit organization.

As part of an effort to update and strengthen the County's approach to workplace giving, a workgroup representing County Administration, DFAS, and the HR Employee Committee was established to evaluate options for the future.

The goal is to identify a workplace-giving model that reflects employee preferences while continuing to support programs and services that benefit the Charles County community.

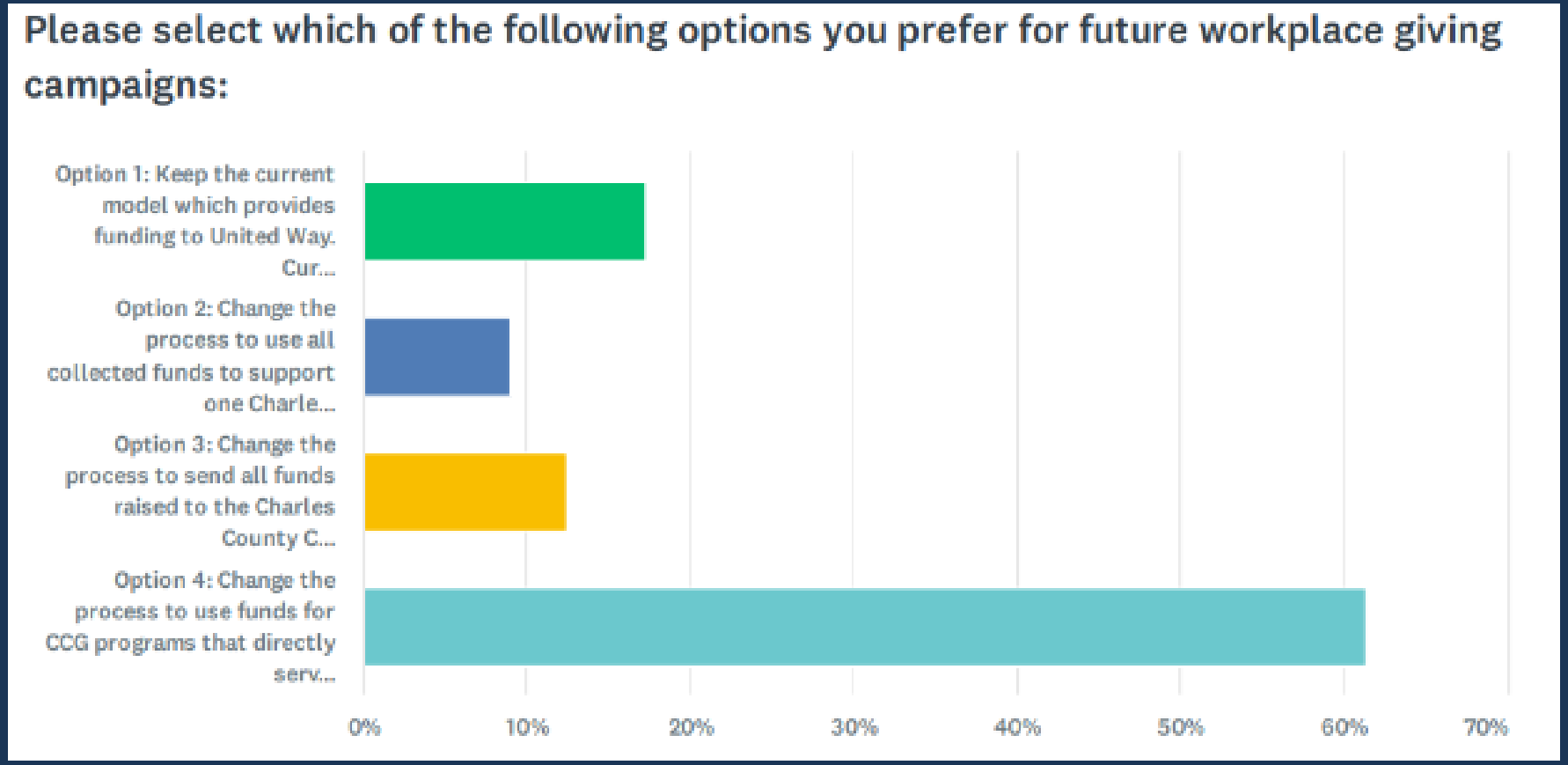
The purpose of today's presentation is to request the Board of County Commissioners' approval to transition Charles County Government's workplace giving program to a County-focused model that allows employees to contribute designated CCG programs and initiatives that directly serve the community.

Historical Contribution Data



Slide 3

Employee Survey on Workplace Giving



- Shared from June 8-June 19, 2026
- 148 respondents

What Would Change

Employees would have the opportunity to contribute to selected Charles County Government programs and initiatives that directly serve the community, such as:

- Senior meals
- Animal Care Center
- Mobile Integrated Health
- Rec Assist

The proposed change keeps the spirit of workplace giving while creating a more direct connection between employee contributions and County services benefiting our residents.

What Remains the Same

Workplace giving continues to be a voluntary opportunity for employees to make a positive difference in the community. Employee contributions remain pre-tax and can either be made as a lump sum payment or incrementally from each paycheck throughout the year.

Next Steps

- September 15: request BOCC approval of new model
- October: Workgroup will collaborate with ELT and DFAS to identify programs
- October: Workgroup will draft the form for employees to complete enrollment in workplace giving
- November: New form and SOP outlining the new process will be reviewed and approved by the County Administrator
- November: Internal marketing campaign for workplace giving begins
- December 11: Enrollment closes; payroll prepares to begin deductions in January
- January: Deductions begin; chosen initiatives will receive disbursements monthly

Requested Board Action

Approve transitioning Charles County Government's workplace giving program to a County-focused model that allows employees to contribute to designated CCG programs and initiatives that directly serve the community.



Presented By:

Charles County Government

Equal Opportunity Employer

It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.

www.CharlesCountyMD.gov

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE: September 15, 2026

SUBMITTED BY: Carol DeSoto, Department of Community Services

ITEM TYPE: Briefing

AGENDA SECTION: Briefings-Morning

SUBJECT:

- **Briefing: Meals on Wheels Program**
  (Ms. Lisa Furlow, Chief Of Aging and Human Services, Ms. Dina Barclay, Director Of Community Services)

SUGGESTED ACTION:

ATTACHMENTS:
9-15-26 Home Delivered Meal Presentation.pdf

The Charles County Home Delivered Meal Program

Presenters

Dina Barclay, Director of Community Services

Lisa Furlow, Chief of Aging and Human Services

September 15, 2026

History – How has the program evolved?

The Home Delivered Meals program, commonly called "Meals on Wheels" is a core service of the federal Older Americans Act of 1965. The Home Delivered Meals (HDM) program was codified in the Act in 1978 and began operating in Charles County in 1986. The Department of Community Services (DCS) has administered this essential federal program continuously in our community for 40 years.

- The HDM program is federally regulated to assure dietary standards for the nutrition of older adults and is closely monitored for food safety, menu/quality assurance, and participant eligibility by a Registered Dietician.

- Eligible participants must be at least 60 yrs old, a resident of Charles County, and determined through an assessment to be in need of service as a result of infirmity or frailty, resulting in the participants' limitation to perform certain Activities of Daily Living (ADLs), including an inability to drive, shop, or prepare meals for themselves.

- Regulations prevent charging a "set fee," for eligible participants, but all recipients are encouraged to make a voluntary contribution toward the cost of their meals. Donations can only be used for <u>food</u> (*no admin*).

History – How has the program evolved?

Program History, continued:

- Financial & programmatic data are reported to the Maryland Department of Aging every quarter and to the federal Administration on Community Living on an annual basis.

- The program is annually audited by the state & federal funding agencies, for both programmatic compliance & grant management requirements. Charles County's HDM program has not had an audit finding in 40 yrs.

- Charles County's original HMD program was created via a partnership agreement between DCS & a small non-profit, faith-based volunteer organization. The all-volunteer non-profit partners delivered daily meals prepared by an off-site contractor, to eligible participants across 3 local delivery routes. DCS wrote the menus, managed the contract, monitored program operations, and paid for all meals with a combination of federal, state, and local funds, including participant donations.

History – How has the program evolved?

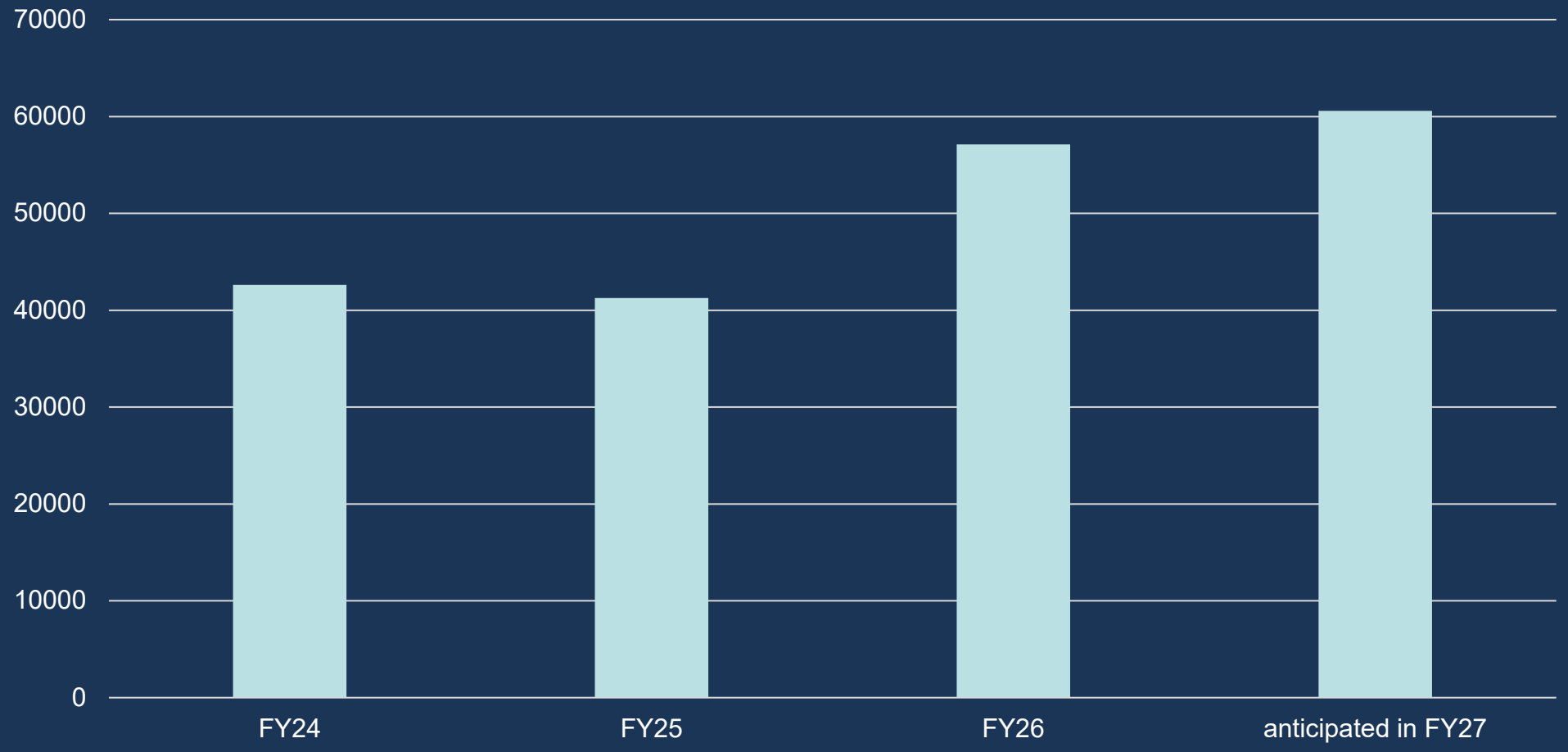
Program History, continued:

- In 2001 Charles County DCS re-bid its meal contract, but received no qualifying bids. As a result, the County negotiated & entered into an intergovernmental agreement (IGA) with the Board of Education to produce fresh meals locally, with no built-in profit margin. The all-volunteer network continued to deliver the daily meals, even as the program had expanded to 12 delivery routes, and 160 daily meal recipients. The program often had a wait list, as demand exceeded the available program budget.

- The IGA model with an all-volunteer delivery approach allowed the HDM program to operate with maximum cost efficiency, keeping HDM costs at approximately $6 per meal for about 20 years.

- In 2024, the volunteer non-profit organization dissolved, and DCS had to re-bid its contract again. The new contract increased the meal price to $8.75/meal, including weekly delivery to participants.

Number of Meals Served Year to Year





Healthy Fresh Meals

- In October of 2024 Healthy Fresh Meals was awarded the contract for Home Delivered Meals in Charles County.
- They provide 5 meals per week and are delivered to seniors throughout the county on Mondays.
- These meals are refrigerator ready meals that provide 1/3 of the Daily Recommended Intake, are low sodium, and culturally diverse.

County Fiscal Year 2026 Funding Breakdown

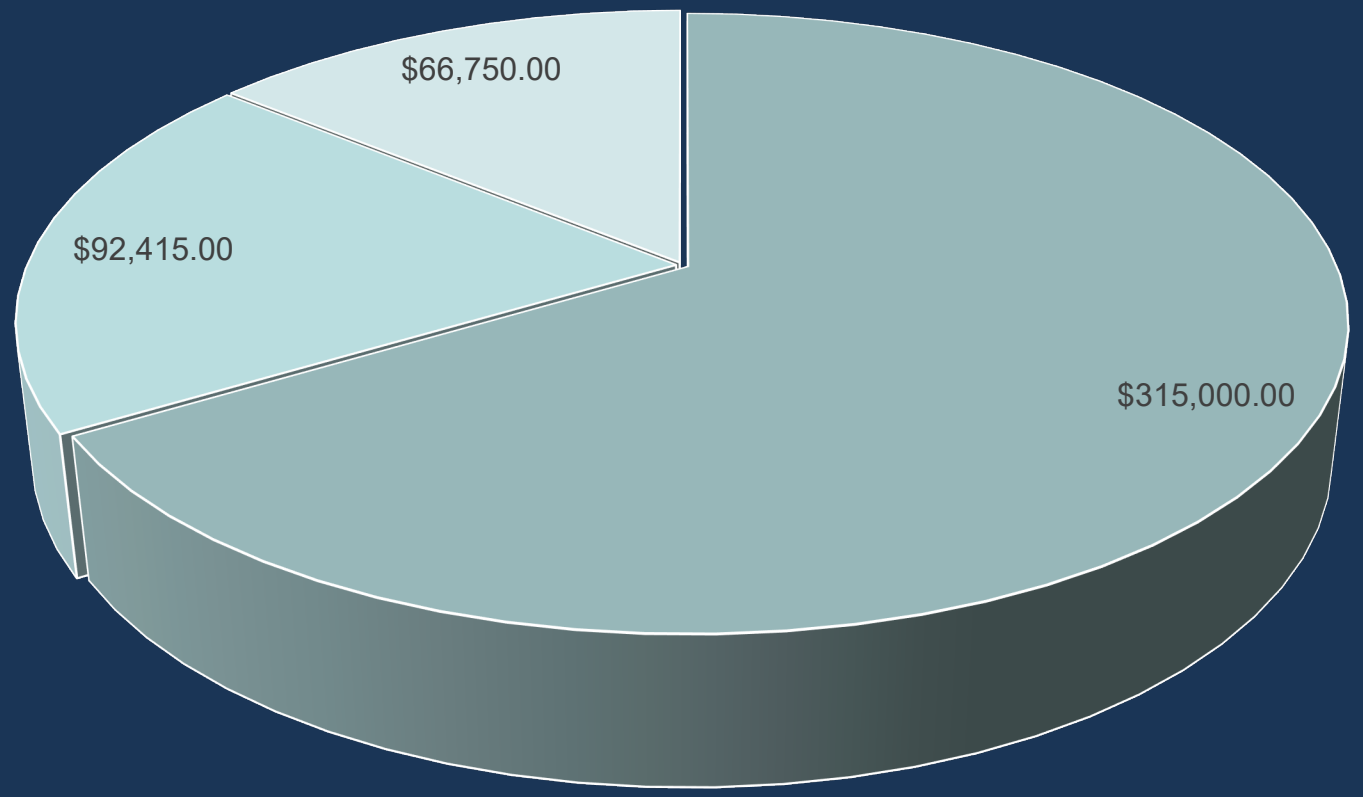
Grant Funding (Federal 2024, 2025, and client donations collected): $92,415

One-time, non-renewable funding source (CDBG - State): $315,000

Community Reinvestment Repair Fund (CRRF) : $66,750

Combining all available funding sources resulted in 208 total seniors fed

FY26 Funding Sources Total $474,165 for Home Delivered Meals



Community Reinvestment and Repair Fund

Served 53 **new** CRRF eligible senior residents who lived in 20601, 20602, or 20603 zip codes. These new seniors were previously waitlisted and unable to be served. We are now providing weekly home delivered meals.

Distributed 700 Bags filled with groceries and household needs were given to seniors in CRRF-eligible zip codes, from November-June.

Provided every home delivered meal recipient in CRRF-eligible zip codes with 3 boxes of shelf-stable meals (*21 meals per person*) for use during inclement winter weather emergencies.





Home Delivered Meal Process & Waitlist

- Eligibility: Charles County residents age 60+ and prioritized based on a standardized nutritional risk assessment.
- Process to begin service: A referral is received (self/family/health provider); an intake form & initial needs assessment is completed over the phone to determine eligibility and priority risk score.
- Clients may begin service based on wait list availability, outcome of needs assessment, & priority of nutritional risk.
- The program maintains a continuous wait list averaging 85-90 seniors, pre-screened and determined eligible for support.

Demand and Population Growth

Prior to FY27 there was an increasing gap between the demand for services from eligible seniors in the community and the availability of program funds to serve them:

- Charles County's 60+ population is growing faster than the overall population, with 14.6% of County residents aged 65+, and the 60–69 age group makes up about 7% of the total.
- Charles County's senior population has been in the top 3 for growth for several consecutive years.
- Maryland's 65+ population grew by **3.35% from 2023 to 2024**, faster than the U.S. rate of 3.1%

County Fiscal Year 2027 Funding Plan

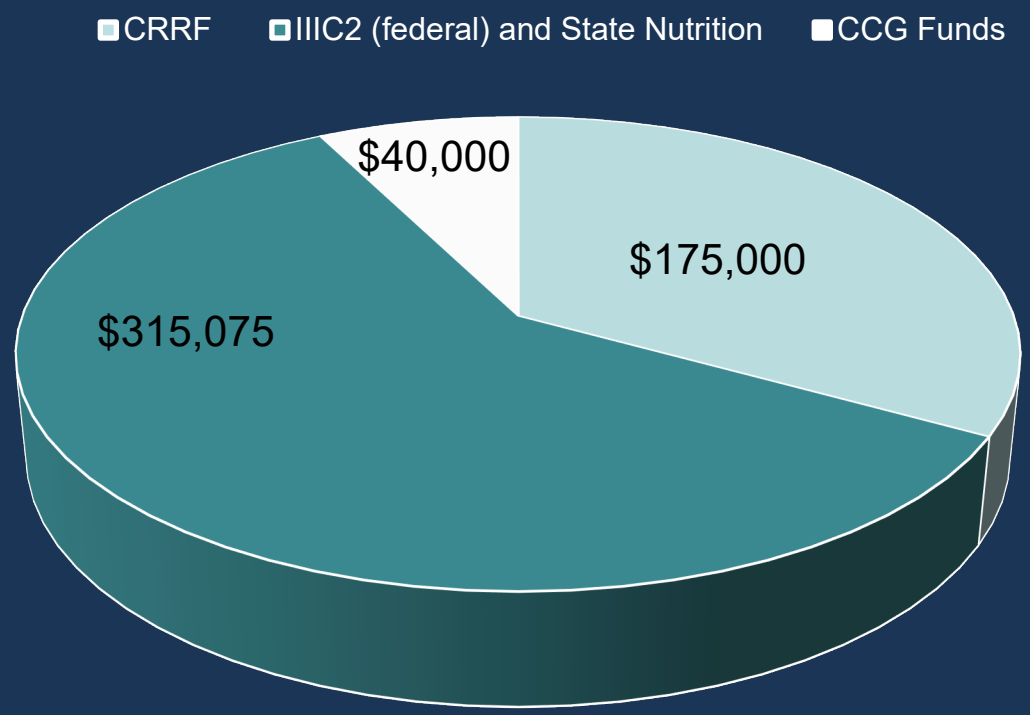
Grant Funding (Federal 2025, 2026, and 2027, State 2027, donations): $315,075

One time funding (CRRF): $175,000

Charles County Government General Fund: $40,000 allocated to home delivered meals

Charles County Government General Fund: $50,000 as part of add/delete process. Plans for this funding include various program activities such as supporting farmers markets, grocery distributions, and meals.

FY27 Funding Sources Total $530,075
Estimated senior fed = 233



*final utilization rate may vary based on participant attrition
** the FY27 Federal grant funds are not awarded until October 2026



Presented By:

Charles County Government

Department's Name

Phone Contact • E-mail contact (optional)

Department Address

MD Relay Service: 7-1-1

Equal Opportunity Employer

It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.

www.CharlesCountyMD.gov

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE: September 15, 2026

SUBMITTED BY: Carol DeSoto, Department of Recreation, Parks, and Tourism

ITEM TYPE: Discussion

AGENDA SECTION: Briefings-Morning

SUBJECT:

- **Discussion: Food Truck Regulations, Policies, and Operational Guidelines in County Parks**
  (Ms. Kelli Beavers, Director, Mr. Sam Drury, Deputy Director, Mr. Brandon Burton, Chief of Parks and Grounds, and Toni Adams, Park Services Specialist Department of Recreation, Parks, and Tourism)

SUGGESTED ACTION:

ATTACHMENTS:
2026.07 (2)Food Trucks .pdf

Department of Recreation, Parks & Tourism

Concession Stands & Food Trucks in Charles County Parks

Tuesday, September 15, 2026

Current Concession Stand Operations

- Recreation, Parks & Tourism Operated Concessions
  - Gilbert Run Park (Seasonally)
  - White Plains Golf Course (Year-Round)
- Previously Staffed Locations
  - White Plains Regional Park (operations ended 2019)
  - Laurel Springs (operations ended 2022)
- Reason for Discontinuing Operations
  - High operational costs
  - Declining sales

Concession Buildings



Laurel Springs Regional Park



White Plains Regional Park



Oak Ridge Park

Concession Buildings



Laurel Springs Regional Park



White Plains Regional Park



Oak Ridge Park

Concession Buildings



Laurel Springs Regional Park



White Plains Regional Park



Oak Ridge Park

Current Concession Partnerships

- Partner-Operated Concessions
  - Stethem Park (Waldorf Little League)
  - Laurel Springs Regional Park (Charles County Youth League)
  - Oak Ridge Park (Hughesville Little League)
  - Pisgah Park (WCYSO)
  - Bryantown Sports Complex (Waldorf Soccer)
- Football League Concessions
  - Operated near fields (not within buildings) at:
    - Laurel Springs Regional Park
    - Bensville Park
    - White Plains Regional Park
    - Pisgah Park
  - Leagues include:
    - Southern MD Hawks
    - St. Charles Bears
    - Southern MD United

Partner Requirements for Concession Use

- Leagues and partner organizations are responsible for obtaining their own Health Department permit
- Concession buildings currently provide: sink, countertop, electricity, and a concession window
- Partners are responsible for paying the building's electricity costs

Food Truck Reservation Process

- Food Truck Reservation Process
  - Submit reservation request online through MyRec
  - Staff reviews request for compliance
  - Approval email issued with payment instructions
  - Reservation confirmed once payment is received
  - Vendor must display all required permits while operating
  - Fees: Weekdays: $25; Weekends: $50
- Parks Accepting Requests
  - Bensville Park
  - Bryantown Sports Complex
  - Indian Head Rail Trail
  - Laurel Springs Regional Park
  - Oak Ridge Park
  - Pisgah Park
  - Robert D. Stethem Memorial Sports Complex
  - Ruth B. Swann Park
  - Turkey Hill Park
  - White Plains Regional Park

Food Truck Reservation Process

- **Food truck vendors must submit the following documentation:**
  - **Charles County Health Department license/permit**
  - **Workers' Compensation policy or Sole Proprietor Form**
  - **Certificate of Liability Insurance listing Charles County Government listed as additional insured**
  - **Automobile insurance (required if the operation uses a tow-behind trailer)**
  - **Maryland State Business License**
- **Current process ensures the County is protected by properly vetting businesses and confirming compliance.**



Food Truck Reservations

Total Reservations (January 2020-July 2026)	
Facility	**Reservations**
Ruth B. Swann Park	1
Bensville Park	9
Laurel Springs Regional Park	3
Oak Ridge Park	13
Robert D. Stethem Memorial Sports Complex	3
Turkey Hill Park	6
White Plains Regional Park	6
TOTAL	**41**

Current Food Truck Vendors

- GiGi Shave Ice, LLC
- No Sauce Que
- Ohana Snow LLC
- Judy Food Express
- Hotdogs
- Aunt Titty's Food Truck
- Kona Ice
- Sweet Street Donuts
- Rita's Ice of Charlotte Hall
- Fizzin Dirty Soda Co.
- Sip N Klatsch
- Cold Nose Creameries (For Dogs)
- OverFlow LLC
- That Philly Spot
- Smoke in the Air Barbecue and Catering


Questions?

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE:	September 15, 2026
SUBMITTED BY:	Carol DeSoto, Department of Planning and Growth Management
ITEM TYPE:	Briefing and Request to Introduce
AGENDA SECTION:	Briefings-Morning
SUBJECT:	• **Briefing and Request to Introduce and Schedule a Public Hearing: Proposed Bill 2026-() Zoning Text Amendment 26-191 Mixed Residential Community Use in the RM and RH Zones** (Mr. Kirby Blass, Planner III, Mr. Joel Binkley, Planning Supervisor, and Mr. Charles Rice, Planning Director, Department of Planning and Growth Management)

SUGGESTED ACTION:

ATTACHMENTS:

1. ZTA 26-191 Power Point Presentation; BOCC Briefing.pdf
2. ZTA 26-191 Draft Bill - Applicant Original.pdf
3. ZTA 26-191 Draft Bill - Staff Amendment & PC Recommended.pdf
4. ZTA 26-191 e Statement of Justification.pdf
5. ZTA 26-191 Mixed Residential Community Use, Summary Memorandum BOCC.pdf
6. PC Report and Recommendation ZTA 26-191 (Signed) 2.pdf

Briefing: Zoning Text Amendment #26-191 Mixed Residential Community Use in the RM and RH Zones

Presenters:

- Kirby Blass, Planner III, PGM
- Joel Binkley, AICP, Planning Supervisor, PGM

September 15, 2026

ZTA #26-191

- Background
- Mixed Residential Community Use
- Additional Housing Types
- Amendment for Affordable Housing Density Bonus
- Affordable Housing Context
- Next Steps

Background

- **Applicant engagement with staff:** Spring 2026
- **Planning Commission Briefing:** May 18, 2026
- **Planning Commission Public Hearing:** July 20, 2026
- **Board of Commissioners Briefing:** September 15, 2026
- **Board of Commissioners Public Hearing:** Requested

Mixed Residential Community Use

- Permits a mix of housing types on one lot or development site including:
  - Single-family detached homes, Duplexes, Townhouses, Multiplexes, Cottage Dwellings
- Provides density bonuses when at least 50% of units are affordable to 60% Area Median Income (AMI) or less.
- Location must be:
  - Within the Development District and Priority Funding Areas
  - Zoned Medium-Density or High-Density Residential (RM or RH)
- Additional Requirements:
  - Unified development plan.
  - Alternative Design & Development Code must be approved

Additional Housing Types

- Reduction of minimum footprint for single family detached housing
  - Current: 1,250 square feet
  - Proposed: 960 square feet
- Introduction of Cottage Dwelling use type
  - 400 to 960 square feet
  - IRC-compliant
  - Located in Medium-Density or High-Density Residential (RM or RH)
  - “Cottage dwellings shall have the appearance of traditional single-family homes”

Amendment to ZTA

- **Proposed Amendment**
  - Allow a density up to 12.10 d/u per acre for any affordable housing project that is located in the RH Zone and is 100% affordable
- **Staff Response**
  - Allow a density by right matching TDR density for any 100% affordable housing project that is located in the RH Zone
- **Applicant Response**

Existing Residential Densities Table V-1

Residential Zones	Type of Development	Base Density	With Affordable Housing Density Bonus	With Maximum TDRs	Maximum TDRs Affordable Housing Density Bonus
High-Density Residential (RH)	Conventional	5.00	6.10	-	-
	Cluster	5.00	6.10	6.00	7.10
	Single-family residential	5.00	6.10	7.00	7.50
	Multifamily Residential	5.00	6.10	12.00	13.10
	Application of a Planned Development – PRD Zone	5.00	6.10	12.00	13.10
	Application of a Planned Development – MX Zone	5.00	6.10	19.00	20.10
	Application of a Planned Development – PMH Zone	5.00	6.10	10.00	11.10
	Application of a Planned Development – TOD Zone	15.00	16.10	27.50	28.60

Proposed Residential Densities Table V-1

Residential Zones	Type of Development	Base Density	With Affordable Housing Density Bonus*	With Maximum TDRs	Maximum TDRs Affordable Housing Density Bonus
High-Density Residential (RH)	Conventional	5.00	**6.10**	-	-
	Cluster	5.00	**6.00**	**6.00**	7.10
	Single-family residential	5.00	**7.00**	**7.00**	7.50
	COTTAGE DWELLING	5.00	**10.00**	**10.00**	11.10
	Multifamily Residential	5.00	**12.00**	**12.00**	13.10
	MIXED RESIDENTIAL COMMUNITY	5.00	**12.10**	**12.10**	25.00
	Application of a Planned Development – PRD Zone	5.00	**12.00**	**12.00**	13.10
	Application of a Planned Development – MX Zone	5.00	**19.00**	**19.00**	20.10
	Application of a Planned Development – PMH Zone	5.00	**10.00**	**10.00**	11.10
	Application of a Planned Development – TOD Zone	15.00	**27.50**	**27.50**	28.60

* Maximum Density Bonus only Possible with 100% affordability

Affordable Housing Context

- 2025 Affordable Housing Strategy Goals
  - Enable development of smaller “starter” homes by reducing zoning barriers (short term)
  - Expand Voluntary MPDU Program (short term)
  - Enable more Missing Middle Housing types (medium term)
  - Enable Tiny Home Communities (medium term)
- Mixed Residential Communities – Additional housing types and flexibility
- Cottage Dwellings and footprint reductions – Starter homes, more flexibility
- Density bonuses for Affordable Housing – enhances voluntary MPDU program
  - Affordable Housing incentives = Preservation incentives

Next Steps

Request:

Motion to introduce the Bill and schedule a public hearing

Tracking for October 27, 2026

Presented By:

Charles County Government

Planning & Growth Management

301-645-0692 • binkleyj@charlescountymd.gov

200 Baltimore Street, La Plata, MD 20646

MD Relay Service: 7-1-1

Equal Opportunity Employer

It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.

www.CharlesCountyMD.gov/PGM

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2026 Legislative Session

Bill No. 2026-(_____)

Chapter. No. 297

Introduced by Board of County Commissioners

Date of Introduction _____

BILL

AN ACT concerning

MIXED RESIDENTIAL COMMUNITY USE

FOR the purpose of

Amending certain provisions of the Zoning Ordinance of Charles County to create a Mixed Residential Community Use in the RM and RH Zone which will facilitate the creation of well-designed neighborhoods that expand housing choice and improve long-term housing affordability by allowing a coordinated mix of housing types on a single lot or development site, including single-family dwellings, cottages, townhouses, duplexes and multiplex buildings, in a unified plan of development that is compatible with surrounding neighborhoods and promotes housing diversity and efficient land use.

BY Repealing and Reenacting with Amendments:

Chapter 297- Zoning Ordinance

Article III – Definitions and Interpretations

§297-49, Word Usage; Definitions

Code of Charles County, Maryland

Repealing and Reenacting with Amendments:

Chapter 297- Zoning Ordinance

Article IV – Permissible Uses

§297-63, Permissible Uses.

Figure IV-1, the Table of Permissible Uses
Code of Charles County, Maryland

Repealing and Reenacting with Amendments:
Chapter 297- Zoning Ordinance
Article V – Residential Density
§297-75, Residential Density
Figure V-1, Residential Density Ranges
Code of Charles County, Maryland

BY Repealing and Reenacting with Amendments:
Chapter 297- Zoning Ordinance
Article VI – Base Zone Regulations
§297-90 Development District Residential Zones
Figure VI-4 Development District Residential Zones
Code of Charles County, Maryland

BY Repealing and Reenacting with Amendments:
Chapter 297- Zoning Ordinance
Article XIII – Minimum Standards for Special Exceptions and Uses Permitted With Conditions
§297-212 Uses corresponding with Table with Permissible Use
Code of Charles County, Maryland

BY Repealing and Reenacting with Amendments:
Chapter 297- Zoning Ordinance
Article XVIII – Site Design
§297-298, General Site Design Standards
Code of Charles County, Maryland

BY Repealing and Reenacting with Amendments:
Chapter 297- Zoning Ordinance

Article XX – Parking Facilities

Figure XX-1: Table of Parking Requirements

Code of Charles County, Maryland

SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as follows:

****

Chapter 297 Zoning Ordinance

Article III - Definitions and Interpretations

§297-49, Word Usage; Definitions

****

§297-49

Residence, Cottage Dwelling –a small-scale detached, paired or clustered residential dwelling unit, that contains no more than 960 square feet and no less than 400 square feet (exclusive of any garage, porch, or covered entry), that is constructed on a permanent foundation and that complies with the International Residential Code. Cottage dwellings shall have the appearance of traditional single-family homes.

Mixed Residential Community – a unified residential development on a single lot, parcel or tract consisting of at least two (2) of the following residence types: single-family detached, duplex, townhouse, multiplex, or cottage dwelling, all under common ownership or property management.

****

Chapter 297-Zoning Ordinance

Article IV – Permissible Uses

****

§297-63, Table of Permissible Uses. Figure IV-1, the Table of Permissible Uses is included as an attachment to this Chapter

Table of Permissible Uses

Figure IV-1

Uses Description	RH	RM
**********		
3.0.1.900 Cottage Dwelling	**PC**	**PC**
**********		
3.03.500 Mixed Residential Community	**PC**	**PC**

****

Chapter 297- Zoning Ordinance

Article V – Residential Density

§297-75, Residential Density

Figure V-1

Maximum Residential Densities

(Dwelling Units Per Acre)

Residential Zones	Type of Development	Base Density	With Affordable Housing Density Bonus	With Maximum TDRs	Maximum TDRs Affordable Housing Density Bonus
**********					
Medium-Density Residential (RM)	**3.0.1.900 Cottage Dwelling**	**3.00**	**3.66**	**6.00**	**6.66**
High-Density Residential (RH)	**3.0.1.900 Cottage Dwelling**	**5.00**	**6.10**	**10.00**	**11.10**
**********					
Medium-Density Residential (RM) FN1	**3.03.500 Mixed**	**3.00**	**8.00**	**6.00**	**16.00**

	Residential Community				
High-Density Residential (RH) FN1	**3.03.500 Mixed Residential Community**	**5.00**	**12.10**	**12.10**	**25.0**

FN1- TO QUALIFY FOR AN AFFORDABLE HOUSING DENSITY BONUS WITHIN A MIXED RESIDENTIAL COMMUNITY USE, AT LEAST FIFTY PERCENT (50%) OF THE TOTAL NUMBER OF DWELLING UNITS SHALL BE RESTRICTED TO HOUSEHOLDS WHOSE INCOMES DO NOT EXCEED SIXTY PERCENT (60%) OF THE MEDIAN AREA INCOME AS DETERMINED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD").

****

Chapter 297-Zoning Ordinance

Article VI – Base Zone Regulations

§297-90 Development District Residential Zones

Schedule of Zone Regulations For Base Zones

Development District Residential Zones

SEE ATTACHED

****

Chapter 297-Zoning Ordinance

Article XIII – Minimum Standards for Special Exceptions

and Uses Permitted With Conditions

§297-212 Uses Corresponding with Table of Permissible Uses

****

3.01.100 Single-family detached residential: single-family.

A. This use shall be permitted with conditions in the RL, RM, RH, RV, RO, PRD, MX, PUD, WPC, PMH, CER, CMR and CRR Zones, subject to the following:

(1) The minimum square footage of finished, livable space, not to include the square footage enclosed by garages, porches, decks, unfinished basements or attic areas, will not be less than 960 [1,250] square feet, subject to the following:

(a) Twenty-five percent of the units may be a minimum of [1,250] 960 square feet.

(b) Twenty-five percent of the units may be a minimum of [1,450] 1,250 square feet.

(c) Remaining units must be a minimum of [1,650] 1,450 square feet.

(d) Dwelling units less than 1,650 square feet are to be mixed within each subdivision.

(e) One-hundred percent of units located in minor subdivisions, as defined under § 278-17 of the Charles County Subdivision Regulations, may be a minimum of 1,250 square feet.

(f) THE CRITERIA SET FORTH IN PARAGRAPHS (1)(A) THORUGH (1)(E) ABOVE, SHALL NOT APPLY TO USE 3.03.500 MIXED RESIDENTIAL COMMUNITY USE.

****

3.0.1.900 COTTAGE DWELLING. THIS USE IS PERMITTED IN RM AND RH ZONES SUBJECT TO THE FOLLOWING CONDITIONS:

A. GARAGES. GARAGES SHALL BE SET BACK AT LEAST SIX FEET BEHIND THE FRONT ELEVATION OF THE DWELLING.

B. PARKING.

(1) ONE OFF-STREET PARKING SPACE PER UNIT SHALL BE PROVIDED.

(2) PARKING MAY BE PROVIDED ON SITE, IN A COMMUNAL/SHARED PARKING AREA, OR MAY BE PROVIDED THROUGH A COMBINATION OF BOTH ON-SITE AND COMMUNAL/SHARED PARKING.

****

3.03.500 MIXED RESIDENTIAL COMMUNITY. THIS USE IS PERMITTED IN THE RM AND RH ZONES SUBJECT TO THE FOLLOWING CONDITIONS AND SHALL BE CONSIDERED A PRINCIPAL RESIDENTIAL USE WITHIN THE RM AND RH ZONES:

A. SHALL BE LOCATED IN THE DEVELOPMENT DISTRICT AND A PRIORITY FUNDING AREA.

B. A MINIMUM OF TWO (2) OF THE FOLLOWING DWELLINGS TYPES ARE REQUIRED:

(1) SINGLE-FAMILY DETACHED;

(2) DUPLEX;

(3) TOWNHOUSE;

(4) MULTIPLEX; ; OR

(5) COTTAGE DWELLING.

D. SHALL BE UNDER COMMON OWNERSHIP OR PROPERTY MANAGEMENT.

E. PRIOR TO SITE DEVELOPMENT PLAN APPROVAL, THE APPLICANT SHALL SUBMIT AND OBTAIN APPROVAL OF AN ALTERNATIVE DESIGN AND DEVELOPMENT CODE SPECIFIC TO THE SITE**.** THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL BE REVIEWED AND APPROVED CONCURRENTLY WITH THE SITE DEVELOPMENT PLAN.

(1) THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL GOVERN ALL ASPECTS OF SITE DESIGN, BUILDING PLACEMENT, ARCHITECTURE, LANDSCAPING, CIRCULATION, AND OPEN SPACE FOR THE MIXED RESIDENTIAL COMMUNITY USE. WHERE THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SPECIFIES STANDARDS THAT DIFFER FROM THE UNDERLYING RM or RH ZONE REGULATIONS (INCLUDING BUT NOT LIMITED TO SETBACKS, BUILDING SEPARATIONS, LOT COVERAGE, HEIGHT, PARKING, AND OPEN SPACE), THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL CONTROL. WHERE THE ALTERNATIVE DESIGN & DEVELOPMENT CODE IS SILENT ON A MATTER, THE STANDARDS OF CHAPTER 297 ZONING ORDINANCE AND CHARLES COUNTY SITE DESIGN GUIDELINES SHALL APPLY.

(2) THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL ADDRESS, AT MINIMUM: BUILDING TYPES AND PLACEMENT; PARKING AND CIRCULATION (INCLUDING SHARED FACILITIES); PEDESTRIAN CONNECTIVITY, MINIMUM UNIT SIZE, OPEN SPACE NETWORKS; A LANDSCAPING PLAN AND A SCHEDULE OF PLANTING, BUFFERING AND SCREENING, FAÇADE ARTICULATION AND ARCHITECTURAL CHARACTER.

(3) THE PLANNING COMMISSION IS AUTHORIZED TO REVIEW AND APPROVE THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE. THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL BE APPROVED BY THE PLANNING COMMISSION AT TIME OF SITE DEVELOPMENT PLAN. ONCE APPROVED, THE

PLANNING DIRECTOR IS AUTHORIZED TO APPROVE MINOR AMENDMENTS TO THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE. MAJOR AMENDMENTS TO THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE WOULD NEED TO BE AUTHORIZED BY THE PLANNING COMMISSION. AN ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL NOT BE CONSIDERED A CLUSTER DEVELOPMENT AS SET FORTH IN ARTICLE XIV §297-219 ET. SEQ. AND IS EXEMPT FROM THE SUPERIOR DESIGN CRITERIA IN APPENDIX I AND FROM CONDITIONS IN §297-221 (USES: RESIDENTIAL DWELLING TYPES) AS APPLIED TO: §297-212 USE 3.01.100 SINGLE-FAMILY DETACHED RESIDENTIAL; USE 3.02.100 SINGLE-FAMILY ATTACHED RESIDENTIAL: DUPLEX; USE 3.02.200 SINGLE-FAMILY ATTACHED RESIDENTIAL: TOWNHOUSE; USE 3.02.300 SINGLE-FAMILY ATTACHED RESIDENTIAL: MULTIPLEX; AND USE 3.01.900 COTTAGE DWELLING.

(4) PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS AND ASSOCIATED USES MAY BE SATISFIED THROUGH A SHARED PARKING PLAN WHICH IS SUPPORTED BY A PARKING ANALYSIS AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE ZONING OFFICER.

(5) NOTHWITHSTANDING ANYTHING TO THE CONTRARY IN 297-212, DESIGN OF RESIDENTIAL DWELLING UNITS WITHIN A MIXED RESIDENTIAL COMMUNITY SHALL BE GOVERNED BY THE ALTERNATIVE DESIGN CODE SUBJECT TO THE FOLLOWING MINIMUM STANDARDS:

a. MINIMUM TRACT SIZE. THE MINIMUM TRACT SIZE SHALL BE TWO (2) ACRES, NOTWITHSTAND THE RESIDENTIAL TYPE OF DWELLING.

b. BUILDING REQUIREMENTS. BUILDING REQUIREMENTS FOR THE USES ALLOWED WITHIN A MIXED RESIDENTIAL USE COMMUNITY USE SHALL BE GOVERNED BY THE ALTERNATIVE DESIGN CODE SET FORTH ABOVE.

c. MATERIALS AND CONSTRUCTION METHODS. ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH THE HUD BUILDING CODE (MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS) OR THE MOST RECENT VERSION OF THE INTERNATIONAL BUILDING CODE AS ADOPTED BY CHARLES COUNTY. AFFORDABLE UNITS SHALL BE CONSISTENT WITH THE MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD) COMMUNITY DEVELOPMENT ADMINISTRATION (CDA) CONSTRUCTION

GUIDELINES FOR QUALITY AND DURABILITY. EXPOSED UNFINISHED CONCRETE IS PROHIBITED ON ABOVE-GRADE FOUNDATION WALLS.

****

Chapter 297-Zoning Ordinance
ARTICLE XVIII
Site Design

****

§297-298 General site design standards.

A. The applicant shall submit a site analysis of the characteristics of the development site, such as site context, geology and soil, topography, climate, natural features, visual features, past and present use of the site, historic features, existing vegetation, structures and road networks.

B. The Charles County Site Design and Architectural single-family dwelling and commercial and industrial guidelines and standards shall guide: [Added 5-2-2005 by Bill No. 2005-08; amended 10-22-2008 by Bill No. 2008-13; 11-28-2017 by Bill No. 2017-07]

(1) The approval of preliminary plans and architectural elevations for all single-family subdivisions in the RL, RM, RH, RO, RR, PRD, MX. PUD, WPC, TOD, PEP, PMH, CER, CRR, CRM, HVC, HVG, and HVR Zones that are greater than 10 lots and within sewer service areas S-1, S-3, S-5.

(2) The approval of site plans and buildings for all commercial construction in the CV, CN, CC, CB, BP, IG, IH, CER, CRR, CRM, HVC, HVG, and HVE Zones. All new construction, renovation and expansion projects shall comply with all applicable sections of the commercial and industrial guidelines and standards. Projects that do not add more than 2,000 square feet of gross floor area or alter more than 25% of the building facade or site area are exempt. The guidelines and standards shall conform to appropriate planning principles and to the purposes stated for the specific zone.

C. Notwithstanding the above, if an alternative design and development code has been submitted and approved in the PRD, PEP, MX, PUD, WPC, PMH, TOD, BP, [or the]

RO OR A MIXED RESIDENTIAL COMMUNITY IN THE RM OR RH ZONES the alternative design and development code shall govern site design. The standards set forth in the alternative design and development code may not strictly conform to and may vary from the standards set forth in the zoning ordinance. Where the standards set forth in the alternative design and development code vary from the standards in the zoning ordinance, the alternative design and development code shall apply. Where the alternative design and development code is silent, the zoning ordinance shall apply.

****

Chapter 297-Zoning Ordinance

Article XX – Parking Facilities

Figure XX-1: Table of Parking Requirements

Figure XX-1

Uses Description	Parking Requirements
**********	**********
3.0.1.900 Cottage Dwelling	1.0 space per dwelling unit
**********	**********
3.03.500 Mixed Residential Community**	Detached – 2.0 space per unit Cottage – 1.0 space per unit Townhouse - 1.25 per unit Duplex/Multiplex 1.5 per unit

** A MIXED RESIDENTIAL COMMUNITY USE QUALIFIES UNDER THIS PROVISION ONLY IF IT IS LOCATED WITHIN 0.5 MILES OF A VANGO OR OTHER TRANSIT STOP AND THAT STOP IS READILY ACCESSIBLE VIA AN ESTABLISHED PEDESTRIAN ROUTE. A MIXED RESIDENTIAL COMMUNITY USE THAT DOES NOT MEET THIS TRANSIT ACCESS REQUIREMENT SHALL BE SUBJECT TO THE PARKING PROVISIONS APPLICABLE TO THE DWELLING TYPE, AS SET FORTH IN CHAPTER 297, ARTICLE XX OF THE CODE ENTITLED "PARKING FACILITIES."

SECTION 2. BE IT FURTHER ENACTED, that this act shall take effect forty-five (45) calendar days after it becomes law.

ADOPTED this _____ day of 2026.

COUNTY COMMISSIONERS
CHARLES COUNTY, MARYLAND

_____
Reuben B. Collins, II, Esq., President

_____
Ralph E. Patterson, II, M.A., Vice President

_____
Gilbert O. Bowling, III

_____
Thomasina O. Coates, M.S.

_____
Amanda M. Stewart, M.Ed.

ATTEST:

_____
Carol DeSoto, Clerk to the Commissioners

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2026 Legislative Session

Bill No. 2026-(_____)

Chapter. No. 297

Introduced by Board of County Commissioners

Date of Introduction _____

BILL

AN ACT concerning

MIXED RESIDENTIAL COMMUNITY USE

FOR the purpose of

Amending certain provisions of the Zoning Ordinance of Charles County to create a Mixed Residential Community Use in the RM and RH Zone which will facilitate the creation of well-designed neighborhoods that expand housing choice and improve long-term housing affordability by allowing a coordinated mix of housing types on a single lot or development site, including single-family dwellings, cottages, townhouses, duplexes and multiplex buildings, in a unified plan of development that is compatible with surrounding neighborhoods and promotes housing diversity and efficient land use.

BY Repealing and Reenacting with Amendments:

Chapter 297- Zoning Ordinance

Article III – Definitions and Interpretations

§297-49, Word Usage; Definitions

Code of Charles County, Maryland

Repealing and Reenacting with Amendments:

Chapter 297- Zoning Ordinance

Article IV – Permissible Uses

§297-63, Permissible Uses.

DRAFT

Figure IV-1, the Table of Permissible Uses
Code of Charles County, Maryland

Repealing and Reenacting with Amendments:
Chapter 297- Zoning Ordinance
Article V – Residential Density
§297-75, Residential Density
Figure V-1, Residential Density Ranges
Code of Charles County, Maryland

BY Repealing and Reenacting with Amendments:
Chapter 297- Zoning Ordinance
Article VI – Base Zone Regulations
§297-90 Development District Residential Zones
Figure VI-4 Development District Residential Zones
Code of Charles County, Maryland

BY Repealing and Reenacting with Amendments:
Chapter 297- Zoning Ordinance
Article XIII – Minimum Standards for Special Exceptions and Uses Permitted With Conditions
§297-212 Uses corresponding with Table with Permissible Use
Code of Charles County, Maryland

BY Repealing and Reenacting with Amendments:
Chapter 297- Zoning Ordinance
Article XV – Moderately Priced Dwellings
§297-243, Density Bonus
Code of Charles County, Maryland

BY Repealing and Reenacting with Amendments:
Chapter 297- Zoning Ordinance

Article XVIII – Site Design

§297-298, General Site Design Standards

Code of Charles County, Maryland

BY Repealing and Reenacting with Amendments:

Chapter 297- Zoning Ordinance

Article XX – Parking Facilities

Figure XX-1: Table of Parking Requirements

Code of Charles County, Maryland

SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as follows:

****

Chapter 297 Zoning Ordinance

Article III - Definitions and Interpretations

§297-49, Word Usage; Definitions

****

§297-49

Residence, Cottage Dwelling – a small-scale detached, paired or clustered residential dwelling unit, that contains no more than 960 square feet and no less than 400 square feet (exclusive of any garage, porch, or covered entry), that is constructed on a permanent foundation and that complies with the International Residential Code. Cottage dwellings shall have the appearance of traditional single-family homes.

Mixed Residential Community – a unified residential development on a single lot, parcel or tract consisting of at least two (2) of the following residence types: single-family detached, duplex, townhouse, multiplex, or cottage dwelling, all under common ownership or property management.

****

DRAFT

Chapter 297-Zoning Ordinance

Article IV – Permissible Uses

****

§297-63, Table of Permissible Uses. Figure IV-1, the Table of Permissible Uses is included as an attachment to this Chapter

Table of Permissible Uses

Figure IV-1

Uses Description	RH	RM
**********		
3.0.1.900 Cottage Dwelling	**PC**	**PC**
**********		
3.03.500 Mixed Residential Community	**PC**	**PC**

****

Chapter 297- Zoning Ordinance

Article V – Residential Density

§297-75, Residential Density

Figure V-1

Maximum Residential Densities

(Dwelling Units Per Acre)

Residential Zones	Type of Development	Base Density	With Affordable Housing Density Bonus[1]	With Maximum TDRs	Maximum TDRs Affordable Housing Density Bonus
**********					
Medium-Density Residential (RM)	Conventional	3.00	3.66	-	-
	Cluster	3.00	3.66	4.00	4.66
	Single-family attached residential	3.00	3.66	5.00	5.50
	COTTAGE DWELLING	3.00	3.66	6.00	6.66
	Multifamily Residential	3.00	3.66	6.00	6.66

	MIXED RESIDENTIAL COMMUNITY	3.00	8.00[3]	6.00	16.00
	Application of a Planned Development – PRD Zone	3.00	3.66	6.00	6.66
	Application of a Planned Development – MX and PMH Zones	3.00	3.66	8.00	8.66
	Application of a Planned Development – TOD Zone	4.00	4.66	10.00	10.66
High-Density Residential (RH)	Conventional	5.00	6.10	-	-
	Cluster	5.00	6.00[4]	6.00	7.10
	Single-family residential	5.00	7.00[4]	7.00	7.50
	COTTAGE DWELLING	5.00	10.00[4]	10.00	11.10
	Multifamily Residential	5.00	12.00[4]	12.00	13.10
	MIXED RESIDENTIAL COMMUNITY	5.00	12.10[3]	12.10	25.00
	Application of a Planned Development – PRD Zone	5.00	12.00[4]	12.00	13.10
	Application of a Planned Development – MX Zone	5.00	19.00[4]	19.00	20.10
	Application of a Planned Development – PMH Zone	5.00	10.00[4]	10.00	11.10
	Application of a Planned Development – TOD Zone	15.00	27.50[4]	27.50	28.60

DRAFT

****

NOTES:

1. The County Commissioners may grant density bonuses as set forth to § 297-243. A minimum of 10% of units shall be affordable housing to qualify for density bonus
2. Density calculations in the CER, CMR and CRR Zones to achieve a density over the base density in these zones, the applicant must purchase one Transferable Development Right for each of the third, fifth, seventh and ninth lots/dwelling units per acre Density is established by dividing the number of lots/dwelling units by the number of acres devoted to residential development. The resulting density, usually a mixed number, is used to determine the number of development rights required. Any fractional portion of a number resulting from a density calculation will automatically be rounded up to the next whole number. For instance, if the resulting density calculation yields 2.01 units per acre, thus will be considered to be three units per acre, and one Transferable Development Right must be purchased for each of the lots/dwelling units. In no case may densities in these zones exceed 15 units per acre in the Core Retail Residential (CRR) and Core Employment Residential (CER) Zones or 10 units per acre in the Core Mixed Residential (CMR) Zone.
3. TO QUALIFY FOR AN AFFORDABLE HOUSING DENSITY BONUS WITHIN A MIXED RESIDENTIAL COMMUNITY USE, AT LEAST FIFTY PERCENT (50%) OF THE TOTAL NUMBER OF DWELLING UNITS SHALL BE RESTRICTED TO HOUSEHOLDS WHOSE INCOMES DO NOT EXCEED SIXTY PERCENT (60%) OF THE MEDIAN AREA INCOME AS DETERMINED BY THE **MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT ("DHCD").**
4. WHEN A DEVELOPMENT MEETING THE REQUIREMENTS OF ARTICLE XV MODERATELY PRICED DWELLINGS AND PROVIDING 100% MODERATELY PRICED UNITS IS PROPOSED IN THE HIGH DENSITY RESIDENTIAL (RH) ZONING DISTRICT THE MAXIMUM ACHIEVABLE DENSITY SHALL BE EQUAL TO THE DENSITY ACHIEVABLE WITH MAXIMUM TDRS.

****

§297-90 Development District Residential Zones

Schedule of Zone Regulations For Base Zones

Development District Residential Zones

SEE ATTACHED

****

Chapter 297-Zoning Ordinance

Article XIII – Minimum Standards for Special Exceptions

and Uses Permitted With Conditions

§297-212 Uses Corresponding with Table of Permissible Uses

****

3.01.100 Single-family detached residential: single-family.

A. This use shall be permitted with conditions in the RL, RM, RH, RV, RO, PRD, MX, PUD, WPC, PMH, CER, CMR and CRR Zones, subject to the following:

(1) The minimum square footage of finished, livable space, not to include the square footage enclosed by garages, porches, decks, unfinished basements or attic areas, will not be less than 960 [1,250] square feet, subject to the following:

(a) Twenty-five percent of the units may be a minimum of [1,250] 960 square feet.

(b) Twenty-five percent of the units may be a minimum of [1,450] 1,250 square feet.

(c) Remaining units must be a minimum of [1,650] 1,450 square feet.

(d) Dwelling units less than 1,650 square feet are to be mixed within each subdivision.

(e) One-hundred percent of units located in minor subdivisions, as defined under § 278-17 of the Charles County Subdivision Regulations, may be a minimum of 1,250 square feet.

(f) THE CRITERIA SET FORTH IN PARAGRAPHS (1)(A) THORUGH (1)(E) ABOVE, SHALL NOT APPLY TO USE 3.03.500 MIXED RESIDENTIAL COMMUNITY USE.

****

3.0.1.900 COTTAGE DWELLING. THIS USE IS PERMITTED IN RM AND RH ZONES SUBJECT TO THE FOLLOWING CONDITIONS:

A. GARAGES. GARAGES SHALL BE SET BACK AT LEAST SIX FEET BEHIND THE FRONT ELEVATION OF THE DWELLING.

B. PARKING.

(1) ONE OFF-STREET PARKING SPACE PER UNIT SHALL BE PROVIDED.

(2) PARKING MAY BE PROVIDED ON SITE, IN A COMMUNAL/SHARED PARKING AREA, OR MAY BE PROVIDED THROUGH A COMBINATION OF BOTH ON-SITE AND COMMUNAL/SHARED PARKING.

****

3.03.500 MIXED RESIDENTIAL COMMUNITY. THIS USE IS PERMITTED IN THE RM AND RH ZONES SUBJECT TO THE FOLLOWING CONDITIONS AND SHALL BE CONSIDERED A PRINCIPAL RESIDENTIAL USE WITHIN THE RM AND RH ZONES:

A. SHALL BE LOCATED IN THE DEVELOPMENT DISTRICT AND A PRIORITY FUNDING AREA.

B. A MINIMUM OF TWO (2) OF THE FOLLOWING DWELLINGS TYPES ARE REQUIRED:

(1) SINGLE-FAMILY DETACHED;

(2) DUPLEX;

(3) TOWNHOUSE;

(4) MULTIPLEX; ; OR

(5) COTTAGE DWELLING.

D. SHALL BE UNDER COMMON OWNERSHIP OR PROPERTY MANAGEMENT.

E. PRIOR TO SITE DEVELOPMENT PLAN APPROVAL, THE APPLICANT SHALL SUBMIT AND OBTAIN APPROVAL OF AN ALTERNATIVE DESIGN AND DEVELOPMENT CODE SPECIFIC TO THE SITE**.** THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL BE REVIEWED AND APPROVED CONCURRENTLY WITH THE SITE DEVELOPMENT PLAN.

(1) THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL GOVERN ALL ASPECTS OF SITE DESIGN, BUILDING PLACEMENT, ARCHITECTURE, LANDSCAPING, CIRCULATION, AND OPEN SPACE FOR THE MIXED RESIDENTIAL

COMMUNITY USE. WHERE THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SPECIFIES STANDARDS THAT DIFFER FROM THE UNDERLYING RM or RH ZONE REGULATIONS (INCLUDING BUT NOT LIMITED TO SETBACKS, BUILDING SEPARATIONS, LOT COVERAGE, HEIGHT, PARKING, AND OPEN SPACE), THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL CONTROL. WHERE THE ALTERNATIVE DESIGN & DEVELOPMENT CODE IS SILENT ON A MATTER, THE STANDARDS OF CHAPTER 297 ZONING ORDINANCE AND CHARLES COUNTY SITE DESIGN GUIDELINES SHALL APPLY.

(2) THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL ADDRESS, AT MINIMUM: BUILDING TYPES AND PLACEMENT; PARKING AND CIRCULATION (INCLUDING SHARED FACILITIES); PEDESTRIAN CONNECTIVITY, MINIMUM UNIT SIZE, OPEN SPACE NETWORKS; A LANDSCAPING PLAN AND A SCHEDULE OF PLANTING, BUFFERING AND SCREENING, FAÇADE ARTICULATION AND ARCHITECTURAL CHARACTER.

(3) THE PLANNING COMMISSION IS AUTHORIZED TO REVIEW AND APPROVE THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE. THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL BE APPROVED BY THE PLANNING COMMISSION AT TIME OF SITE DEVELOPMENT PLAN. ONCE APPROVED, THE PLANNING DIRECTOR IS AUTHORIZED TO APPROVE MINOR AMENDMENTS TO THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE. MAJOR AMENDMENTS TO THE ALTERNATIVE DESIGN AND DEVELOPMENT CODE WOULD NEED TO BE AUTHORIZED BY THE PLANNING COMMISSION. AN ALTERNATIVE DESIGN AND DEVELOPMENT CODE SHALL NOT BE CONSIDERED A CLUSTER DEVELOPMENT AS SET FORTH IN ARTICLE XIV §297-219 ET. SEQ. AND IS EXEMPT FROM THE SUPERIOR DESIGN CRITERIA IN APPENDIX I AND FROM CONDITIONS IN §297-221 (USES: RESIDENTIAL DWELLING TYPES) AS APPLIED TO: §297-212 USE 3.01.100 SINGLE-FAMILY DETACHED RESIDENTIAL; USE 3.02.100 SINGLE-FAMILY ATTACHED RESIDENTIAL: DUPLEX; USE 3.02.200 SINGLE-FAMILY ATTACHED RESIDENTIAL: TOWNHOUSE; USE 3.02.300 SINGLE-FAMILY ATTACHED RESIDENTIAL: MULTIPLEX; AND USE 3.01.900 COTTAGE DWELLING.

(4) PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS AND ASSOCIATED USES MAY BE SATISFIED THROUGH A SHARED PARKING PLAN WHICH IS SUPPORTED BY A PARKING ANALYSIS AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE ZONING OFFICER.

(5) NOTHWITHSTANDING ANYTHING TO THE CONTRARY IN 297-212, DESIGN OF RESIDENTIAL DWELLING UNITS WITHIN A MIXED RESIDENTIAL COMMUNITY SHALL BE GOVERNED BY THE ALTERNATIVE DESIGN CODE SUBJECT TO THE FOLLOWING MINIMUM STANDARDS:

a. MINIMUM TRACT SIZE. THE MINIMUM TRACT SIZE SHALL BE TWO (2) ACRES, NOTWITHSTAND THE RESIDENTIAL TYPE OF DWELLING.

b. BUILDING REQUIREMENTS. BUILDING REQUIREMENTS FOR THE USES ALLOWED WITHIN A MIXED RESIDENTIAL USE COMMUNITY USE SHALL BE GOVERNED BY THE ALTERNATIVE DESIGN CODE SET FORTH ABOVE.

c. MATERIALS AND CONSTRUCTION METHODS. ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH THE HUD BUILDING CODE (MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS) OR THE MOST RECENT VERSION OF THE INTERNATIONAL BUILDING CODE AS ADOPTED BY CHARLES COUNTY. AFFORDABLE UNITS SHALL BE CONSISTENT WITH THE MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD) COMMUNITY DEVELOPMENT ADMINISTRATION (CDA) CONSTRUCTION GUIDELINES FOR QUALITY AND DURABILITY. EXPOSED UNFINISHED CONCRETE IS PROHIBITED ON ABOVE-GRADE FOUNDATION WALLS.

****

Chapter 297-Zoning Ordinance
ARTICLE XV
Moderately Priced
Dwellings

****

§297-243 Density Bonus

A. When the development at one location is in a residential zone in which a density bonus is provided and is covered by a plan of subdivision, is covered by a plan of development or a site plan or requires a building permit to be issued for construction, the required number of moderately priced dwelling units is a variable percentage that is not less than

12.5% of the total number of dwelling units at that location. With the exceptions contained in the MPDU Program regulations, the required number of MPDUs must vary according to the amount by which the approved development exceeds the base density for the zone in which it is located. Article V, § 297-75, permits bonus densities over the base density where MPDUs are provided. The amount of density bonus achieved in the approved development determines the percentage of total units that must be MPDUs, as follows:

Achieved Density Bonus	MPDUs Required
Zero	12.5%
Up to 1%	12.6%
Up to 2%	12.7%
Up to 3%	12.8%
Up to 4%	12.9%
Up to 5%	13.0%
Up to 6%	13.1%
Up to 7%	13.2%
Up to 8%	13.3%
Up to 9%	13.4%
Up to 10%	13.5%
Up to 11%	13.6%
Up to 12%	13.7%
Up to 13%	13.8%
Up to 14%	13.9%
Up to 15%	14.0%
Up to 16%	14.1%
Up to 17%	14.2%
Up to 18%	14.3%
Up to 19%	14.4%
Up to 20%	14.5%
Up to 22%	15.0%
Up to 100%	75.0% (with approval of project and density bonus by

DRAFT

County Commissioners)

B. The amount of the density bonus achieved shall be added to any other density bonuses achieved through other provisions of this chapter.

C. WHEN A DEVELOPMENT MEETING THE REQUIREMENTS OF THIS ARTICLE AND PROVIDING 100% MODERATELY PRICED UNITS IS PROPOSED IN THE HIGH DENSITY RESIDENTIAL (RH) ZONING DISTRICT THE MAXIMUM ACHIEVABLE DENSITY SHALL BE EQUAL TO THE DENSITY ACHIEVABLE WITH MAXIMUM TDRS AS OUTLINED IN APPENDIX 2 – FIGURE V-1 MAXIMUM RESIDENTIAL DENSITIES.

****

Chapter 297-Zoning Ordinance
ARTICLE XVIII
Site Design

****

§297-298 General site design standards.

A. The applicant shall submit a site analysis of the characteristics of the development site, such as site context, geology and soil, topography, climate, natural features, visual features, past and present use of the site, historic features, existing vegetation, structures and road networks.

B. The Charles County Site Design and Architectural single-family dwelling and commercial and industrial guidelines and standards shall guide: [Added 5-2-2005 by Bill No. 2005-08; amended 10-22-2008 by Bill No. 2008-13; 11-28-2017 by Bill No. 2017-07]

(1) The approval of preliminary plans and architectural elevations for all single-family subdivisions in the RL, RM, RH, RO, RR, PRD, MX. PUD, WPC, TOD, PEP, PMH, CER, CRR, CRM, HVC, HVG, and HVR Zones that are greater than 10 lots and within sewer service areas S-1, S-3, S-5.

(2) The approval of site plans and buildings for all commercial construction in the CV, CN, CC, CB, BP, IG, IH, CER, CRR, CRM, HVC, HVG, and HVE Zones. All new construction, renovation and expansion projects shall comply with all

applicable sections of the commercial and industrial guidelines and standards. Projects that do not add more than 2,000 square feet of gross floor area or alter more than 25% of the building facade or site area are exempt. The guidelines and standards shall conform to appropriate planning principles and to the purposes stated for the specific zone.

C. Notwithstanding the above, if an alternative design and development code has been submitted and approved in the PRD, PEP, MX, PUD, WPC, PMH, TOD, BP, [or the] RO OR A MIXED RESIDENTIAL COMMUNITY IN THE RM OR RH ZONES the alternative design and development code shall govern site design. The standards set forth in the alternative design and development code may not strictly conform to and may vary from the standards set forth in the zoning ordinance. Where the standards set forth in the alternative design and development code vary from the standards in the zoning ordinance, the alternative design and development code shall apply. Where the alternative design and development code is silent, the zoning ordinance shall apply.

****

Chapter 297-Zoning Ordinance

Article XX – Parking Facilities

Figure XX-1: Table of Parking Requirements

Figure XX-1

Uses Description	Parking Requirements
**********	**********
3.0.1.900 Cottage Dwelling	1.0 space per dwelling unit
**********	**********
3.03.500 Mixed Residential Community**	Detached – 2.0 space per unit Cottage – 1.0 space per unit Townhouse - 1.25 per unit Duplex/Multiplex 1.5 per unit

** A MIXED RESIDENTIAL COMMUNITY USE QUALIFIES UNDER THIS PROVISION ONLY IF IT IS LOCATED WITHIN 0.5 MILES OF A VANGO OR

OTHER TRANSIT STOP AND THAT STOP IS READILY ACCESSIBLE VIA AN ESTABLISHED PEDESTRIAN ROUTE. A MIXED RESIDENTIAL COMMUNITY USE THAT DOES NOT MEET THIS TRANSIT ACCESS REQUIREMENT SHALL BE SUBJECT TO THE PARKING PROVISIONS APPLICABLE TO THE DWELLING TYPE, AS SET FORTH IN CHAPTER 297, ARTICLE XX OF THE CODE ENTITLED "PARKING FACILITIES."

SECTION 2. BE IT FURTHER ENACTED, that this act shall take effect forty-five (45) calendar days after it becomes law.

ADOPTED this _____ day of 2026.

COUNTY COMMISSIONERS
CHARLES COUNTY, MARYLAND

_____
Reuben B. Collins, II, Esq., President

_____
Ralph E. Patterson, II, M.A., Vice President

_____
Gilbert O. Bowling, III

_____
Thomasina O. Coates, M.S.

_____
Amanda M. Stewart, M.Ed.

ATTEST:

_____
Carol DeSoto, Clerk to the Commissioners

1

DRAFT

ZTA 26-191; Mixes Residential Community Use
Statement of Justification

This Statement of Justification is submitted in support of the proposed Zoning Text Amendment ("ZTA") creating a new land use entitled "Mixed Residential Community" within the Medium Density Residential (RM) and High Density Residential (RH) Zones. The proposed amendment is intended to provide Charles County with an additional regulatory mechanism to advance the County's affordable housing objectives by permitting a coordinated mix of housing types, including single-family detached dwellings, duplexes, townhouses, multiplexes, and cottage dwellings, within a unified residential development. The amendment further establishes enhanced density incentives when a substantial percentage of units are restricted for occupancy by households earning no more than sixty percent (60%) of Area Median Income ("AMI").

Pursuant to Section 297-447 of the Charles County Zoning Ordinance, the proposed text amendment is in the public interest, promotes the purposes of the Zoning Ordinance, is consistent with the Charles County Comprehensive Plan, and directly implements numerous housing policies and recommendations previously adopted by the County Commissioners. In further support of the ZTA, we offer the following justification.

I. THE PROPOSED ZTA IMPLEMENTS LONG-STANDING COUNTY AFFORDABLE HOUSING POLICIES

The County has repeatedly recognized that housing affordability represents one of the most significant challenges facing Charles County residents. Indeed, in 2023, the County Commissioners established the Affordable Housing Workgroup to review existing housing policies, establish affordable housing production targets, and recommend implementation strategies. The resulting 2025 *Affordable Housing Report* concluded that more than one-third of County households fall into low-income or very-low-income categories and that a substantial portion of those households are housing cost-burdened. The report further concluded that Charles County faces a significant shortage of affordable housing units and that ***additional housing production tools are necessary*** to meet existing and future demand. (Emphasis added).

The County's *Affordable Housing Report* estimates that Charles County currently faces an affordable housing deficit of approximately 1,180 units and will require the production of approximately 206 affordable units annually in order to eliminate that deficit over time. In response, the proposed Mixed Residential Community Use addresses the need and demand for an additional land use mechanism capable of producing housing units affordable to households earning less than 60% AMI while simultaneously expanding the overall housing supply.

II. THE PROPOSED ZTA IS CONSISTENT WITH THE COMPREHENSIVE PLAN

The proposed Mixed Residential Community Use directly advances the housing objectives set forth in the 2016 Charles County Comprehensive Plan. The Plan calls for a balanced housing stock, expanded housing opportunities for residents of varying income levels, and greater housing diversity within the Development District. It also encourages the County to remove barriers to affordable housing production and to pursue strategies that increase the supply of low- and

moderate-income housing. The proposed amendment provides a practical mechanism for implementing those policies. By allowing a coordinated mix of housing types, including detached homes, duplexes, townhouses, multiplexes, and cottage dwellings, the amendment expands the range of housing options available to County residents while preserving the benefits of comprehensive site planning and unified community design.

The need for greater housing diversity has been recognized repeatedly in County planning efforts. Residential development in Charles County has historically been dominated by conventional single-family subdivisions. While those communities remain an important part of the County's housing inventory, they do not fully address the needs of an increasingly diverse population. Smaller households, first-time homebuyers, young professionals, seniors seeking to downsize, and workforce households often require housing options that differ in size, price, and maintenance obligations from traditional detached homes. The amendment responds to those changing needs by permitting housing types commonly characterized as "missing middle" housing. These forms of development bridge the gap between detached single-family homes and larger apartment projects, creating opportunities for ownership and rental housing at a broader range of price points. Cottage dwellings, duplexes, and multiplexes can often be delivered more efficiently than larger detached homes while remaining compatible with surrounding residential development.

Importantly, the amendment does more than authorize additional housing types. It requires those housing forms to be integrated within a unified development plan. That framework promotes thoughtful neighborhood design, efficient infrastructure utilization, coordinated open space, and compatibility among varying residential products. The result is a development model that encourages housing choice without sacrificing community character or planning objectives. Simply stated, the proposed Mixed Residential Community Use advances the Comprehensive Plan's goals of housing diversity, affordability, and balanced residential growth. It broadens the range of housing opportunities available to current and future residents while ensuring that new development occurs within a coordinated planning framework consistent with long-standing County policy.

III. THE PROPOSED ZTA IMPLEMENTS COUNTY HOUSING STRATEGIES AND PROVIDES AN ADDITIONAL TOOL FOR AFFORDABLE HOUSING PRODUCTION

The County's 2025 *Affordable Housing Report* identifies several zoning and land use strategies necessary to address the County's affordable housing shortage. Among the recommendations are: (i) promoting "missing middle" housing; (ii) encouraging starter homes; (iii) reducing minimum home size requirements; (iv) exploring tiny home and cottage-style communities; (v) reducing regulatory barriers to housing production; and (vi) utilizing zoning reforms to expand housing opportunities. The ZTA for a Mixed Residential Community Use incorporates each of these strategies.

First, the ZTA expressly authorizes housing forms commonly characterized as "missing middle housing," including duplexes, multiplexes, townhouses, and cottage dwellings. These housing types occupy the space between traditional single-family detached homes and larger

apartment developments and have historically provided attainable housing opportunities for households whose needs are not well served by either housing extreme. The County's Affordable Housing Report specifically recommends promoting missing middle housing as a means of expanding housing choice and increasing the supply of housing available to low- and moderate-income households. Likewise, the County's housing studies have consistently identified the need for greater housing diversity and a broader range of housing products within the Development District. By expressly authorizing these housing types within a coordinated development framework, the proposed amendment expands opportunities for first-time homebuyers, young professionals, seniors seeking to downsize, essential workers, and smaller households. The amendment also recognizes that Charles County's future housing needs will not be met exclusively through traditional large-lot single-family development and provides a mechanism for delivering a wider range of housing options consistent with the Comprehensive Plan's goal of creating a balanced housing stock and greater housing diversity.

Second, the amendment reduces barriers to the production of smaller homes by permitting residential units as small as 400 square feet within Mixed Residential Community developments. One of the principal factors contributing to rising housing costs is the increasing size and cost of newly constructed homes. The County's *Affordable Housing Report* specifically recommends encouraging starter homes and reducing minimum home size requirements as a means of expanding housing affordability and increasing homeownership opportunities. Allowing homes of 400 square feet recognizes that housing affordability is often directly tied to housing size and construction cost. Smaller homes generally require less land, fewer building materials, reduced infrastructure demands, and lower long-term maintenance costs, all of which contribute to lower purchase prices and rental rates. By removing minimum square footage requirements that may unnecessarily limit housing choice, the amendment allows the private market to deliver housing products that better align with the needs and financial realities of many County residents while still maintaining appropriate building and design standards.

Third, the proposed cottage dwelling provisions create a pathway for the development of smaller, more attainable ownership and rental housing options that are largely absent from the County's existing housing inventory. Cottage housing has emerged nationally as an effective housing type for communities seeking to increase affordability while preserving neighborhood character. Because cottage dwellings are smaller in scale and can be developed in clustered configurations, they often provide opportunities for homeownership or rental housing at significantly lower price points than conventional detached homes. The Affordable Housing Workgroup specifically recommended exploring tiny home and cottage-style communities as part of the County's broader affordable housing strategy. The proposed amendment directly implements that recommendation by creating a regulatory framework for cottage dwellings and integrating them into a mixed-housing development model. Cottage dwellings can serve a variety of populations, including first-time homebuyers, seniors seeking to age in place, single-person households, young families entering the housing market, and members of the local workforce. By diversifying the types of housing available within the County, the amendment increases the likelihood that residents can find housing that matches both their financial circumstances and their lifestyle needs.

Fourth, the density bonus structure encourages the production of affordable housing while preserving the economic feasibility necessary for private-sector participation. The County's Affordable Housing Workgroup concluded that the market alone is not producing sufficient affordable housing to meet existing demand and that additional incentives are necessary if affordable housing production goals are to be achieved. The density bonus provisions contained in the ZTA directly address this challenge by creating a meaningful incentive for developments that provide affordable housing consistent with the proposed bill's affordability requirements. Requiring that at least fifty percent (50%) of the units within a Mixed Residential Community be restricted to households at or below sixty percent (60%) AMI in exchange for enhanced density creates a direct relationship between increased development potential and the production of affordable housing. This approach allows developers to offset the reduced revenue associated with affordable units through increased unit yield, thereby improving project feasibility without requiring direct public subsidy. In effect, the amendment leverages the County's zoning authority to encourage affordable housing production while recognizing the economic realities of residential development. This type of incentive-based approach is consistent with contemporary planning practice and reflects recommendations contained in both the County's *Affordable Housing Report* and earlier housing studies calling for zoning tools that facilitate and encourage affordable housing development.

Accordingly, the ZTA is not a departure from established County policy but rather the logical implementation of recommendations that have emerged repeatedly through the County's housing planning efforts. The proposed Mixed Residential Community Use incorporates many of the strategies identified by the Affordable Housing Workgroup, the 2018 *American Planning Association Community Planning Assistance Team* report, and prior County housing studies, including promoting housing diversity, encouraging missing middle housing, reducing barriers to smaller and more attainable housing products, supporting cottage-style development, and utilizing density incentives to facilitate affordable housing production. The amendment, therefore, represents a measured and targeted response to documented housing needs and provides Charles County with an additional implementation tool to advance long-standing affordable housing, workforce housing, and housing diversity objectives.

IV. FINDINGS UNDER § 297-447 OF THE CHARLES COUNTY ZONING ORDINANCE

A. The Proposed Text Amendment Is Consistent with the Charles County Comprehensive Plan.

Section 297-447 requires consideration of whether a proposed zoning text amendment is consistent with the goals, objectives, and policies of the Charles County Comprehensive Plan. The proposed Mixed Residential Community Use directly advances numerous Comprehensive Plan housing policies, including:

- Policy 10.3, which seeks to provide a balanced housing stock with housing opportunities for all residents;

- Policy 10.6, which seeks to create an effective Moderately Priced Dwelling Unit ("MPDU") program; and
- Policy 10.7, which seeks greater housing diversity within the Development District and Villages.

The Comprehensive Plan further directs the County to examine opportunities to increase housing diversity, remove barriers to affordable housing production, and develop specific implementation measures that increase the supply of low- and moderate-income housing. The proposed amendment accomplishes these objectives by authorizing a coordinated mix of housing types (including single-family detached dwellings, duplexes, townhouses, multiplexes, and cottage dwellings) within a single development framework. The amendment also incentivizes affordable housing production through enhanced density allowances tied to long-term affordability restrictions. Accordingly, the proposed ZTA is fully consistent with and implements the housing objectives of the Comprehensive Plan.

B. The Proposed Text Amendment Promotes the Purposes of the Zoning Ordinance.

The Charles County Zoning Ordinance is intended to promote the orderly development of land, provide for a variety of housing opportunities, protect the public welfare, and implement the Comprehensive Plan. The proposed Mixed Residential Community Use advances these purposes by:

- Expanding housing choice;
- Providing flexibility in residential design;
- Encouraging efficient land utilization within the Development District;
- Supporting a broader range of housing opportunities for County residents;
- Facilitating the production of housing affordable to households with varying income levels; and
- Encouraging well-planned residential neighborhoods developed under a unified site design framework.

Unlike traditional single-product residential developments, the Mixed Residential Community model allows housing forms to be matched more closely to community needs while maintaining compatibility through common ownership, coordinated site planning, and development standards. The amendment, therefore, furthers the overall purposes and intent of the Zoning Ordinance.

C. The Proposed Text Amendment Is in the Public Interest.

The legislative record developed by Charles County over the last decade demonstrates a significant and continuing need for additional affordable and attainable housing opportunities. The 2025 Affordable Housing Report concluded that:

- More than one-third of Charles County households fall within low-income or very low-income categories;
- A substantial percentage of those households are cost-burdened;
- Charles County faces a shortage of approximately 1,180 affordable housing units; and
- Approximately 206 affordable housing units per year are needed to eliminate that deficit.

The Affordable Housing Workgroup further concluded that additional housing production tools and zoning incentives are necessary because the market is not currently producing sufficient housing for households at or below 60% AMI. The proposed amendment directly addresses these documented needs by expanding the County's ability to facilitate housing production and affordability. Since the amendment promotes housing affordability, economic opportunity, workforce retention, and neighborhood stability, it serves an important public purpose and is therefore in the public interest.

D. The Proposed Text Amendment Responds to Documented County Housing Needs.

The legislative history supporting the proposed amendment demonstrates that Charles County has repeatedly identified the need for greater housing diversity and additional affordable housing tools. The 2018 CPAT Report recommended:

- Supporting different housing products;
- Increasing housing diversity;
- Removing barriers to affordable housing production;
- Encouraging alternative housing forms;
- Facilitating affordable housing through zoning reforms; and
- Expanding opportunities for low- and moderate-income households.

Similarly, the County's 2025 *Affordable Housing Report* specifically recommends:

- Promoting "missing middle" housing;
- Encouraging starter homes;
- Exploring cottage and tiny-home communities;
- Reducing minimum home size requirements;
- Reducing regulatory barriers; and
- Expanding zoning tools that facilitate affordable housing production.

The proposed Mixed Residential Community Use directly implements these recommendations by permitting a mix of housing forms and creating affordability incentives within the Development District. Accordingly, the amendment is supported by substantial evidence contained within the County's own housing studies and policy documents.

E. The Proposed Text Amendment Represents a Reasonable Legislative Response to Existing Conditions.

The proposed amendment is narrowly tailored to address documented housing needs while preserving the County's existing development framework. The amendment:

- Applies only within the RM and RH Zones (both of which are Development District zones);
- Requires location within the Development District and a Priority Funding Area;
- Requires a unified development plan;
- Requires a mix of housing types;
- Establishes affordability criteria before enhanced density may be utilized; and
- Retains County review and approval authority through the existing development review process.

As a result, the amendment does not constitute a wholesale rezoning or dramatic alteration of existing land use policy. Rather, it creates an additional implementation tool that allows the County to advance established affordable housing objectives while maintaining appropriate development standards and oversight. For these reasons, the proposed text amendment represents a reasonable and rational exercise of the County's legislative zoning authority.

V. THE PROPOSED ZTA ADVANCES THE PUBLIC HEALTH, SAFETY, AND WELFARE

The proposed Mixed Residential Community Use advances the public health, safety, and welfare by expanding housing opportunities, supporting workforce retention, and promoting efficient growth within areas designated for development. The amendment responds to documented housing needs identified through the Comprehensive Plan, the Affordable Housing Workgroup, and other County housing studies, all of which recognize that a broader range of housing options is necessary to meet the needs of current and future residents. There is no debate that access to safe, attainable housing is a fundamental component of community well-being. The legislative record demonstrates that many Charles County households face increasing housing cost burdens and that the County's existing housing inventory does not adequately serve all segments of the population. Expanding opportunities for a variety of housing types allows the market to respond to differing household sizes, income levels, and housing preferences while increasing the likelihood that residents can remain within the County as their needs change over time.

The ZTA also serves important economic development objectives. Employers depend upon a stable workforce across a broad range of occupations and income levels. When housing costs limit the ability of workers to live near their places of employment, recruitment and retention become more difficult, particularly in essential service, public-sector, healthcare, and education professions. By encouraging a wider range of housing products and price points, the proposed amendment supports the long-term economic vitality of the County and strengthens its ability to attract and retain a diverse workforce. Equally significant, the amendment directs these housing opportunities to locations where growth is already intended to occur. The Mixed Residential

Community Use is limited to the RM and RH Zones within the Development District and Priority Funding Areas, where public infrastructure, services, and investment are planned and concentrated. Encouraging a broader range of housing choices in these areas promotes efficient land use patterns and supports the County's long-standing growth management objectives.

Finally, the amendment further promotes stable and resilient communities by allowing residents at different stages of life to find housing opportunities within the same neighborhood. A community that accommodates young professionals, growing families, workforce households, and older adults is better positioned to maintain long-term social and economic stability. By permitting a coordinated mix of housing types within a unified development framework, the amendment creates opportunities for that diversity while preserving compatibility and cohesive community design.

Ultimately, the proposed ZTA advances objectives that extend beyond the production of additional housing units. It expands housing choice, supports workforce and economic needs, encourages development within planned growth areas, and provides an additional mechanism for addressing documented housing challenges. For these reasons, the amendment serves the public health, safety, and welfare and represents a reasonable exercise of the County's zoning authority.

VI. CONCLUSION

For the foregoing reasons, the proposed Mixed Residential Community Zoning Text Amendment satisfies the standards established under Section 297-447 of the Charles County Zoning Ordinance. The amendment is consistent with the Comprehensive Plan; implements numerous recommendations contained in the County's Affordable Housing Reports and Housing Initiative studies; advances the public health, safety, and welfare; and provides Charles County with an additional and flexible tool to address its documented affordable housing shortage. Thus, adoption of the proposed Zoning Text Amendment is warranted and in the best interests of Charles County and its residents.

CHARLES COUNTY GOVERNMENT

INTEROFFICE MEMORANDUM

Equal Opportunity Employer

TO:	Charles County Commissioners
THRU:	Charles R. Rice, AICP, Planning Director *Department of Planning & Growth Management*
FROM:	Kirby R. Blass, Senior Planner *Department of Planning & Growth Management*
SUBJECT:	Zoning Text Amendment (ZTA 26-191) Mixed Residential Community Use
DATE:	September 10, 2026

On March 24, 2026, the Department of Planning & Growth Management received the formal submittal of a Zoning Text Amendment (ZTA) application from the Law Offices of Sue A. Greer, P.C. This proposal seeks to amend certain provisions of the Zoning Ordinance of Charles County to create a Mixed Residential Community Use in the Medium Density Residential (RM) and High Density Residential (RH) Zones, which will facilitate the creation of well-designed neighborhoods that expand housing choice and improve long-term housing affordability by allowing a coordinated mix of housing types on a single lot or development site, including single-family dwellings, cottages, townhouses, duplexes and multiplex buildings, in a unified plan of development that is compatible with surrounding neighborhoods and promotes housing diversity and efficient land use.

The Applicant has prepared a detailed Statement of Justification as part of the required information for consideration of a text amendment application, in accordance with Chapter 297-447 C. (2) of the Charles County Zoning Ordinance. Please accept the following summary of their rationale:

<u>Key Provisions</u>

- Permits a mix of housing types within a single, master-planned development, including:
  - Single-family detached homes
  - Duplexes
  - Townhouses
  - Multiplexes
  - Cottage dwellings
- Allows homes as small as 400 square feet.
- Provides density bonuses when at least 50% of units are affordable to households earning 60% or less of Area Median Income (AMI).
- Applies only within the Development District and Priority Funding Areas and requires a unified development plan.

Rationale

- Charles County faces an estimated shortage of approximately 1,180 affordable housing units.
- The County needs approximately 206 affordable units annually to address the deficit.
- More than one-third of County households are classified as low-income or very low-income, with many experiencing housing cost burdens.

Consistency with County Policies

The amendment implements recommendations from the 2025 Affordable Housing Report, Affordable Housing Workgroup, and prior housing studies by:

- Promoting "missing middle" housing.
- Encouraging starter homes and smaller housing options.
- Supporting cottage-style and attainable housing developments.
- Reducing regulatory barriers to affordable housing production.
- Expanding zoning tools that incentivize affordable housing.

Benefits

- Increases housing diversity and affordability.
- Expands housing opportunities for first-time buyers, seniors, workforce households, and young professionals.
- Supports workforce retention and economic development.
- Encourages efficient growth in areas planned for development and public infrastructure.
- Maintains coordinated community design through unified site planning.

Conclusion

The Applicant proffers that the proposed ZTA is consistent with the Charles County Comprehensive Plan, advances affordable housing objectives, promotes public welfare, and provides a practical zoning tool to address documented housing shortages while preserving development oversight and community planning standards. This oversight includes the creation of an Alternative Design and Development Code, subject to Planning Commission approval, which will govern all aspects of site design, building placement, architecture, landscaping, circulation, and open space for the Mixed Residential Community Use.

Staff concludes that the Applicant's amendments are consistent with the recommendations of the Affordable Housing Strategy in terms of providing additional opportunities for smaller "starter" homes by lowering the minimum required building footprint, providing "tiny home-like" structures in limited locations that could potentially be expanded in the future, and that the proposed definition of and restrictions for "Mixed Residential Communities" are consistent with the Affordable Housing Strategy in that they provide additional flexible, creative housing solutions at different price points that don't currently exist in the market. Overall, the proposed amendments are consistent with the Affordable Housing Strategy and should aid in advancing the goals of said strategy. The changes also appear consistent with the 2016 Comprehensive Plan goals 10.1, 10.2, 10.4, 10.5, and 10.10.

Next Step in the Process

Staff requests the County Commissioners introduce the Bill and set a public hearing date for October 27, 2026.

Charles County Planning Commission

200 Baltimore Street, La Plata, MD 20646
301-645-0692

Kevin Wedding
Chair

Jeffrey Bossart
Vice Chair

Dawud Abdur-Rahman
Secretary

Planning Commission Report to the County Commissioners

Zoning Text Amendment, ZTA #26-191

Mixed Residential Community Use in the RM and RH Zones

Summary:

Section 297-447 of the Charles County Zoning Ordinance requires the Planning Commission to first consider proposed Zoning Text Amendments and then provide a report and recommendation to the Board of County Commissioners.

On March 24, 2026, the Department of Planning & Growth Management received the formal submittal of a Zoning Text Amendment (ZTA) application from the Law Offices of Sue A. Greer, P.C. This proposal seeks to amend certain provisions of the Zoning Ordinance of Charles County to create a Mixed Residential Community Use in the Medium Density Residential (RM) and High Density Residential (RH) Zones, which will facilitate the creation of well-designed neighborhoods that expand housing choice and improve long-term housing affordability by allowing a coordinated mix of housing types on a single lot or development site, including single-family dwellings, cottages, townhouses, duplexes and multiplex buildings, in a unified plan of development that is compatible with surrounding neighborhoods and promotes housing diversity and efficient land use.

As summarized within the memorandum dated July 3, 2026, from the Planning Director to the Charles County Planning Commission, the Applicant states that the proposed ZTA is consistent with the Charles County Comprehensive Plan, advances affordable housing objectives, promotes public welfare, and provides a practical zoning tool to address documented housing shortages while preserving development oversight and community planning standards. This oversight includes the creation of an Alternative Design and Development Code, subject to Planning Commission approval, which will govern all aspects of site design, building placement, architecture, landscaping, circulation, and open space for the Mixed Residential Community Use.

County staff concluded that the Applicant's amendments are consistent with the recommendations of the County's Affordable Housing Strategy in terms of providing additional opportunities for smaller "starter" homes by lowering the minimum required building footprint, providing "tiny home-like" structures in limited locations that could potentially be expanded in the future, and that the proposed definition of and restrictions for "Mixed Residential Communities" are consistent with the Affordable Housing Strategy in that they provide additional

flexible, creative housing solutions at different price points that don't currently exist in the market. Overall, the proposed amendments are consistent with the County's Affordable Housing Strategy and should aid in advancing its goals. The proposed ZTA is also consistent with the 2016 Comprehensive Plan policies 10.1, 10.2, 10.4, 10.5, and 10.10 regarding housing.

As part of its review of the proposed ZTA, and in consideration of public comment received, County staff evaluated the existing density incentives available for affordable housing developments in the High Density Residential (RH) Zone. The existing Residential Density Table in Figure V-1 provides a density bonus for affordable housing; however, the incentive has seen limited utilization.

Staff recommended revising the density bonus for developments consisting of 100% affordable housing units in the RH Zone to provide densities equivalent to those currently achievable through the use of Transferable Development Rights (TDRs). Under the proposed amendment, eligible affordable housing developments could achieve densities ranging from 6 to 27.5 units per acre, depending on the development type, consistent with the density bonus currently available through TDRs.

The affordable housing density bonus would not be additive to the TDR density bonus, and the combined Affordable Housing and TDR Density Bonus provisions in Figure V-1 would remain unchanged. The amendment would continue to apply only to developments consisting of 100% affordable units in the RH Zone.

Staff concluded that providing comparable density incentives for affordable housing in lieu of TDR utilization would strengthen the County's incentive for affordable housing while maintaining the density framework already established in the Zoning Ordinance. Staff shared the proposed amendment with the Applicant prior to the July 20, 2026, Planning Commission hearing, and the Applicant agreed to the proposed amendment.

Public Hearing:

On July 20, 2026, the Planning Commission held a Public Hearing in accordance with the procedural requirements of Section 297-447 of the Charles County Zoning Ordinance.

There were no public speakers present at the hearing, but there was one comment letter submitted by a member of the public. As referenced in the Summary of this Report, the public comment inspired the proposed increase to the density bonus for 100% affordable housing developments in the RH zone. The Planning Commission members posed questions to County staff and the applicant regarding the proposal's consistency with the County's Comprehensive Plan, on-going Zoning Ordinance rewrite updates, existing and projected housing needs, the missing middle housing deficit, the need for greater diversity in housing options identified in the County's Affordable Housing Report, and commitments from the developer regarding long term affordability via recorded covenants, enforcement, and reporting.

At the conclusion of the Public Hearing, the record was closed, and the Planning Commission subsequently conducted their Work Session.

Recommendation:

On July 20, 2026, the Planning Commission conducted their Work Session and voted unanimously to recommend approval of Zoning Text Amendment (ZTA) #26-191, Mixed Residential Community Use, including the proposed amendments to the affordable housing density bonus provisions. A refined draft incorporating the amendments was subsequently shared with the Planning Commission on August 3, 2026, prior to advancement of the ZTA to the Board of County Commissioners.

Kevin B. Wedding
Kevin B. Wedding (Sep 10, 2026 13:01:09 EDT)

Kevin Wedding, Chair

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE: September 15, 2026

SUBMITTED BY: Carol DeSoto

ITEM TYPE: Boards and Commissions Updates

AGENDA SECTION: Charles County Boards and Commissions Annual Update

SUBJECT:

- **Briefing: Annual Update from the Board of Social Services**

SUGGESTED ACTION:

ATTACHMENTS:
Final Social Service Advisory Board 2026 .pdf

Social Service Advisory Board for Charles County DSS

2026 ANNUAL PRESENTATION



Agenda

Board Members

Board Overview

Board Highlights

2025-2026 in Review

Questions

Board Members



- Kerwin Wilson, Board Chair
- Dr. Triverr Gray, Vice Chair
- Dr. Lutisse Cooper, Secretary
- Anthony Wilson, Treasurer
- Lynn Harley-Tolson
- Marshall Edwards
- Dr. Erica Wilson
- Hayden Jarboe
- Nils Kinuani

- Dr. Tanisha Sanders, Director DSS
- Patricia McGhee, Board Support
- Dr. Amanda Stewart, County Commissioner Representative, Ex-Officio Member

- **The Advisory Board consists of 13 members. We currently have 9, with 4 vacancies**

Board Purpose & Civic Responsibility

Advisory Leadership

Appointed by the Charles County Board of Commissioners, the Social Service Advisory Board advises agency leadership on policy, programs, and local community needs to enhance service delivery and public accountability.

Community Voice & Advocacy

Members promote public awareness of social service offerings while acting as a vital bridge between residents, local government, and agency staff to build continuous community trust.

Message from Advisory Board Leadership

"We are committed to respectful, dignified, and proactive service delivery whenever residents interact with our team."

Dignified Care: Operating with empathy, responsiveness, and strict confidentiality.

Statewide Collaboration: Active partnership across Maryland Department of Human Services network.



FY 25/26

- Adopted a family for Thanksgiving and Christmas.
- Provided personal care items for DSS clients.
- Provided supplies and conducted a gardening project for the youth at the Clifford House of Hope.
- Sponsored five youth in care for the Angel Tree.
- Attended and supported the kids in care Christmas party.
- Attended and supported the DSS First Family Bond and Beyond event.
- We hosted our first Board Retreat in October.

Strategic Roadmap & Advisory Milestones

Q4 2025

Helping residents, organizations, businesses, and community leaders better understand the programs, resources, and impact of the Department of Social Services.

Q2 2026

Promoting programs and partnerships that connect residents not only to immediate assistance but also to education, employment, workforce development, housing resources, transportation, financial literacy, and other opportunities that support long-term stability.

Q3 2025

Providing thoughtful recommendations to the Director and leadership regarding policies, programs, community needs, service delivery, and emerging issues affecting Charles County residents.

Q1 2026

Encouraging collaboration with County agencies, nonprofit organizations, educational institutions, workforce development providers, healthcare organizations, faith-based organizations, employers, and other community stakeholders.

Board Focus Areas for 2027

1. Community Awareness

Enhance public knowledge of available financial, nutrition, and protective services through targeted outreach in rural and urban areas of Charles County.

2. Partner Alliances

Strengthen collaborative networks with local non-profits, healthcare providers, and county government agencies to close service gaps.

Questions & Community Discussion

Partnering to strengthening Charles County families.

charlescountyssab@gmail.com

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE:	September 15, 2026
SUBMITTED BY:	Carol DeSoto
ITEM TYPE:	Boards and Commissions Updates
AGENDA SECTION:	Charles County Boards and Commissions Annual Update
SUBJECT:	• **Briefing: Annual Update from the Commission on Individuals with Disabilites**
SUGGESTED ACTION:	
ATTACHMENTS:	

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE:	September 15, 2026
SUBMITTED BY:	Carol DeSoto
ITEM TYPE:	Boards and Commissions Updates
AGENDA SECTION:	Charles County Boards and Commissions Annual Update
SUBJECT:	• **Briefing: Annual Update from the Adult Public Guardianship Review Board**

SUGGESTED ACTION:

ATTACHMENTS:
Report to Commissioners Final2.pdf
Statement on Presentation of Board report for 2025.pdf

ADULT PUBLIC GUARDIANSHIP REVIEW BOARD
ANNUAL REPORT TO COMMISSIONERS FOR
CALENDAR YEAR 2025

January 2026

In 1977 the Maryland General Assembly enacted legislation authorizing the "Adult Protective Services Program." This law, which is now included in the Maryland Family Law, Title 14, Subtitle 4, declared it would be the "policy of the State [of Maryland] that adults, who lack the physical or mental capacity to care for their basic daily needs shall have access to and be provided with needed professional services sufficient to protect their health, safety, and welfare." The Adult Public Guardianship Review Board for Charles County was established under this code in 2012.

The Board meets every six (6) months, in April and October. The meetings are being held at the Department of Social Services building, 200 Kent Avenue. Meetings begin at 2:00 pm and run approximately 2-3 hours. Due to confidentiality concerns, these meetings are held in person. The initial portion of the meeting, when administrative matters are discussed, are open, but they are then closed under Maryland Law to protect the privacy of individuals. The Board oversees the guardianship of seventeen clients, who are under the care of the Department of Social Services (DSS), and five who are under the care of the Department of Aging. Clients who are not seniors are under the care of the Department of Social Services and those who are over the age of 60, and therefore seniors, are under the care of the Department of Aging.

These clients are adults who cannot care for themselves and where family members are either unwilling or unable to care for the individuals. The clients in question have been deemed

incompetent and require the state or county to be appointed as the decision-maker for their personal and healthcare matters.

During meetings, the case workers/social workers go over each case, and the members review the paper report that is distributed. They review current medical conditions, medications, income, doctors' visits, results, recommendations by doctors, etc. Some of these cases are very complex with multiple medications, illnesses, and disabilities. After reviewing each case, the Board makes recommendations on their care and guardianship continuation. Clients are also represented by an attorney who often brings recommendations and comments from their clients. Clients are visited at least monthly by their case worker and their attorney.

Meeting recommendations are recorded, and Minutes of the meeting are sent to the Court. Minutes of the administrative portions of the meeting are provided to the Commissioners.

The position of psychiatrist has traditionally been the most challenging to fill and was vacant for at least 10 years. Given that a large percentage of clients under guardianship receive psychiatric care, this is an important position. With the help of both the Commissioner's Office and Jessica Talley, our DSS representative, we were able to fill this position for the first time. It was immediately apparent that it was an important position. With the filling of this position, we have a complete Board.

The members of the Board, the staff of the Department of Social Services and the Office of Aging, and the attorneys representing these clients work diligently and tirelessly to oversee the care of these individuals and should be commended.

Respectfully submitted,

Adult Public Guardianship Review Board

Linda Stansbury, Chair
Allison Hartley, Vice Chair
Dr. Lorenzo Childress
Linda Hamel
Lynn Murphy
James Person III
Jessica Talley
Sequoia Tasker
A. Hugh Williams
Ann Davis
Atola Idika

STATEMENT OF
LINDA STANSBURY, CHAIR
ADULT PUBLIC GUARDIANSHIP REVIEW BOARD
September 15, 2026

The Adult Public Guardianship Review Board was established under Maryland Family Law, Title 14 Subtitle 4. While it is a state-mandated Board, members are appointed by the Board of Commissioners.

The purpose of the Board is to care for adults that cannot take care of their basic needs and services are provided to protect their health, safety, and welfare.

The Board meets twice a year in April and October. The meetings are closed in nature due to confidentiality and for the same reason meetings are held in person.

During 2025, the Board oversaw the guardianship of twenty-three clients, seventeen of which were overseen by the Department of Social Services, and five who were under the care of the Department of Aging. Clients over the age of 60 are seniors and therefore come under the province of the Department of Aging.

During meetings, the case workers/social workers go over each case, and the members review the paper report that is distributed. They review current medical conditions, medications, income, doctors' visits, results, recommendations by doctors, etc. Some of these cases are very complex with multiple medications, illnesses, and disabilities. After reviewing each case, the Board makes recommendations on their care and guardianship continuation. Clients are also represented by an attorney who often brings recommendations and comments from their clients. Clients are visited at least monthly by their case worker and their attorney.

Meeting recommendations are recorded, and Minutes of the meeting are sent to the Court. Minutes of the administrative portions of the meeting are provided to the Commissioners.

For the first time in many years, 2025 saw the Board with a complete complement of members. Having a full Board was extremely important as each member brings special expertise that helps each client.

The members of the Board, the staff of the Department of Social Services and the Office of Aging and the attorney representing these clients work diligently and tirelessly to oversee the care of these individuals and should be commended.

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE:	September 15, 2026
SUBMITTED BY:	Carol DeSoto
ITEM TYPE:	Boards and Commissions Updates
AGENDA SECTION:	Charles County Boards and Commissions Annual Update
SUBJECT:	• **Briefing: Annual Update from the Area Council on Aging**

SUGGESTED ACTION:

ATTACHMENTS:
2026 Report to Commissionersb.pdf
Statement on 2026 Report to the Commissioners.pdf

AREA COUNCIL ON AGING
ANNUAL REPORT TO COMMISSIONERS
FOR THE YEAR 2025

January 2026

The Area Council on Aging (ACA) is a Commissioner-appointed Board whose purpose is to advise the County Commissioners and Chief of Aging on issues of relevance to older adults residing in Charles County. The mission of the ACA is also to develop awareness and understanding of problems and concerns of the senior citizen population in the county, and to apprise the Commissioners of those problems and concerns.

The ACA meets on the second Thursday of each month, September-June, with the meetings in December and June given to networking with seniors and other Councils on issues important to all. These monthly meetings are held in hybrid format with in-person attendance at the Waldorf Senior Center.

Members of the public also frequently attend, bringing ideas and concerns to the attention of the Board. The Board maintains an email list of guests wishing to be advised of meeting dates. Additionally, members of the Board participate at functions at the other centers and network with seniors there. This year, the Board again held Town Hall type meetings at the Indian Head (November) and Nanjemoy (September) Centers. Comments on those meetings are included in this Report.

The continuing rise in inflation and the high cost of groceries and housing are significantly impacting our seniors. Health care and prescription costs also adversely impact those on a fixed income. The decreased funding for food banks, often a source of food for seniors, has also shrunk the available food supply.

Coordination of St. Mary's and Calvert Councils on Aging. In addition to the regularly scheduled Board meetings, the Chairs and Vice-Chairs of the Councils of all three counties communicate regularly and discuss issues and how to help resolve them and share successes with projects. This communication has allowed us to share ideas and successes and to also brainstorm possible solutions to problems. We have found that many of the issues before the Charles County ACA are also experienced by the other counties.

In October 2025, the Calvert County ACA hosted the Tri-County meeting. It was attended by representatives of all three counties. The meeting was well attended by all counties with members of our Board representing Charles County. This year's meeting will be hosted by Charles County.

Grocery distribution

New Hope Community Outreach provides an invaluable program for our seniors and for others in the community. They have a "Choice" grocery program where individuals can sign up for a time slot and come and shop for groceries they need. They have begun to have some fresh produce and meats, rather than just shelf staple products. One of our members regularly volunteers there and brings reports on all the new things available to seniors.

They have Community Days once a month where clothing and other items are distributed. Additionally, they provide classes in a variety of areas that help with the daily navigation of life.

Communication with Seniors. The Aging and Senior Services program in Charles County is a robust program supporting our seniors and senior centers. Communication continues via means such as email, calls, social media, etc. with seniors who were no longer able to come to

the centers. As seniors are now more actively engaged in attending events in person, they don't lean as heavily on these means of communication, but they remain important to those who are less mobile. Lisa Furlow and her staff do a fantastic job of updating the social media pages and preparing the Scoop for publication and distribution. The ACA has helped in this endeavor by providing information that we become aware of that directly impacts our seniors for inclusion in these media. This level of communication with our seniors has kept them engaged and connected, which is extremely important to this segment of our community.

Housing. Our members continue to be concerned about the state of Senior housing in Charles County. During the last Census, more than 14% of the population of Charles County was over 60 years of age. This figure has continued to increase, and it is projected that within the next two decades, 25% of the population will be 65 or older.[1] This increase "will reshape everything from housing to healthcare."[2] Senior housing is difficult to obtain due to the high demand for affordable apartments, and this will only get worse as more Boomers enter the Senior Housing market. We know that the Commissioners are aware of this situation, and commend them for the recent opening of Magnolia Gardens, but we just wanted to highlight it again.

All of Charles County senior apartment complexes have a waiting list of 2-3 years, therefore many seniors must reside in alternative apartment complexes that are not designated for seniors. This lack of housing that is geared toward Seniors has additional difficulties quite apart from affordability.

[1] *Maryland's Senior Wave is Coming* (Senior Wave), Spotlight on Maryland, December 30th 2025. Collins, Gary.
[2] *Senior Wave, pg. 1, December 30, 2025.*

The ACA continues to be available to help find solutions to these difficulties to better protect our seniors. Our seniors continue to be among the most vulnerable groups of citizens, and we owe it to them to explore ways to protect their interests and their way of life. The Board has a Housing Subcommittee which regularly discusses possible solutions to this issue.

In 2024, the Board identified areas that we believe were of concern to seniors and worked on those issues during the year. This year the Board heard a presentation from Jeremy Darlanhahan about how the Housing Choice Voucher Program works and what seniors need to do to apply. While this state-funded program is helpful, the spots are limited. The Board members have indicated their availability to help seniors navigate the enrollment process when the program's waitlist opens.

One guest at our meeting came to tell us about his experience of becoming homeless and highlighted how easy it is to be just one step from homelessness. He also shared the difficulties with relying on shelters. It was heartbreaking.

The Board also heard presentations on "Project Lifesaver", a program that provides transmitters for seniors or other at-risk persons to help locate them should they wander off. This is a great program, but is limited in the number of transmitters available for usage.

We also heard more about Domestic Abuse and Senior Abuse which seems to be growing in the population. A presentation about Veterans and benefits programs further enlightened us to how and what resources are available for Veterans.

All these programs gave us information that we can share as we meet with other seniors to hopefully spread the word about help that is available to seniors.

Pickleball Storage: Seniors are avid pickleball players and the numbers are growing, and this issue continues to be a hot topic. Increasingly seniors are finding that space dedicated to seniors is sparse and they really would like to see more "senior designated" time, particularly in the evenings as not all seniors are retired..

With the new Sports and Wellness Complex to be designed in the old Sears Building, we are hopeful that space will become available for Seniors for Pickleball courts for use in the evenings. This is important because not all seniors are retired and able to come during the day to play this fast-growing sport.

Grief Counseling: Seniors often lose spouses and there seems to be grief counseling for those in that position, but seniors also lose others close to them, friends, children, siblings, even pets and this causes them grief. The Board felt that a program that included all kinds of loss would be helpful for seniors navigating these difficult times. One of our members Dr. Jacqueline Pressey developed a program called REVIVE. She worked with Lisa Furlow to get space in the center to conduct the program.

The program was very well received and continued in 2025. It was developed, designed, and created by Dr. Jacqueline Pressey.[3]

Scams: Scams affect all ages, but many times are directed to seniors. Scams come in all shapes and sizes. The Office on Aging again held Scam Jam sessions to make seniors aware of the most recent scams. Romantic Scammers, targeting seniors who are often alone and lonely, have increased exponentially. Dr. Pressey created and put on a class specifically directed at

[3] For additional information on Dr. Pressey and her program, visit her website at https://www.recreationsministries.com.

Romantic Scams, how they are perpetuated, the financial and emotional impact and how to avoid them. Her presentation was well received.

Indian Head Center: This Town Hall was abbreviated due to another presentation but attendees still brought up several issues that were of concern to them. Many of their concerns are born of the nature of rural life, lack of medical services, lack of businesses for daily needs and communication failures. But we would be remiss if we did not mention their concerns even though the solutions are, in many cases, outside of the ability of the Commissioners to solve. The one thing that is important to them is that they really need a new center. The one they have is housed in a historical building which is very old, has limited parking and very limited space. There are 420 seniors who utilize the center, and it can become crowded. Also, for many this is their only big meal of the day and the only social interaction that they have. It would be wonderful if somehow, they could have a bigger center that would allow them to better engage with other seniors.

Nanjemoy Center: We had a longer meeting with the seniors here and they mentioned again that the senior center is their most important means of social interaction. Again, for many of them, this is when they get their main meal of the day. They are very grateful to have the Center and it helps them have a positive attitude about their lives.

We look forward to sharing our ideas with the Commissioners in the future. If there are specific thoughts the Commissioners would like to share and work with ACA in collaboration, we would be glad to hear from you.

The Council would like to thank the Commissioners, and particularly Commissioner Coates, who attends our meetings regularly, for the opportunity to share our findings and ideas. We hope that together we can make our County one of the most “senior friendly” counties in the state.

Respectfully submitted,
Linda Stansbury, Chair
Dr. Jacqueline Pressey, Vice Chair
Raymona Middleton, Recording Secretary

Lisa Furlow
Roy Naraine
Cheryl Robinson
Cynthia Vaughan
Candyce Harris
Khenae Pearson
Donta Varney
Lauretta Miles
Theodora Carr
Tiffany Brown
Jessica Richards
Sara Cano
Angel Wye
Fanny Jean Urkums

STATEMENT OF
LINDA STANSBURY, CHAIR
AREA COUNCIL ON AGING
September 15, 2026

The Area Council on Aging is a Commissioner-appointed Board whose mission is to develop awareness and understanding of problems and concerns of the senior citizen population in the county and apprise the Commissioners of the same.

The ACA meets on the second Thursday of each month, September through June. Two of the yearly meetings are reserved for networking with seniors and the Councils of Calvert and St. Mary's counties. These meetings are held in hybrid format to allow the broadest possible attendance. Those attending in person do so at the Waldorf Senior Center. Over the last year we have had an increase in attendance by members of the public who share ideas and concerns of interest to seniors. This has been extremely informative and helpful.

Three major concerns have surfaced during our meetings:

- Inflation causing a significant rise in the cost of housing and groceries is a concern that has impacted almost 100% of our seniors.
- Health care and prescription costs have risen significantly.
- The decreased funding for food banks, which has contributed to food insecurity for many, but which has disproportionately affected seniors.

In addition to the rise in the cost of housing, our seniors continue to be concerned about the lack of affordable housing for seniors in the County. During the last Census, more than 14% of the population of Charles County was over 60 years of age. This figure has continued to increase, and it is projected that within the next two decades, 25% of the

population will be 65 or older. Senior housing is difficult to obtain due to the high demand for affordable apartments, and this will only get worse as more Boomers enter the Senior Housing market. We know that the Commissioners are aware of this situation and commend them for the recent opening of Magnolia Gardens, but we just wanted to highlight it again.

All of Charles County senior apartment complexes have a waiting list of 2-3 years, therefore many seniors must reside in alternative apartment complexes that are not designated for seniors. This lack of housing that is geared toward Seniors has additional difficulties quite apart from affordability.

The Board continues to identify areas we believe are of concern to seniors and explore these issues during our meetings. Some of the areas we explored in 2025 were:

- Jeremy Darlanhahan explained to the Board about how the Housing Choice Voucher Program works and what seniors need to do to apply. While this state-funded program is helpful, the spots are limited.
- One guest at our meeting came to tell us about his experience of becoming homeless and highlighted how easy it is to be just one step from homelessness. He also shared the difficulties with relying on shelters. It was heartbreaking.
- The Board also had a presentation on “Project Lifesaver”, a program that provides transmitters for seniors or other at-risk persons to help locate them should they wander off. This is a great program but is limited in the number of transmitters available for usage.

- The Board heard more about Domestic Abuse and Senior Abuse which seems to be growing in this population.
- Learned about Veterans and benefits programs on resources that are available to Veterans.

This information allows us to be better informed while speaking with seniors and their concerns.

Several other topics were:

Seniors are avid pickleball players and the numbers are growing, and this issue continues to be a hot topic. Increasingly seniors are finding that space dedicated to seniors is sparse and they really would like to see more "senior designated" time, particularly in the evenings as not all seniors are retired.

With the new Sports and Wellness Complex in the old Sears Building, we are hopeful that space will become available for Seniors to play pickleball in the evenings.

Grief Counseling: Seniors often lose spouses and there seems to be grief counseling for those in that position, but seniors also lose others close to them, friends, children, siblings, even pets and this causes them grief. The Board felt that a program that included all kinds of loss would be helpful for seniors navigating these difficult times. One of our members Dr. Jacqueline Pressey developed a program called REVIVE. She worked with Lisa Furlow to get space in the center to conduct the program. It was a rousing success.

Scams: Scams affect all ages, but many times are directed to seniors. Scams come in all shapes and sizes. The Office on Aging again held Scam Jam sessions to make

seniors aware of the most recent scams. Romantic Scammers, targeting seniors who are often alone and lonely, have increased exponentially. Dr. Pressey created and put on a class specifically directed at Romantic Scams, how they are perpetuated, the financial and emotional impact and how to avoid them. Her presentation was well received.

To better understand specific issues that arise, the Board went to the Indian Head Center and the Nanjemoy Center to meet directly with the seniors there to discuss what was on their minds.

At Indian Head many of their concerns are born of the nature of rural life, lack of medical services, lack of businesses for daily needs and communication failures. But we would be remiss if we did not mention their concerns even though the solutions are, in many cases, outside of the ability of the Commissioners to solve. The one thing that is important to them is the need for a new center. The current center is housed in a historical building which is very old, has limited parking and very limited space. There are 420 seniors who utilize the center, and it can become crowded. Also, for many this is their only big meal of the day and the only social interaction that they have. It would be wonderful if somehow, they could have a bigger center that would allow them to better engage with other seniors.

The meeting at Nanjemoy was enlightening. They mentioned several times that the senior center is their most important means of social interaction. Also, for many of them this is when they get their main meal of the day. They are very grateful to have the center, and it helps them have a positive attitude about their lives.

On that positive note, we would like to thank the Commissioners for the opportunity to share our findings and ideas. We hope that together we can make our County one of the most “senior friendly” counties in the state.

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE:	September 15, 2026
SUBMITTED BY:	Carol DeSoto, County Commissioners Office
ITEM TYPE:	Discussion
AGENDA SECTION:	Briefings-Afternoon
SUBJECT:	• **Discussion: Marijuana Related to Zoning** (Commissioner Bowling, Mr. Jason Groth, Director, Mr, Charles Rice, Planning Director, Ms. Kelly Palmer, Planning Supervisor, Department of Planning and Growth Management; and Ms. Molly Meehan, Agriculture and Rural Development Manager, Department of Economic Development)
SUGGESTED ACTION:	
ATTACHMENTS:	

Item Cover Page

***CHARLES COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT**

DATE:	September 15, 2026
SUBMITTED BY:	Carol DeSoto, Office of the County Attorney
ITEM TYPE:	Public Hearing
AGENDA SECTION:	[6:00 p.m.] Public Hearing -Hybrid In Person/Virtual - Government Building, 200 Baltimore Street, La Plata, MD 20646
SUBJECT:	• **Public Hearing: 2027 Preliminary State Legislative Proposal** (Charles County Board of Commissioners; Delegate Debra Davis, Delegate C.T. Wilson, Delegate Edith Patterson, Delegate Kevin Harris; Senator Arthur Ellis, Charles County State Delegation; and Ms. Danielle Mitchell, Acting Deputy County Administrator, Office of the County Administrator)
SUGGESTED ACTION:	**In-person:** Speaker sign-up will begin 30 minutes (1/2 hour) prior to the hearing at the Charles County Government Building (200 Baltimore Street, La Plata) and will end at the commencement of the hearing. **Virtually:** Call 240-776-6709 between 8 a.m. to 4 p.m. September 15, 2026, to register to speak. Once registered, you will receive a virtual link to testify between 6 p.m. and 9 p.m. after in-person speakers testify. If you are not available to speak when you are called, we have the right to move on to the next caller. Each speaker will be allotted three (3) minutes. **Written or voicemail comments** may be submitted in lieu of oral testimony, or to expand upon oral testimony, and will be accepted September 1, 2026, starting at 8 a.m. through September 15, 2026, at 5:00 p.m **E-Comment:** https://www.charlescountymd.gov/government/public-comments/public-hearing-comments/legislative-proposal-ecomments **Phone message:** call 240-776-6709 **Mail:** Commissioners of Charles County, 200 Baltimore Street, La Plata, Maryland 20646. Comments sent by mail must be received no later than September 15, 2026. Those individuals with special needs may contact the Maryland Relay Service TDD 1-800-735-2258.

LINK TO PUBLIC COMMENT FOR THIS PUBLIC HEARING

ATTACHMENTS:
2027_Preliminary_Legislative_ProposalsPKG.pdf

Charles County Commissioners
2027 Preliminary Legislative Package



County Commissioners of
Charles County, Maryland

The Hon. Reuben B. Collins, II, President
The Hon. Ralph Patterson, Vice President
The Hon. Gilbert "BJ" Bowling
The Hon. Thomasina Coates, M.S.
The Hon. Amanda M. Stewart, Ed.D.

Board of County Commissioners' 2027 Preliminary Legislative Proposals

1. A proposal concerning stormwater management infrastructure. PG.1
   Proposed by: Theresa Deminne
2. A proposal to address Community Infrastructure and Climate Resilience Tax Incentives for Common Ownership Communities. PG.4
   Proposed by: Eileen Britt
3. A proposal to enable a Commercial Growth Dividend Program. PG.8
   Proposed by: Roderick Lewis
4. A proposal to conduct a County Fiscal Responsibility and Productivity Analysis. PG.10
   Proposed by: Roderick Lewis
5. A proposal to enable all Maryland counties to establish an independent Office of Inspector General. PG.17
   Proposed by: Greg Waring
6. A proposal to amend eligibility requirements of Orphan's Court judges. PG.19
   Proposed by: Beverly Deniston
7. A proposal to establish a loitering ordinance. PG.21
   Proposed by: Ayana Moore
8. A proposal to establish a Youth Sports & Student-Athlete Task Force. PG.25
   Proposed by: Denise Joseph
9. A proposal to an oversight framework for certain county governments and public schools. PG.33
   Proposed by: Derrick Terry
10. A proposal to provide oversight authority over the Charles County Public Schools to the Inspector General. PG.39
    Proposed by: Durrell Gray
11. A proposal to establish a bi-county special transportation priority zone. PG.41
    Proposed by: Latina Wilson
12. A proposal to fund homeowner resilience improvements. PG.43
    Proposed by: Latina Wilson
13. A proposal to establish a commuter ferry. PG.45
    Proposed by: Latina Wilson

14. A proposal to establish an aging in place, mobility and family caregiver support program. PG.47
Proposed by: Latina Wilson

15. A proposal to add law enforcement response vehicles operated by the Sheriff's Office to the exemption of CDL requirements per Trans. Art. §16-803. PG.49
Proposed by: Charles County Sheriff's Office

16. A proposal to remove exclusions from the speed and redlight camera program for vehicle leasing companies and special registration plates. PG.51
Proposed by: Charles County Sheriff's Office

17. A proposal to amend the Local Gov't Tort Claims Act to include the Charles County Resilience Authority. PG.52
Proposed by: Charles County Resilience Authority

18. A proposal to allow the Charles County Homeowners Association Dispute Review Board (HOADRB) to resolve disputes concerning residential condominium associations. PG.54
Proposed by: Charles County HOADRB

19. A proposal to allow for a registry requirement for common ownership communities, including a registration fee. PG.55
Proposed by: Charles County HOADRB

20. A proposal to authorize a Charles County recreation amenity fee. PG.56
Proposed by: County Administration

21. A proposal to establish native biodiversity threshold by 2030 for commercial properties. PG.58
Proposed by: Micaiah Lloyd

22. A proposal to ban the development of new large scale data centers. PG.60-62
Proposed by: Jessica Cassidy; Micaiah Lloyd

23. A proposal to ban data centers statewide. PG.64-76 &113
Proposed by: Ashley Breeden; Jake Burdett Alana Davis; Amanda Doane-Johnson; Tanya Luckett; Edith Henry; Diane Thomas; Commissioner Gilbert Bowling

24. A proposal to ban data center in Southern Maryland. PG.78-88
Proposed by: Jake Burdett; Alana Davis
Amanda Doane-Johnson;
Tanya Luckett; Edith Henry;
Diane Thompson

25. A proposal to implement a 3-5 year moratorium on data centers in Southern Maryland. PG.90-100
Proposed by: Jake Burdett; Alana Davis;
Amanda Doane-Johnson; Tanya
Luckett; Edith Henry; Diane Thomas

26. A proposal to implement a 3-5 year moratorium on data centers statewide. PG.102-108
Proposed by: Jake Burdett; Alana Davis;
Amanda Doane-Johnson; Tanya
Luckett

27. A proposal to implement term limits for County Commissioners. PG.110
Proposed by: Commissioner Ralph Patterson

28. A proposal to allow shared wastewater systems for residential accessory dwelling units. PG.112
Proposed by: Commissioner Thomasina Coates

29. A proposal to remove income restrictions for the volunteer emergency responders tax credit. PG.113
Proposed by: Commissioner Gilbert Bowling

30. A proposal to implement term limits for Maryland General Assembly members. PG.113
Proposed by Commissioner Gilbert Bowling

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 3:41 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045376
IP Address: [redacted]
Submission Date: 08/07/2026 3:41
Survey Time: 22 minutes, 31 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Theresa Deminne

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Hughesville, MD 20637

5. PROPOSAL SUMMARY.

This proposal requests that the Charles County Commissioners strengthen accountability for stormwater management infrastructure by improving the documentation, recording, disclosure, and long-term management of stormwater facilities and easements depicted on recorded plats and located throughout Charles County. Many stormwater facilities have been constructed as part of residential and commercial development and while subdivision plats often identify stormwater easements, the legal documents establishing ownership, maintenance responsibilities, access rights, and long-term accountability have not been consistently recorded or made easily accessible. As this infrastructure ages, these documentation gaps create uncertainty for homeowners, homeowners associations, developers, County staff, engineers, title companies, and prospective property purchasers. The lack of clear documentation can delay maintenance, complicate enforcement, increase the risk of flooding, formation of dangerous sinkholes, infrastructure failures, and hinder effective stormwater management. These issues also affect Charles County's ability to protect public infrastructure, safeguard local waterways, and meet state and federal environmental obligations/compliance with the MS4 permit program. This proposal recommends that the County evaluate and implement policies requiring complete stormwater easement documentation, legal review before final development approval, recording of all required instruments before bond release, standardized property transfer disclosures, ensure the terms outlined in development agreements are fulfilled, a publicly accessible GIS-based stormwater infrastructure database, and a program to identify and correct historical documentation deficiencies. By improving transparency and clearly defining ownership and

maintenance responsibilities, Charles County can better protect public safety, reduce long-term infrastructure costs, while improving environmental stewardship.

6. CODE REFERENCES

Charles County Code Chapter 274 – Stormwater Management Chapter 278 – Subdivision Regulations Chapter 244 – Grading and Sediment Control Chapter 238 – Flood Damage Control Chapter 97 – Planning and Growth Management Maryland Authorities Maryland Environment Article, Title 4 – Stormwater Management COMAR 26.17.02 – Stormwater Management Maryland Department of the Environment Stormwater Design Manual Maryland Real Property Article (Recording of Easements) Maryland Land Use Article (Subdivision Authority) Proposed County Action Amend Chapter 274 (Stormwater Management) and Chapter 278 (Subdivision Regulations), or adopt a new chapter within the Charles County Code, to require complete stormwater easement documentation, legal review, recordation before release of development security, standardized property disclosures, a countywide stormwater infrastructure inventory, and a publicly accessible GIS-based stormwater infrastructure database.

7. PROBLEM.

While subdivision plats often identify drainage and stormwater easements, the legal documents that establish ownership, maintenance responsibilities, inspection authority, repair obligations, replacement responsibilities, and access rights have not been consistently recorded. As these systems continue to age, the County, homeowners associations, property owners, engineers, title companies, surveyors, and developers increasingly face uncertainty over basic questions such as: Who is the easement assigned to? Who owns the stormwater facility? Who is responsible for maintaining it? Who has legal authority to inspect or repair it? Which properties are impacted by the easement? What responsibilities transfer when property ownership changes? These uncertainties contribute to delayed maintenance, flooding, dangerous sinkholes, culvert failures, erosion, roadway damage, emergency repairs, disputes, and declining water quality. Stormwater infrastructure does not affect only individual neighborhoods. These systems ultimately discharge into Mattawoman Creek, the Potomac River, Port Tobacco River, Zekiah Swamp, and the Chesapeake Bay watershed. When maintenance responsibilities cannot be clearly identified, environmental impacts increase and the County's ability to manage stormwater infrastructure is weakened, public safety is at risk and property suffers damage. In addition, homebuyers are often not informed during the purchase process that a property contains easement for stormwater facilities and what that entails as far as any maintenance responsibilities due to inconsistent easement recording practices.

8. SOLUTION.

1. Complete Documentation Requirements Require every stormwater facility and easement shown on a subdivision plat to be supported by recorded legal documents identifying: Ownership; Easement boundaries; Inspection rights; Maintenance responsibilities; Repair obligations; Replacement obligations; Responsible maintenance entity; and Identify all properties impacted by an easement. 2. County Legal Review Require stormwater easements, maintenance agreements, declarations, and related legal documents to be reviewed by the County Attorney, or designee, before final approval to ensure legal consistency, enforceability and compliance with development agreement. 3. Recording Before Final Development Approval Require all stormwater-related legal documents to be properly executed and recorded before: Final subdivision approval; Acceptance of deeds to the county from developer Acceptance of stormwater improvements; Release of performance bonds; Release of maintenance bonds; Release of letters of credit; or Release of other development security associated with stormwater improvements. 4. Public Stormwater Infrastructure Database Develop a publicly searchable GIS-based database containing: Stormwater facility locations; Easement documents; Ownership information; Responsible maintenance entities; Inspection records; Enforcement history; Parcel information; and Land record references. Providing this information in one location would improve transparency for residents, HOAs, County staff, engineers, surveyors, title companies, and prospective homebuyers. 5. Property Transfer Disclosure Require standardized disclosure during property sales whenever real property: Contains stormwater infrastructure; Is subject to a stormwater easement; Identifies who the easement is assigned to Any recorded maintenance agreement 6. Historical Documentation Initiative Authorize a County-wide review of existing stormwater infrastructure to identify facilities with incomplete or missing documentation

9. COST.

Implementation costs would primarily involve staff time, legal review, GIS integration, database development, record digitization, and public outreach. Because much of the underlying information already exists within Charles County Planning and Growth Management, the Department of Public Works, Geographic Information Systems (GIS), and the Charles County Land Records, implementation would largely involve organizing, verifying, and integrating existing records rather than creating new data. Initial costs may include updating County procedures, developing a publicly accessible stormwater infrastructure database, reviewing historical easement documentation, training staff, and preparing standardized forms and guidance for developers.

10. ORGANIZATIONAL SUPPORT.

I would hope Charles County Soil Conservation, MDE, PGM, HOA Alliance, HOA leaders, Chesapeake Bay Foundation, Potomac Riverkeeper, Patuxent Riverkeeper and other watershed conservation groups would support this initiative

11. ORGANIZATIONAL OPPOSITION.

possibly the Maryland builders association due to increased legal review and extra steps, Land developers for the same reason although I feel both organizations would welcome clarity with regards to easements being assigned to avoid problems in the future.

12. PROPOSED DRAFT LANGUAGE.

I respectfully request that the Charles County Commissioners evaluate and adopt policies to improve the documentation, recording, disclosure, and long-term accountability of stormwater management infrastructure throughout Charles County. Stormwater facilities have been constructed as part of residential and commercial development. While subdivision plats commonly identify stormwater easements, the legal documents establishing ownership, maintenance responsibilities, inspection authority, access rights, and repair obligations have not been consistently recorded or easily accessible. As these systems age, incomplete documentation creates uncertainty for homeowners, homeowners associations, developers, County staff, and prospective property owners. These documentation gaps can delay maintenance, increase the risk of flooding, sinkholes, erosion, and infrastructure failures, contribute to costly legal disputes, and reduce transparency during real estate transactions. They also make it more difficult for the County to effectively manage stormwater assets and protect local waterways. I request that the County consider requiring complete stormwater easement documentation, County legal review of stormwater agreements/ development agreements, recordation of required documents before final development approval or release of bonds, standardized property transfer disclosures, a publicly accessible GIS-based stormwater infrastructure database, and a program to identify and correct historical documentation deficiencies. These measures would improve public safety, protect property, clarify ownership and maintenance responsibilities, reduce future infrastructure costs, support environmental stewardship, and provide greater transparency for residents while protecting Charles County's long-term investment in stormwater infrastructure.

13. OTHER INFORMATION TO NOTE.

The lack of recorded easements has resulting in increased sedimentation entering waterways, damage to homes, and public safety issues when giant sinkholes open up near bus stops while various entities point to other potential responsible parties because easements either were not created at all or were not recorded but exist on recorded plat due to an oversight during the development process. By the time these systems become problematic, the developer is gone, the records cannot be located and the homeowner is left with a property of no value because of infrastructure that serves the roads that has failed and destroyed their property in the process. There should be no loose ends when the county accepts a deed from the developers per the development agreement. The existance of unrecorded easements on recorded plats needs to be addressed along with careful legal review of the development agreement before release of bonds. Thank you for considering this improvement to the easement recordation process.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

[Draft] Fw: *NEW SUBMISSION* Legislation Proposal Form (long)

From MitchelD@charlescountymd.gov

---------- Forwarded message ---------
From: **DO NOT REPLY - UNMONITORED ACCOUNT** <no-reply@charlescountymd.gov>
Date: Fri, Aug 7, 2026 at 3:48 PM
Subject: *NEW SUBMISSION* Legislation Proposal Form (long)
To: <connect@hoacaa.org>

Legislation Proposal Form (long)

Submission #: 5045394
IP Address: [redacted]
Submission Date: 08/07/2026 3:48 PM
Survey Time: 1 day, 35 minutes, 37 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and can be viewed after you login.

Read-Only Content

1. CONTACT PERSON NAME

Eileen Britt

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Waldorf,Maryland 20602

5. PROPOSAL SUMMARY.

This proposal asks the Maryland General Assembly to adopt a Joint Resolution urging Congress to create a federal Community Infrastructure Investment and Climate Resilience Tax Incentive for common ownership communities that are responsible for privately

owned infrastructure required by state or local law. The proposal would apply to homeowners' associations, condominium associations, cooperative housing communities, property owners' associations, and similar communities that maintain infrastructure such as stormwater systems, drainage facilities, flood mitigation projects, green infrastructure, retaining walls, watershed improvements, and other resilience-related assets. The incentive would work in two ways. First, an eligible community could receive a federal tax benefit for making qualifying investments in its own required infrastructure. Second, a community could voluntarily use a portion of the investment earnings generated by its reserve funds—not the reserve principal—to support an approved nonprofit project that provides a documented benefit to the community or advances a qualifying public purpose, such as public safety, volunteer fire and EMS, affordable housing, watershed restoration, disaster preparedness, environmental conservation, or climate resilience. The goal is not to create an unrestricted charitable giving program. Any nonprofit reinvestment would have to be tied to an eligible project or public benefit and supported by appropriate documentation. The proposal would encourage responsible reserve planning, help communities maximize investment earnings, reduce deferred maintenance and future special assessments, and keep more private dollars working in local communities. A five-year pilot, tiered incentive structure, annual reporting, and reasonable program limits could be used to evaluate the fiscal impact and public benefit before Congress considers permanent authorization.

6. CODE REFERENCES

This proposal is grounded in existing federal, Maryland, and local laws that support infrastructure investment, environmental protection, disaster mitigation, housing stability, and public-private partnerships. Although these laws recognize the importance of resilient infrastructure, there is no federal tax incentive that encourages common ownership communities to maintain or improve privately owned infrastructure required by state or local law. Federal Internal Revenue Code §528 – Taxation of Homeowners' Associations Internal Revenue Code – Federal Tax Incentive Provisions Clean Water Act (33 U.S.C. §1251 et seq.) Robert T. Stafford Disaster Relief and Emergency Assistance Act Disaster Recovery Reform Act of 2018 Infrastructure Investment and Jobs Act National Flood Insurance Act FEMA Hazard Mitigation Assistance Programs State (MD) Local Government Article §1-1319 – Common Ownership Community Infrastructure Trust Funds Environment Article – Stormwater Management, Watershed Protection, and Chesapeake Bay Restoration Climate Solutions Now Act of 2022 Maryland Department of Housing and Community Development statutory authority for housing Local (Charles County) Chapter 299 – Resilience Authority Chapter 275 – Watershed Protection and Restoration Chapter 274 – Stormwater Management Chapter 247 – Homeowners' Associations This proposal works alongside existing programs by introducing another way to encourage investment in infrastructure. As government resources become more limited, common ownership communities are carrying a growing share of the responsibility for maintaining systems that benefit both residents and the public. A targeted federal tax incentive would encourage responsible reserve planning, strengthen infrastructure investment, and build on Maryland's leadership in Chesapeake Bay restoration, stormwater management, climate resilience, and reserve funding while providing a model that could be replicated nationwide.

7. PROBLEM.

Across the country, homeowners' associations (HOAs), condominium associations, cooperative housing communities, and other common ownership communities maintain billions of dollars in privately owned infrastructure required through the land development process. This includes stormwater systems, drainage facilities, flood control structures, bioretention areas, retaining walls, stream restoration, green infrastructure, and other improvements that provide important environmental and public benefits. Maryland recently strengthened its reserve funding laws through legislation sponsored by Delegate Holmes. Homeowners' and condominium associations are now required to conduct reserve studies and fund reserves based on those studies to ensure communities are financially prepared for future infrastructure repairs and replacements. To preserve reserve funds, many associations place them in federally insured, interest-bearing accounts or other low-risk investments. While these investments help reserves grow, the interest earned is generally subject to federal income tax, reducing funds available for future infrastructure needs. Federal tax policy also provides no comparable incentive for associations that voluntarily invest in projects benefiting the broader community, such as volunteer fire and EMS services, affordable housing, watershed restoration, environmental conservation, or climate resilience initiatives. This creates a gap between state policy and federal tax policy. Maryland encourages responsible reserve funding, but federal law does not reward communities for saving responsibly or reinvesting investment earnings in projects that provide measurable public benefits. A targeted federal tax incentive would encourage long-term financial planning, strengthen local state infrastructure investment, support community partnerships, and keep more private dollars working to benefit homeowners, communities, and taxpayers.

8. SOLUTION.

Urge the Maryland General Assembly to adopt a Joint Resolution requesting Congress to establish the Community Infrastructure Investment and Climate Resilience Tax Incentive Act. The legislation would create a federal tax incentive for common ownership communities that maintain privately owned infrastructure required by state or local law. The incentive would encourage responsible reserve funding, investment in critical infrastructure, and long-term financial planning. Eligible applicants include homeowners' associations, condominium associations, cooperative housing communities, property owners' associations, and other nonprofit entities responsible for maintaining qualifying infrastructure. Eligible projects include stormwater management systems, drainage facilities, flood mitigation, stream and watershed restoration, erosion control, green infrastructure, environmental restoration, and other resilience improvements. Associations would also be eligible for a comparable federal tax incentive when a portion of reserve investment earnings is voluntarily contributed to approved 501(c)(3) or 501(c)(4) organizations supporting volunteer fire and EMS services, affordable housing,

disaster preparedness, watershed restoration, environmental conservation, climate resilience, or other projects providing a documented public benefit. Maryland is well-positioned to lead this effort through its reserve funding requirements, Chesapeake Bay restoration commitments, Climate Solutions Now Act, and stormwater management programs. Congress should consider a five-year pilot with a tiered incentive structure, annual reporting, and program evaluation before permanent authorization.

9. COST.

This proposal does not require State funding or create a new State grant program. Instead, it uses the federal tax code to encourage common ownership communities to save for future infrastructure needs and invest in projects that provide a public benefit. Because this is a new policy concept, there is limited historical data to accurately estimate participation or fiscal impacts. Even so, the impact on federal tax revenue is expected to be modest. Only 12 of 50 states (24%) require reserve contributions, 13 states (26%) require reserve studies, and only **six states, including Maryland (12%), require both by law. As a result, relatively few communities are expected to qualify during the early years. Congress should consider establishing the program as a five-year pilot with a tiered incentive based on reserve obligations or annual assessment revenue, along with annual reporting and reasonable participation limits. A sunset provision would allow Congress to review the program's fiscal impact, participation, and public benefits before deciding whether to extend, revise, or make it permanent. Over time, the proposal may encourage stronger reserve funding, reduce deferred maintenance and special assessments, increase investment in critical infrastructure, and support projects that improve public safety, affordable housing, watershed restoration, and climate resilience. Strengthening infrastructure before failures occur can help reduce long-term costs for homeowners and all levels of government.

10. ORGANIZATIONAL SUPPORT.

The concept may be of interest to organizations involved in housing, infrastructure, environmental protection, public safety, local government, and community development. Community & Housing HOA Alliance and Civic Association of Maryland HOA United Community Associations Institute (CAI) Maryland REALTORS® Southern Maryland Association of REALTORS® National Association of Home Builders (NAHB) Habitat for Humanity Enterprise Community Partners Government Maryland Department of Housing and Community Development (DHCD) Maryland Department of the Environment (MDE) Maryland Association of Counties (MACo) Maryland Municipal League (MML) National Association of Counties (NACo) National League of Cities (NLC) U.S. Environmental Protection Agency (EPA) Federal Emergency Management Agency (FEMA) Public Safety & Infrastructure National Volunteer Fire Council International Association of Fire Chiefs American Public Works Association (APWA) American Society of Civil Engineers (ASCE) National Association of Flood and Stormwater Management Agencies Environmental & Conservation Chesapeake Bay Foundation Alliance for the Chesapeake Bay Chesapeake Conservancy Sierra Club Maryland Chapter Maryland League of Conservation Voters Watershed organizations and local conservation groups The proposal brings together interests that often share common goals, including protecting infrastructure, improving water quality, strengthening public safety, supporting housing stability, and encouraging responsible long-term financial planning. As discussions move forward, these organizations may provide technical expertise, policy input, or letters of support.

11. ORGANIZATIONAL OPPOSITION.

Questions may be raised about the effect on federal tax revenues, program administration, eligibility standards, and oversight of qualifying projects and nonprofit organizations. Because this is a new policy concept, there is limited historical data to estimate participation or fiscal impacts. The proposal is designed to address those concerns by limiting eligibility to common ownership communities responsible for maintaining infrastructure required by state or local law and requiring documentation for qualifying expenditures or approved community investments. Additional safeguards could include a five-year pilot, a tiered incentive structure, annual reporting, reasonable participation limits, an overall program cap, and a sunset provision allowing Congress to review the program before deciding whether to extend or make it permanent. Questions may also arise about allowing reserve investment earnings to support nonprofit organizations. To address this, eligibility would be limited to approved 501(c)(3) and 501(c)(4) organizations whose primary mission includes public safety, volunteer fire and EMS services, affordable housing, watershed restoration, environmental conservation, disaster preparedness, or climate resilience. Contributions would be voluntary and tied to projects that provide a documented public benefit. These provisions give Congress an opportunity to evaluate participation, costs, and measurable outcomes before considering long-term authorization.

12. PROPOSED DRAFT LANGUAGE.

Joint Resolution FOR the purpose of urging the Congress of the United States to establish a federal tax incentive for common ownership communities that maintain privately owned infrastructure required by state or local law; encouraging responsible reserve funding, infrastructure investment, and qualified community reinvestment, and generally relating to infrastructure resilience. WHEREAS, common ownership communities maintain privately owned infrastructure that reduces flooding, protects water quality, and provides significant public benefits; and WHEREAS, Maryland requires many homeowners' and condominium associations to conduct reserve studies and adequately fund reserves for future infrastructure repairs and replacements; and WHEREAS, interest earned on reserve investments is generally subject to federal income tax, reducing funds available for future infrastructure needs; now, therefore, be it RESOLVED, That the Maryland General Assembly respectfully urges Congress to establish a federal tax incentive for qualifying infrastructure investments and

eligible community-benefit projects supporting public safety, affordable housing, watershed restoration, environmental conservation, and climate resilience; and be it further RESOLVED, That Congress should consider a five-year pilot program with a tiered incentive, annual reporting, and a sunset review before permanent authorization.

13. OTHER INFORMATION TO NOTE.

Participation would be voluntary and would not create new reserve funding requirements or additional regulatory mandates. Instead, the proposal offers another option for encouraging private investment while supporting public priorities. If adopted, Maryland would be well-positioned to evaluate whether a federal tax incentive can strengthen infrastructure stewardship, encourage partnerships with organizations serving public safety, affordable housing, and climate resilience, and provide a model for other states to consider.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

--
HOA & Civic Association Alliance
2-A Industrial Park Drive Waldorf, MD 20602
(240) 528-8899
hoacaa.org



Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Tue 7/28/2026 4:45 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 4975232
IP Address: [redacted]
Submission Date: 07/28/2026 4:45
Survey Time: 14 minutes, 50 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Roderick Lewis

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Waldorf, MD 20603

5. PROPOSAL SUMMARY.

Request that the Board of County Commissioners include in the County's 2027 Legislative Package a request for local enabling legislation authorizing Charles County to establish, by local ordinance, a Commercial Growth Dividend Program that would allow the County to levy a supplemental property tax rate on commercial and industrial real property for the limited purposes of funding public education and transportation infrastructure.

6. CODE REFERENCES

Maryland Tax-Property Article, Title 6 (Property Tax Rate) by creating a new section specific to Charles County, similar in structure to other county-specific taxing authorities. Potentially include conforming amendments in Title 9 (Property Tax Credits) if the General Assembly wishes to expressly authorize local credits or exemptions.

7. PROBLEM.

Charles County has experienced significant residential and commercial growth over the past two decades. This growth has expanded the County's tax base and strengthened the local economy, but has also increased demands on roads, schools, public safety, and other critical infrastructure. Current Maryland law generally requires counties to apply a uniform property tax rate to all real property and does not provide Charles County with authority to establish a separate county property tax rate for

commercial and industrial property. A similar statewide proposal (HB 90/SB 224, 2026 Session) sought to provide this authority to all counties but was not enacted. Accordingly, if Charles County wishes to pursue this policy, it must seek county-specific enabling legislation from the Maryland General Assembly.

8. SOLUTION.

The Charles County Board of County Commissioners is requested to include in its 2027 Legislative Package legislation that would authorize Charles County to: - Establish a commercial and industrial property subclass for county taxation purposes. - Levy a supplemental commercial property tax rate by local ordinance. - Dedicate revenues generated by the supplemental rate exclusively to transportation infrastructure and public education. - Establish exemptions or tax credits for qualifying small businesses and other locally determined priorities. - Adopt regulations necessary to administer the program. The requested legislation would grant authority only. It would not impose a tax or establish a tax rate. Any future implementation would require separate action by the Board of County Commissioners through a public legislative process.

9. COST.

Little to no cost is estimated for this enabling legislative request

10. ORGANIZATIONAL SUPPORT.

While not confirmed, I would imagine proponents of local education and transportation funding would support this.

11. ORGANIZATIONAL OPPOSITION.

While not confirmed, I suspect big business

12. PROPOSED DRAFT LANGUAGE.

Charles County – Growth Dividend Program – Authorization Article I – Purpose Declare the purpose: Growth should help pay for growth. Article II – Definitions Define: Commercial property Industrial property Growth Dividend Small business Community Investment Credit Eligible transportation projects Eligible education projects Article III – Growth Dividend Rate Establish: Supplemental rate. Annual review process. Maximum authorized rate. Effective date. Article IV – Growth Dividend Fund Create: Dedicated fund. Permitted uses. Investment of funds. Annual reporting. Article V – Small Business Credits Authorize: Eligibility. Application process. Automatic credits. Appeals. Article VI – Community Investment Credit Authorize credits for: Workforce development. Apprenticeships. Infrastructure. Renewable energy. Childcare. Local hiring. Article VII – Accountability Require: Annual report. Independent audit every three years. Public dashboard. Sunset review.

13. OTHER INFORMATION TO NOTE.

Suggested Local Implementation (For future consideration only if enabling legislation is enacted.) Charles County Growth Dividend Program: Should the General Assembly grant the requested authority, the Board of County Commissioners could consider establishing the Growth Dividend Program through local ordinance. Illustrative Phase-In Schedule To maintain a competitive business climate while providing predictable implementation, the County could consider phasing in the supplemental rate over several years. Fiscal Year Illustrative Supplemental Rate Year 1 $0.025 per $100 assessed value Year 2 $0.050 per $100 Year 3 $0.075 per $100 Year 4 Independent Economic Impact Review Year 5 Consider adjustment based on findings Future adjustments would remain subject to public hearings and approval by the Board of County Commissioners. Illustrative Revenue Potential Based on the Department of Legislative Services fiscal analysis for HB 90, Charles County's commercial and industrial assessable base could generate approximately: Supplemental Rate Estimated Annual Revenue $0.025 ~$777,000 $0.050 ~$1.55 million $0.075 ~$2.33 million $0.100 ~$3.11 million These estimates are illustrative and would vary depending on future property assessments and any exemptions or credits adopted by the County. Suggested Revenue Allocation The County could establish a dedicated Growth Dividend Fund to ensure all revenues are used only for growth-related investments. Public Education & Transportation Infrastructure

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Mon 7/20/2026 5:25 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 4959552
IP Address: [redacted]
Submission Date: 07/20/2026 5:25
Survey Time: 42 minutes, 31 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Roderick Lewis, Jr.

2. CONTACT PERSON EMAIL

[redacted]m

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Waldorf, MD 20603

5. PROPOSAL SUMMARY.

Charles County Smart Growth and Fiscal Accountability Study: Direct Charles County Government to conduct a countywide Fiscal Responsibility and Productivity Analysis, including a Value Per Acre (VPA) study, to evaluate how different land uses contribute to County revenues, impact infrastructure demands, and affect long-term taxpayer sustainability. The purpose of this study is to provide elected officials and residents with objective financial data to support responsible decision-making regarding land use, infrastructure investments, and future development decisions.

6. CODE REFERENCES

N/A

7. PROBLEM.

Charles County is experiencing continued residential, commercial, and industrial growth. As the County changes, residents have raised important questions regarding whether infrastructure and public services—including roads, schools, public safety, parks, water, and sewer systems—are keeping pace with development. Residents have expressed concerns regarding: - Whether new development generates sufficient revenue to support the public services and infrastructure it requires; - Which types of development provide the greatest financial return to taxpayers; - Whether certain development patterns create long-term

financial obligations for the County; and how Charles County can make responsible decisions that protect taxpayers while maintaining quality of life. These are reasonable questions that deserve objective, data-driven answers. A Value Per Acre Study provides a practical tool to evaluate the fiscal productivity of different land uses by measuring the revenue generated relative to the amount of land utilized. When combined with a broader Fiscal Productivity Analysis, the County can better understand the relationship between development patterns, public investments, and long-term financial sustainability.

8. SOLUTION.

The Board of County Commissioners shall direct Charles County Government to conduct a countywide Value Per Acre (VPA) Study as the central component of a broader Fiscal Productivity Analysis to evaluate the long-term fiscal contribution of different land uses throughout the County. Funding for the study shall be included in the County budget, and the Department of Planning and Growth Management, in coordination with the Department of Fiscal and Administrative Services, the Department of Public Works, the Department of Economic Development, and other appropriate County agencies, shall oversee its implementation. The County shall procure a qualified consultant, academic institution, or other organization with demonstrated expertise in Value Per Acre studies, fiscal impact analysis, and land-use economics to complete the study. The analysis shall utilize existing County resources and data, including property assessments, Geographic Information System (GIS) mapping, land-use classifications, tax revenue records, infrastructure investment information, and, where reasonably available, public service cost data. At a minimum, the study shall evaluate the property tax revenue generated per acre across residential, commercial, industrial, mixed-use, agricultural, institutional, and other land-use categories; assess the relationship between revenues generated and the public infrastructure and service demands associated with those land uses; identify areas that provide the strongest and weakest long-term fiscal returns; and identify opportunities to improve Charles County's long-term fiscal sustainability and return on taxpayer investment. Upon completion of the study, the findings shall be presented during a public meeting of the Board of County Commissioners and published for public review. The Department of Planning and Growth Management shall subsequently prepare an implementation plan recommending how the findings of the Value Per Acre Study and Fiscal Productivity Anal

9. COST.

The estimated cost of completing a countywide Value Per Acre Study and Fiscal Productivity Analysis is between $100,000 and $200,000, depending on the scope of work and the consultant selected. For budgeting purposes, the County should appropriate up to $150,000 while directing staff to pursue state, federal, and other external funding opportunities to offset local costs whenever possible. This investment represents a small fraction of the County's annual operating budget and Capital Improvement Program. By providing objective data to inform infrastructure investments, land-use planning, and development decisions, the study has the potential to improve long-term fiscal stewardship and generate taxpayer savings that exceed its initial cost.

10. ORGANIZATIONAL SUPPORT.

Strong Towns Charles County

11. ORGANIZATIONAL OPPOSITION.

Development industry

12. PROPOSED DRAFT LANGUAGE.

See attached.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Charles County Smart Growth and Fiscal Accountability Study.pdf

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

BILL NO. _____-2026

AN ORDINANCE CONCERNING

Charles County Smart Growth and Fiscal Accountability Study

FOR the purpose of requiring Charles County to conduct a countywide Smart Growth and Fiscal Accountability Study, including a Value Per Acre (VPA) Study and Fiscal Productivity Analysis; providing for the appropriation of funds to complete the study; requiring the use of existing County data and the procurement of qualified professional expertise; requiring public presentation and publication of the study's findings; requiring the preparation of an implementation plan for incorporating the study's findings into County planning, budgeting, infrastructure investment, and land use decision-making; establishing periodic updates to ensure the study remains current; and generally relating to fiscal responsibility, infrastructure planning, taxpayer accountability, and smart growth in Charles County.

SECTION 1. BE IT ENACTED by the Board of County Commissioners for Charles County, Maryland, that the Charles County Code is amended by adding a new Chapter ___, to read as follows:

§ ___. Purpose.

The purpose of this Chapter is to establish a countywide Smart Growth and Fiscal Accountability Study to provide objective financial information regarding the long-term fiscal impacts of land use and development decisions. The Study shall assist the County in evaluating

the relationship between land use patterns, tax revenues, infrastructure investments, public service obligations, and long-term fiscal sustainability in order to promote transparent, data-driven decision-making and responsible stewardship of taxpayer resources.

§ ___. Definitions.

For the purposes of this Chapter:

"Fiscal Productivity Analysis" means an analysis of the revenues generated by various land uses in comparison to the public infrastructure investments, capital expenditures, operating costs, and public services required to support those land uses.

"Smart Growth and Fiscal Accountability Study" means the comprehensive countywide analysis established under this Chapter, consisting of a Value Per Acre Study, Fiscal Productivity Analysis, implementation recommendations, and any supporting financial or geographic analyses.

"Value Per Acre Study" means an analysis that measures and compares the fiscal productivity of land by evaluating the amount of tax revenue generated per acre by various land use categories throughout Charles County.

§ ___. Study Required.

Charles County shall conduct and maintain a countywide Smart Growth and Fiscal Accountability Study consisting of a Value Per Acre Study and Fiscal Productivity Analysis. The study shall evaluate the long-term fiscal performance of residential, commercial, industrial, mixed-use, agricultural, institutional, and other land use categories located within Charles County.

The Department of Planning and Growth Management shall serve as the lead agency for the Study and shall coordinate with the Department of Fiscal and Administrative Services, the Department of Public Works, the Department of Economic Development, and any other County department necessary to complete the Study.

The County Administrator is authorized to procure the services of a qualified consultant, academic institution, or other organization with demonstrated expertise in Value Per Acre studies, fiscal impact analysis, municipal finance, economics, or land use planning.

§ ___. Scope of Study.

The Study shall utilize existing County assessment records, Geographic Information System (GIS) mapping, land use information, tax records, infrastructure investment information, public facility data, and other relevant information available to the County.

At a minimum, the Study shall evaluate:

1. Property tax revenue generated per acre.
2. The fiscal productivity of residential, commercial, industrial, mixed-use, agricultural, institutional, and other land use categories.
3. The relationship between County revenues and infrastructure investments.
4. Transportation, school, public safety, water, sewer, parks, and other public service demands associated with various development patterns, where reasonably feasible.
5. Areas generating the highest and lowest long-term fiscal returns.
6. Opportunities to improve Charles County's long-term fiscal sustainability and return on taxpayer investment.

§ ___. Funding.

The Board of County Commissioners shall consider appropriating up to $150,000 through the annual budget process for the completion of the initial Smart Growth and Fiscal Accountability Study.

County staff shall pursue available federal, State, regional, academic, and private funding opportunities to reduce local costs whenever practicable.

§ ___. Implementation.

Within six months after publication of the Study, the Department of Planning and Growth Management shall submit an implementation report to the Board of County Commissioners recommending how the findings should be incorporated into:

1. Comprehensive Plan updates;
2. Capital Improvement Program planning;
3. Transportation planning;
4. Water and sewer planning;
5. Economic development strategies;
6. Housing policy;
7. Major rezoning applications;
8. Major development proposals; and
9. Other planning and infrastructure decisions as determined appropriate by the Board.

The findings of the Study shall be considered by County staff and the Board of County Commissioners when developing the Comprehensive Plan, preparing the Capital Improvement Program, evaluating major infrastructure investments, and reviewing significant land use proposals. The Study shall serve as an advisory planning and fiscal analysis tool and shall not, by itself, create an independent basis for approving or denying any application unless otherwise provided by law.

§ ___. Fiscal Productivity Mapping and Public Data Access.

As part of the Smart Growth and Fiscal Accountability Study, the Department of Planning and Growth Management shall develop and maintain a publicly accessible Geographic Information System (GIS)-based Fiscal Productivity Map.

The Fiscal Productivity Map shall, to the greatest extent practicable while protecting confidential information and complying with applicable law, display the findings of the Value Per Acre Study and Fiscal Productivity Analysis through interactive mapping tools.

The map may include, but shall not be limited to:

1. Estimated property tax revenue generated per acre;
2. Land use and zoning classifications;
3. Property assessment information;
4. Planning areas and election districts;
5. Existing and planned public infrastructure;
6. Water and sewer service areas;
7. Transportation corridors;
8. Capital Improvement Program projects;
9. Public facilities; and
10. Other fiscal and planning information deemed appropriate by the Department of Planning and Growth Management.

The Fiscal Productivity Map shall be made available through the County's official website and updated concurrently with each update to the Smart Growth and Fiscal Accountability Study.

County departments are encouraged to utilize the Fiscal Productivity Map to improve coordination between land use planning, infrastructure investments, capital budgeting, and economic development initiatives.

Update § ___. Public Reporting.

Upon completion of the Study, the Department of Planning and Growth Management shall present the findings during a public meeting of the Board of County Commissioners.

The Department shall publish:

1. The complete Smart Growth and Fiscal Accountability Study;
2. An Executive Summary written for the general public;
3. The supporting Value Per Acre Study;
4. The Fiscal Productivity Analysis;
5. The Fiscal Productivity Map established under this Chapter; and
6. Any supporting data, methodologies, and technical documentation that may be released under applicable law.

All reports shall be made publicly available on the County's website without charge.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 2:50 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045218
IP Address: [redacted]
Submission Date: 08/07/2026 2:50
Survey Time: 11 minutes, 46 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Greg Waring

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Waldorf, MD 20603

5. PROPOSAL SUMMARY.

The General Assembly should enact enabling legislation that grants any county with an independent Office of Inspector General authority for the IG to investigate the local public school system, including the Board of Education.

6. CODE REFERENCES

Enabling legislation to grant any county that already created or will create an IG would be a change to the Local Government Article, likely Division III (Counties) as an addition to Titles 12 or 13 that include "other powers of counties."

7. PROBLEM.

Charles County's recent adoption of an Office of Inspector General in local law requires an additional step of permission from the state for the new OIG to also oversee Charles County Public Schools. The largest budgeted item in the County, enabling legislation would allow Charles County (as well as other Counties with an IG) to fully investigate every dollar and every action taken by all county-funded entities that serve the public.

8. SOLUTION.

Enabling legislation would grant any county with the broad authority to review it's local school system. This will benefit not just Charles County but others. For example, the bill could get the support of both Baltimore and Howard Counties who have in the

past expressed interest in the school system authority. Currently, only Montgomery County's OIG has this authority. While the Montgomery County IG was created in local Montgomery County code in 1997, it received authority over the school system from the General Assembly in 2020.

9. COST.

There is no state fiscal note, as referenced in the fiscal note for HB 795 from the 2020 Maryland General Assembly session. The impact to the county will be minimal in the current fiscal year since the selection and formation of the new Office will be in its infancy stage. Further, the County Commissioners set the top line appropriation for the IG, requiring the IG to prioritize the amount of investigations and where to deploy her staff time among all county funded entities.

10. ORGANIZATIONAL SUPPORT.

During work sessions and consideration of the IG bill, the County Commissioners expressed broad consensus that an IG should be able to investigate the use of every county dollar. Some Commissioners specifically referenced that the IG should examine the school system as the largest budgeted item in county government.

11. ORGANIZATIONAL OPPOSITION.

It's hard to argue that an entity should not have oversight. However, I would expect CCPS official position is that it is already subject to oversight from the State Board of Education's own Inspector General. However, the ability of county government to police itself at a local level is important because it allows for quicker action to address wrongdoing and other public concerns whereas a state IG may not be as responsive, if it even prioritizes as Charles County school matter at all. The recent investigations by the Montgomery County IG over sexual harassment, dubious bus contracts, and other misconduct in Montgomery County Public Schools demonstrated the power of having a local IG with direct authority over the school system.

12. PROPOSED DRAFT LANGUAGE.

There are various ways to draft the enabling legislation including: " It is the intent of the General Assembly that if the governing body of a county adopts a local law to grant an Inspector General authority over a department of county government, the local law shall also apply to that county's Board of Education and public schools."

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 2:29 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045166
IP Address: [redacted]
Submission Date: 08/07/2026 2:29
Survey Time: 10 minutes, 49 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Beverly Deniston

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Charlotte Hall, Maryland 20622

5. PROPOSAL SUMMARY.

Pass an amendment to the eligibility requirements requiring Orphan's Court judges to have law degrees in order to best know, accurately apply and appropriately enforce probate law. Baltimore City, Baltimore County and Prince George's Counties require Orphan's Court judges to be attorneys. Harford, Montgomery and Howard Counties have Circuit Court judges judicate Orphan's Court cases.

6. CODE REFERENCES

Section 2-102 Estate & Trusts MD Constitution, Art.4, Subsection 40.Judges

7. PROBLEM.

The remaining Maryland counties require NO level of any formal education for individuals to become an Orphan's Court judge. This allows for serious, irrevocable enforcement errors and flawed administration of estates. And as such, results in unnecessary, lengthy delays often accompanied by financial losses for the heirs/beneficiaries of such estates.

8. SOLUTION.

Orphan's Court judges need law degrees to be best qualified to research, interpret and correctly apply probate law, therefore, meeting the expectations of adherence and protection of deserving Maryland families.

9. COST.

I have no ability to estimate an actual financial cost to amend the present Maryland law. However, it would seem to require no financial costs by simply adding the amendment to the relevant legislative committee's agenda for formal discussion, vote on it, then implement the amendment into law. All remaining eligibility requirements remain unchanged.

10. ORGANIZATIONAL SUPPORT.

Maryland Bar Association County Bar Associations

11. ORGANIZATIONAL OPPOSITION.

None

12. PROPOSED DRAFT LANGUAGE.

13. OTHER INFORMATION TO NOTE.

Maryland families need and deserve Orphan's Court judges who are best qualified to accurately know and apply probate law in Maryland.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 3:50 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045396
IP Address: [redacted]
Submission Date: 08/07/2026 3:49
Survey Time: 39 minutes, 52 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Ayana Moore

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

White Plains
White Plains, MD 20695

5. PROPOSAL SUMMARY.

Establish a clear, enforceable loitering ordinance in Charles County to address persistent public nuisance behaviors while prioritizing warnings, voluntary compliance, and civil penalties. The proposal empowers law enforcement to respond to community complaints, protects businesses and residents, and reduces associated issues such as littering and indecent conduct without imposing severe criminal consequences.

6. CODE REFERENCES

Charles County Code-General Penalty Provision, existing littering provisions, the loitering provision under MD Alcoholic Beverages & Cannabis Article.

7. PROBLEM.

Charles County currently lacks a specific ordinance addressing loitering, creating a gap in enforcement that affects residents, businesses, and public safety. Citizens frequently report concerns related to individuals lingering in commercial areas, parking lots, residential common areas for extended periods without lawful purpose. These situations often escalate into secondary issues such as littering, public indecency, harassment, and obstruction of business operations. The Charles County Sheriff's Office is limited in its ability to respond effectively to these complaints, despite receiving calls of this nature with regularity. Without a

defined loitering provision in County Code, deputies often lack the authority to intervene, request identification, or take meaningful action unless a separate, more serious offense has already occurred. This reactive posture prevents timely resolution and undermines public confidence in local enforcement. Additionally, businesses face barriers in addressing loitering on their premises. In many cases, only the property owner or manager—who is often offsite—can formally request removal or enforcement action. This delay allows problematic behavior to persist, impacting customers, employees, and neighboring properties. The absence of a clear legal framework leaves both law enforcement and the public without tools to address recurring nuisance behaviors in a fair and consistent manner. As a result, quality of life concerns continue unmitigated, and preventable situations may escalate unnecessarily.

8. SOLUTION.

Adoption of a narrowly tailored loitering ordinance that provides law enforcement with clear, limited authority to address nuisance behavior while emphasizing de-escalation and voluntary compliance. The ordinance should define loitering as remaining in a public or commercial area without lawful purpose under circumstances that reasonably cause concern for public safety, business operations, or community welfare. The proposal prioritizes a tiered enforcement approach. First, officers issue a verbal warning and request that the individual(s) disperse. If the individual(s) refuses or returns within a defined timeframe, a civil citation may be issued. Criminal penalties are avoided except in cases involving repeated refusal combined with additional unlawful conduct. To protect civil liberties, the ordinance should explicitly prohibit enforcement based solely on a person's appearance, socioeconomic status, or presence alone. Officers must articulate observable behaviors that justify intervention, such as obstruction, harassment, or repeated complaints. The ordinance should also allow designated agents (e.g., employees or security personnel) of a business or property owner to request enforcement action, reducing delays when property managers are unavailable. Finally, the County should incorporate education and outreach measures, ensuring both the public and businesses understand the ordinance, and consider coordination with social services where appropriate to address underlying causes of persistent loitering. This balanced approach strengthens public safety while avoiding unnecessary criminalization.

9. COST.

Minimal cost. Primarily limited to officer training, public education, and administrative processing. No significant new staffing or infrastructure required.

10. ORGANIZATIONAL SUPPORT.

HOACAA

11. ORGANIZATIONAL OPPOSITION.

Perhaps there may be pushback from criminal justice advocates, and I personally do not wish to bring forth any legislation that contributes to disparate enforcement or harassment of people who are unhoused with nowhere else to go. I've tried to specifcally address those issues in my draft while allowing a path for our Sherrif's office to respond to the numerous calls about this type of activity.

12. PROPOSED DRAFT LANGUAGE.

Please see enclosed PDF.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Loitering-Proposal.pdf

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Loitering Ordinance Proposal (Final Draft)

Proposal Summary

Establish a clear, enforceable loitering ordinance focused on preventing nuisance conduct while protecting constitutional rights. The ordinance emphasizes warnings, civil enforcement, objective standards, transparency, and safeguards against profiling or criminalizing homelessness.

Problem Statement

The State of Maryland and Charles County lack a specific loitering ordinance, limiting the Sheriff's Office's ability to respond to recurring complaints involving obstruction, nuisance behavior, littering, indecent exposure, and interference with businesses. Deputies often cannot intervene until another offense occurs, and businesses frequently must wait for off-site property managers before enforcement can be requested. The proposal fills this gap while protecting civil liberties.

Proposed Solution

Adopt a narrowly tailored, conduct-based civil ordinance. Enforcement is based on observable conduct rather than status or presence. Require a warning before citation in most cases, protect First Amendment activity, allow authorized business representatives to request enforcement, provide safe harbors for innocent conduct such as waiting for transportation, prohibit profiling, and require annual public reporting of aggregate enforcement data.

Estimated Cost

Minimal. Limited to officer training, public education, and annual reporting using existing

resources. **Proposed Draft Language**

SECTION X. LOITERING.

(a) Definition. "Loiter" means remaining in a public place while engaging in conduct prohibited by this section after an officer or authorized property agent has warned the person and requested that the conduct stop or move.

(b) Prohibited Conduct.
(1) Materially obstructing pedestrian or vehicular passage;
(2) Materially interfering with access to a business, residence, or public facility; (3) Harassing, intimidating, threatening, or physically interfering with another person; or (4) Remaining on private commercial property not open to the public after an owner or authorized agent requests the person to leave.

(c) Mere Presence Not Loitering. Standing, sitting, resting, waiting for transportation or another person, waiting to patronize a business, patronizing a business, or remaining in a public place for an extended period without prohibited conduct is not a violation.

(d) Protected Activity. This section does not prohibit protests, demonstrations, picketing, leafleting, petitioning, religious activity, or other constitutionally protected expression.

(e) Enforcement. Except where immediate action is reasonably necessary to protect persons or property, an officer shall issue a warning and provide a reasonable opportunity to comply. Identification may be requested only as otherwise authorized by law.

(f) Authorized Representatives. Owners, lessees, property managers, employees, security personnel, or other authorized agents may request enforcement on qualifying private

property.

(g) Equal Enforcement. Enforcement shall not be based on housing status, homelessness, appearance, economic status, race, disability, or other protected characteristic. No person shall be directed to leave solely because the person lacks a private place to remain.

(h) Data Reporting. The Sheriff's Office shall annually publish aggregate data regarding warnings and citations, including location, basis for enforcement, disposition, and demographic information where permitted by law, and review the data for disproportionate enforcement.

(i) Penalty. First violation: warning. Subsequent violations: civil fine not exceeding $100.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:44 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045531
IP Address: [redacted]
Submission Date: 08/07/2026 4:43
Survey Time: 40 minutes, 9 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Denise Joseph

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Waldorf, Maryland 20602

5. PROPOSAL SUMMARY.

Legislative Proposal: Charles County Youth Sports & Student-Athlete Task Force Purpose: Establish a Charles County Youth Sports & Student-Athlete Task Force to assess, coordinate, and expand opportunities for youth sports, recreation, and athletic development throughout the county, with the goal of making Charles County a premier destination for youth sports and athletic events.

6. CODE REFERENCES

Charles County has the authority to establish a Youth Sports & Student-Athlete Task Force as an advisory body to assist the Board of County Commissioners in evaluating community needs, coordinating resources, and developing recommendations related to youth recreation, athletics, community engagement, and economic development. The Commissioners have broad authority to establish advisory committees, commissions, and task forces to support effective county governance and address priorities impacting residents' quality of life. This proposal aligns with Charles County's existing commitments to recreation, parks, youth development, and community facilities. Charles County Code §§278-58 through 278-60 recognize the importance of providing recreational opportunities and active community facilities, including athletic fields, courts, swimming facilities, exercise facilities, and other spaces that support community recreation and engagement. The proposal also supports the goals of the Charles County Comprehensive Plan by promoting healthy lifestyles, youth engagement, community connections, and the effective use

of public resources. A coordinated youth sports strategy can increase awareness of available opportunities, improve access to programs, maximize existing facilities, and identify opportunities for partnerships, workforce pathways, and economic development through sporting events, clinics, and community activities. The Youth Sports & Student-Athlete Task Force would complement existing efforts by the Department of Recreation, Parks & Tourism, Charles County Public Schools, athletic organizations, and community partners. The Task Force would assess current resources, identify gaps and barriers, recommend strategies to expand opportunities, and explore ways to position Charles County as a premier destination for youth sports and athletic development. This effort can leverage athletics as a tool for education, leadership, workforce development, and economic growth.

7. PROBLEM.

Charles County has talented young people, dedicated coaches, athletic organizations, and public facilities, yet there is no comprehensive countywide strategy to identify, coordinate, and maximize these resources for youth. Many youth and parents are unaware of the sports, recreational activities, camps, facilities, and developmental opportunities that are already available throughout the county. As a result, existing resources may be underutilized while families struggle to identify meaningful opportunities that match their children's interests and abilities. At the same time, many teens report feeling bored and having limited activities to participate in outside of school. Without accessible and engaging alternatives, youth may spend significant amounts of their free time watching television, playing video games, using social media, or simply gathering in neighborhood spaces such as playgrounds. While these activities have a place in young people's lives, Charles County can provide more opportunities for youth to build relationships, develop skills, discover interests, stay active, and envision pathways for their futures. The county also has athletic facilities and other resources that may be underutilized. For example, school swimming facilities could potentially support competitive swimming, youth development, lifeguard and aquatic career pathways, regional competitions, and other community activities. Without a coordinated approach, Charles County risks missing opportunities to connect youth with existing resources, develop student-athletes, support healthy and productive engagement, create career pathways, attract sporting events, leverage outside funding, and generate economic activity. The Youth Sports & Student-Athlete Task Force would address these gaps by assessing existing resources, increasing awareness and access, identifying unmet needs, strengthening partnerships, and developing a coordinated strategy to make Charles County a better place for all.

8. SOLUTION.

Establish the Charles County Youth Sports & Student-Athlete Task Force as a countywide collaborative body focused on identifying, coordinating, and expanding youth athletic and recreational opportunities. The Task Force will provide a strategic approach to addressing current gaps by improving awareness of available programs, increasing access to opportunities, maximizing existing athletic facilities, and connecting youth with meaningful activities that support personal growth, education, leadership, and career development. Through collaboration among Charles County Government, Charles County Public Schools, Recreation, Parks & Tourism, youth sports organizations, community partners, businesses, and educational institutions, the Task Force will identify opportunities to: Create a centralized understanding of available youth sports, recreation, and enrichment resources; Improve communication so families know what programs and opportunities exist; Expand pathways for student-athletes through mentorship, training, and career-connected learning; Increase utilization of existing athletic facilities and community assets; Develop partnerships and funding opportunities to enhance programming; Explore opportunities to host tournaments, clinics, and sporting events that benefit youth and contribute to local economic development. The goal is not to duplicate existing programs, but to create a coordinated strategy that connects existing resources, fills identified gaps and ensures Charles County youth have greater access to opportunities that support their success.

9. COST.

The establishment of the Youth Sports & Student-Athlete Task Force is anticipated to have minimal fiscal impact and can primarily utilize existing County resources, staff expertise, and community partnerships. Initial costs associated with coordination, outreach, and assessment activities are estimated to be approximately $10,000–$25,000 and may be offset through partnerships, sponsorships, grants, and community support. Any future program expansion or capital investments would be presented separately for consideration based on Task Force recommendations.

10. ORGANIZATIONAL SUPPORT.

Potential partners may include Charles County Public Schools, Charles County Recreation, Parks & Tourism, College of Southern Maryland, local youth sports organizations, athletic associations, healthcare providers, businesses, community organizations, and other stakeholders committed to expanding youth development opportunities.

11. ORGANIZATIONAL OPPOSITION.

Potential concerns may include duplication of existing efforts, additional coordination requirements, resource limitations, and questions regarding the role of County Government in youth athletics. The Task Force is designed to address these concerns by serving as a collaborative advisory body that complements existing programs rather than replacing them. The initial focus would be on assessing current resources, improving awareness and access, identifying partnerships, and developing recommendations. Any future investments would be considered separately based on demonstrated community needs, available resources, and potential partnerships.

12. PROPOSED DRAFT LANGUAGE.

The Board of County Commissioners of Charles County hereby establishes the Charles County Youth Sports & Student-Athlete Task Force to evaluate, coordinate, and recommend strategies to expand youth athletic, recreational, and student-athlete development opportunities throughout the County. The purpose of the Task Force is to increase awareness and access to youth sports and recreational activities, maximize the use of existing athletic facilities and community resources, strengthen

partnerships, and develop recommendations that support youth development, career pathways, and economic opportunities associated with athletics. The Task Force shall: Conduct an inventory of existing youth sports programs, recreational opportunities, athletic facilities, and community resources available throughout Charles County. Identify barriers to youth participation, including awareness, accessibility, affordability, transportation, and availability of programming. Explore opportunities to maximize the use of existing facilities, including school and community athletic spaces, swimming facilities, fields, courts, and other recreational assets. Develop strategies to improve communication so youth and families are aware of available programs and opportunities. Build partnerships among Charles County Government, Charles County Public Schools, Recreation, Parks & Tourism, higher education institutions, youth sports organizations, businesses, nonprofits, and community stakeholders. Explore connections between athletics, education, and career pathways, including coaching, sports medicine, athletic training, aquatics, sports management, and related fields. Evaluate opportunities to attract youth sporting events, tournaments, clinics, and competitions that support community engagement and economic development. Provide recommendations to the Board of County Commissioners regarding future youth sports initiatives and investments.

13. OTHER INFORMATION TO NOTE.

This proposal is informed by direct community engagement and the experiences of residents who have identified a need for greater awareness, coordination, and access to youth opportunities. Through connections developed on community platforms such as Nextdoor, residents have expressed a shared desire to increase youth engagement and provide more meaningful activities for young people. A group of community members has already begun volunteering their time by sharing information about local activities, promoting youth opportunities, and encouraging neighbors to become more involved in the community. These efforts highlight an important opportunity: youth and families want to participate, but they often need a centralized and accessible way to learn about available sports, camps, programs, and enrichment opportunities. As a coach, athlete, educator, and community advocate, I have seen firsthand that youth want opportunities to build skills, develop confidence, form connections, and discover their interests. Parents also want their children engaged in positive activities that support leadership, wellness, personal growth, and future success. A countywide youth sports and activities strategy should include a strong communication and outreach component using digital platforms, social media, community networks, schools, and partnerships to ensure families know what opportunities are available. The goal is not only to create additional programs, but to ensure existing resources are visible, accessible, and connected to the youth and families they are designed to support. By building on the efforts already happening within the community, Charles County can strengthen youth engagement and create a more coordinated approach to helping young people thrive.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Charles County Legislative Proposal_ Charles County Youth Sports & Student-Athlete Task Force.pdf

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Charles County Legislative Proposal: Charles County Youth Sports & Student-Athlete Task Force

By Denise M. Joseph and Aaliyah Bradford

Proposal Summary

Establish a Charles County Youth Sports & Student-Athlete Task Force to evaluate, coordinate, and recommend strategies to expand youth athletic, recreational, and student-athlete development opportunities throughout the County.

The Task Force would create a countywide strategy to increase awareness and access to youth sports, maximize existing athletic facilities and resources, strengthen partnerships, support student-athletes, and position Charles County as a premier destination for youth sports, athletic development, and related economic opportunities.

Problem Statement

Charles County has talented young people, dedicated coaches, athletic organizations, and public recreational facilities; however, there is no comprehensive countywide strategy to identify, coordinate, and maximize these resources for youth.

Many youth and parents are unaware of available sports, camps, recreational programs, and developmental opportunities. At the same time, many teens report feeling bored or having limited structured activities outside of school, resulting in increased time spent watching television, playing video games, using social media, or gathering in neighborhood spaces.

Charles County also has valuable athletic assets that may be underutilized. Existing facilities, including school and community athletic spaces, swimming pools, fields, and courts, represent opportunities for youth development, competitions, career pathways, and community engagement.

Without a coordinated approach, the County risks missing opportunities to develop student-athletes, connect youth to education and career pathways, attract sporting events, leverage outside funding, and generate economic activity.

County Authority and Alignment with Existing Code

Charles County has the authority to establish advisory bodies, committees, and task forces to assist the Board of County Commissioners in evaluating community needs, coordinating resources, and developing recommendations related to county priorities.

This proposal aligns with Charles County Code §§278-58 through 278-60, which recognizes the importance of recreational opportunities and active community facilities, including athletic fields, courts, swimming facilities, exercise facilities, and other spaces that support community recreation and engagement.

The proposal also aligns with the Charles County Comprehensive Plan by supporting healthy lifestyles, youth engagement, community connections, effective use of public resources, and opportunities that improve quality of life for residents.

Proposed Draft Language

The Board of County Commissioners of Charles County hereby establishes the Charles County Youth Sports & Student-Athlete Task Force to evaluate, coordinate, and recommend strategies to expand youth athletic, recreational, and student-athlete development opportunities throughout the County.

The Task Force shall:

1. Conduct an inventory of existing youth sports programs, recreational opportunities, athletic facilities, and community resources.
2. Identify barriers to participation, including awareness, accessibility, affordability, transportation, and availability of programming.
3. Explore opportunities to maximize existing facilities, including school and community athletic spaces, swimming facilities, fields, and courts.
4. Improve communication so youth and families are aware of available opportunities.
5. Build partnerships among Charles County Government, Charles County Public Schools, Recreation, Parks & Tourism, higher education institutions, youth sports organizations, businesses, nonprofits, and community stakeholders.
6. Explore connections between athletics, education, and career pathways, including coaching, sports medicine, athletic training, aquatics, and sports management.
7. Evaluate opportunities to attract tournaments, clinics, competitions, and sporting events that support community engagement and economic development.

8. Provide recommendations to the Board of County Commissioners regarding future youth sports initiatives and investments.

The Task Force shall also explore an annual Charles County Youth Sports & Athletic Excellence Clinic featuring local, collegiate, professional, and elite athletes and coaches.

Potential Supporting Organizations

Potential partners include:

- Charles County Government departments
- Charles County Public Schools
- Department of Recreation, Parks & Tourism
- College of Southern Maryland
- Youth sports organizations and athletic leagues
- Swim clubs and aquatic organizations
- Healthcare and sports medicine providers
- Local businesses and sponsors
- Community and nonprofit organizations
- Higher education and workforce development partners

Potential Organizational Opposition or Concerns

Potential concerns may include duplication of existing programs, additional coordination responsibilities, budget impacts, or questions regarding the County's role in youth athletics.

The Task Force is designed to complement existing efforts, not replace them. The initial focus would be assessment, coordination, communication, partnerships, and recommendations. Any future funding requests, staffing needs, or capital investments would be considered separately based on demonstrated community needs and available resources.

Proposed Solution

Establish the Charles County Youth Sports & Student-Athlete Task Force as a countywide collaborative body focused on identifying, coordinating, and expanding youth athletic and recreational opportunities.

The Task Force will provide a strategic approach to addressing current gaps by improving awareness of available programs, increasing access to opportunities, maximizing existing athletic facilities, and connecting youth with meaningful activities that support personal growth, education, leadership, and career development.

Through collaboration among Charles County Government, Charles County Public Schools, Recreation, Parks & Tourism, youth sports organizations, community partners, businesses, and educational institutions, the Task Force will identify opportunities to:

- Create a centralized understanding of available youth sports, recreation, and enrichment resources;
- Improve communication so families know what programs and opportunities exist;
- Expand pathways for student-athletes through mentorship, training, and career-connected learning;
- Increase utilization of existing athletic facilities and community assets;
- Develop partnerships and funding opportunities to enhance programming;
- Explore opportunities to host tournaments, clinics, and sporting events that benefit youth and contribute to local economic development.

The goal is not to duplicate existing programs, but to create a coordinated strategy that connects existing resources, fills identified gaps, and ensures Charles County youth have greater access to opportunities that support their success.

Estimated Fiscal Impact

The establishment of the Task Force is expected to have minimal fiscal impact and can primarily utilize existing County resources, staff expertise, and community partnerships.

Estimated initial costs: $10,000–$25,000

Potential costs include:

- Staff coordination and administrative support
- Community outreach and engagement
- Program and facility assessment
- Data collection and reporting

Costs may be offset through partnerships, sponsorships, grants, and community support.

Future program expansions, facility improvements, or major initiatives would be presented separately for Board consideration.

Vision

Youth sports are more than recreation. They provide opportunities for leadership, teamwork, discipline, wellness, education, career exploration, and community connection. Through a coordinated strategy, Charles County can better support youth, maximize existing resources, and establish itself as a leader in youth sports and athletic development.

Addition Note

This proposal is informed by direct community engagement and the experiences of residents who have identified a need for greater awareness, coordination, and access to youth opportunities.

Through connections developed on community platforms such as Nextdoor, residents have expressed a shared desire to increase youth engagement and provide more meaningful activities for young people. A group of community members has already begun volunteering their time by sharing information about local activities, promoting youth opportunities, and encouraging neighbors to become more involved in the community.

These efforts highlight an important opportunity: youth and families want to participate, but they often need a centralized and accessible way to learn about available sports, camps, programs, and enrichment opportunities.

As a coach, athlete, educator, and community advocate, I have seen firsthand that youth want opportunities to build skills, develop confidence, form connections, and discover their interests. Parents also want their children engaged in positive activities that support leadership, wellness, personal growth, and future success.

A countywide youth sports and activities strategy should include a strong communication and outreach component using digital platforms, social media, community networks, schools, and partnerships to ensure families know what opportunities are available.

The goal is not only to create additional programs, but to ensure existing resources are visible, accessible, and connected to the youth and families they are designed to support. By building on the efforts already happening within the community, Charles County can strengthen youth engagement and create a more coordinated approach to helping young people thrive.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Wed 7/22/2026 3:30 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Legislation Proposal Form (long)

Submission #: 4964164
IP Address: [redacted]
Submission Date: 07/22/2026 3:30
Survey Time: 56 minutes, 34 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

DERRICK TERRY

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
WALDORF, MARYLAND 20603

5. PROPOSAL SUMMARY.

Establish a consistent, independent oversight framework for Maryland's largest county governments and public school systems to strengthen transparency, accountability, and public confidence while protecting taxpayer resources.

6. CODE REFERENCES

Maryland Code, Education § 5-101 COMAR 13A.02.01 Charles County Ethics Code §170-5(A)

7. PROBLEM.

MD taxpayers deserve the same level of accountability regardless of where they live. Currently, oversight responsibilities vary significantly among counties, leaving some jurisdictions without an independent entity dedicated to reviewing government operations, investigating concerns, & identifying opportunities to improve efficiency & transparency. County ethics commissions provide an important role in reviewing potential violations of ethics laws. However, they are generally limited to determining whether a violation occurred and are not designed to conduct independent audits, evaluate government operations, or provide detailed explanations regarding government practices and decisions. For example, Charles County Ethics Code §170-5(A) states: "An official or employee may not intentionally use the prestige of office or public position for the private gain of that official or employee or the private gain of another." Concerns were raised regarding the use of an elected official's social media platform,

which contained government-related communications, including public announcements, legislative updates, constituent information, and county program information, while also being used to promote private matters, including the sale of a personal residence and private business activities. Although the concerns were reviewed, the Commission, through the County Attorney, determined that no violation occurred. The determination did not include a detailed public explanation regarding how the evidence was evaluated or why the conduct did not constitute a violation. Examples such as this demonstrate the need for an independent oversight function that can provide objective reviews, improve transparency, & ensure a clear separation between public responsibilities and private interests.

8. SOLUTION.

Require Maryland counties with populations of 180,000 residents or more to establish an independent Inspector General or equivalent accountability function. The Inspector General would have authority to: ✓ Conduct audits of government spending and operations; ✓ Investigate allegations of waste, fraud, abuse, and misuse of taxpayer resources; ✓ Review procurement practices and government contracts; ✓ Identify opportunities to improve efficiency and reduce unnecessary costs; ✓ Provide annual public accountability reports to residents and elected officials. MD's largest county governments/school systems manage billions of taxpayer dollars & provide critical public services. School systems, which represent significant portions of county budgets, are responsible for safeguarding public resources under Maryland's Education Article, including financial reporting & accountability requirements. Establishing independent Inspector General oversight for county governments and public school systems serving populations above 180,000 residents would create consistent accountability, strengthen public trust, identify waste and inefficiencies, and protect taxpayer resources statewide.

9. COST.

While establishing an Inspector General function may require an initial investment, the cost may be offset through: Recovery of improperly spent funds; Improved contract oversight; Identification of operational efficiencies; Reduction of unnecessary expenditures; Improved financial management practices.

10. ORGANIZATIONAL SUPPORT.

n/a

11. ORGANIZATIONAL OPPOSITION.

n/a

12. PROPOSED DRAFT LANGUAGE.

PROPOSAL SUMMARY Establish a consistent, independent oversight framework for MD's largest county governments & school systems to strengthen transparency, accountability, & public confidence while protecting taxpayer resources. CODE REFERENCES: MD Code, Education §5-101 COMAR 13A.02.01 Charles County Ethics Code §170-5(A) PROBLEM: Currently, oversight structures vary significantly among counties, leaving some jurisdictions without an independent entity responsible for reviewing government operations, investigating concerns, & identifying opportunities to improve efficiency and transparency. County ethics commissions serve an important purpose by reviewing potential violations of ethics laws; however, their authority is generally limited to determining whether an ethics violation occurred. They are not designed to conduct independent audits, evaluate operational effectiveness, examine government practices, or provide comprehensive reviews of taxpayer-funded activities. For example, Charles County Ethics Code §170-5(A) prohibits public officials/employees from using the prestige of their office for private gain. However, when concerns arise regarding the use of government-related communication platforms for both public responsibilities and private interests, the public deserves a transparent, independent review process that explains how evidence was evaluated & how conclusions were reached. Situations involving potential conflicts between public duties/private interests demonstrate the need for an independent oversight function capable of conducting objective reviews, increasing transparency, & ensuring public officials remain accountable to the residents they serve. SOLUTION: Require Md counties with populations of 180K residents or more to establish an independent Inspector General or equivalent accountability function. The IG authority includes to conduct audits of government spending, programs, & operations; investigate allegations of waste, fraud, abuse

13. OTHER INFORMATION TO NOTE.

Continuation of IG Authority: Investigate allegations of waste, fraud, abuse, and misuse of taxpayer resources; Review procurement practices, contracts, and financial controls; Identify opportunities to improve efficiency and reduce unnecessary costs; Issue annual public accountability reports to residents and elected officials.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

MDLG-PRO_2026.docx

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Maryland County Inspector General Accountability Act

Purpose

Establish a consistent, independent oversight framework for Maryland's largest county governments and public school systems to strengthen transparency, accountability, and public confidence while protecting taxpayer resources.

The Need for Independent Oversight

Maryland taxpayers deserve the same level of accountability regardless of where they live. Currently, oversight responsibilities vary significantly from county to county, leaving some jurisdictions without an independent entity dedicated to reviewing government operations, investigating concerns, and identifying opportunities to improve efficiency.

In many counties, ethics commissions serve an important role in reviewing potential violations of ethics laws. However, these commissions are generally limited to determining whether a violation occurred and are not designed to function as independent investigative bodies responsible for conducting comprehensive audits, evaluating government operations, or providing detailed explanations regarding government practices.

For example, Charles County Ethics Code §170-5(A) states:

"An official or employee may not intentionally use the prestige of office or public position for the private gain of that official or employee or the private gain of another."

Concerns were raised regarding the use of an elected official's social media presence, which regularly included government-related communications such as public announcements, legislative updates, constituent information, and county program information, while also being used to promote private matters, including the sale of a personal residence and private business activities.

Although concerns were submitted and reviewed, the Charles County Ethics Commission, through the County Attorney, determined that no violation occurred. The determination did not include a detailed explanation outlining how the evidence was evaluated or why the activity did not constitute a violation.

Situations such as this highlight the need for an independent oversight function that can provide objective reviews, increase transparency, and ensure that public officials and government operations remain clearly separated from private interests.

Oversight of Secondary Public School Systems

Maryland's Secondary Public School systems manage significant public resources and often represent a substantial portion of county operating budgets. Local school systems are responsible for managing taxpayer-funded resources under the authority of the Maryland Education Article, including annual budget reporting requirements and financial accountability standards.

State requirements, including COMAR 13A.02.01, establish financial reporting and accounting expectations for local school systems. However, because education funding represents a significant investment by taxpayers, additional independent oversight can help ensure resources are being managed effectively and responsibly.

An independent oversight function would provide taxpayers with a trusted mechanism to review concerns involving:

- Potential misuse of public funds;
- Wasteful spending;
- Procurement practices;
- Financial management concerns;
- Operational inefficiencies.

The Solution

Require Maryland counties with populations of 180,000 residents or more to establish an independent Inspector General or equivalent accountability function.

The Inspector General would have authority to:

✓ Conduct audits of government spending and operations;
✓ Investigate allegations of waste, fraud, abuse, and misuse of taxpayer resources;
✓ Review procurement practices and government contracts;
✓ Identify opportunities to improve efficiency and reduce unnecessary costs;
✓ Provide annual public accountability reports to residents and elected officials.

Why a 180,000 Population Threshold?

A population threshold of 180,000 residents ensures that counties with larger governmental operations, significant budgets, and expanded public services maintain an appropriate level of independent oversight.

This threshold recognizes that larger counties often manage complex operations involving billions of dollars in taxpayer-funded programs, while avoiding unnecessary administrative requirements for smaller jurisdictions with fewer resources.

Benefits to Maryland Taxpayers

Independent oversight would provide:

- Greater transparency in government operations;
- Increased public confidence in how taxpayer dollars are managed;
- Early identification of financial and operational concerns;
- Stronger procurement accountability;
- Improved efficiency and potential cost savings.

Fiscal Impact

While establishing an Inspector General function may require an initial investment, the cost may be offset through:

- Recovery of improperly spent funds;
- Improved contract oversight;
- Identification of operational efficiencies;
- Reduction of unnecessary expenditures;
- Improved financial management practices.

Core Principle

Government accountability should not depend on who is elected, which political party controls a jurisdiction, or whether officials voluntarily choose to provide transparency.

Independent oversight should be a standard component of responsible government. Maryland taxpayers deserve confidence that their resources are protected, their concerns are reviewed objectively, and their government operates with integrity, efficiency, and accountability

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Wed 8/5/2026 2:09 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5040725
IP Address: [redacted]
Submission Date: 08/05/2026 2:09
Survey Time: 11 minutes, 12 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Durrell Gray

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Waldorf, MD 20603

5. PROPOSAL SUMMARY.

Granting the Charles County Inspector General oversight authority over Charles County Public Schools; authorizing the Inspector General to investigate allegations of fraud, waste, abuse, corruption, misconduct, procurement irregularities, ethics violations, payroll fraud, contract fraud, misuse of public funds, retaliation against whistleblowers, and other matters affecting the integrity of the school system; providing the Inspector General with timely access to records as permitted by law; requiring cooperation from school officials, employees, contractors, vendors, consultants, volunteers, and recipients of County education funds; protecting confidential information; prohibiting retaliation against individuals who report wrongdoing or cooperate with investigations; requiring the issuance of investigative reports and an annual public report summarizing complaints, investigations, findings, recommendations, corrective actions, questioned costs, recovered funds, and cost savings; authorizing referrals of potential criminal or civil violations to appropriate local, state, or federal authorities; preserving the independence of the Inspector General by prohibiting interference with investigations; establishing a confidential fraud reporting system, including a toll-free hotline, secure online reporting portal, dedicated email address, and mailing address; allowing anonymous complaints and requiring they be evaluated without prejudice; requiring the reporting system to be accessible, available 24 hours a day, and compliant with accessibility standards; requiring Charles County Public Schools to promote awareness of the reporting system through its website, employee training, public notices, and contractor communications; and generally relating to accountability, transparency, and independent oversight within Charles County Public Schools.

6. CODE REFERENCES

Local Government, § 12-906 of the annotated Code of Maryland

7. PROBLEM.

Charles County Public Schools have no independent oversight

8. SOLUTION.

Give authority to the newly created Office of Inspector General in Charles County.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

I think this would be supported by the Charles County board of commissioners,

11. ORGANIZATIONAL OPPOSITION.

There may be opposition from the school district.

12. PROPOSED DRAFT LANGUAGE.

Charles County – Inspector General – Jurisdiction Over Charles County Public Schools FOR the purpose of extending the jurisdiction of the Charles County Inspector General to Charles County Public Schools pursuant to § 12-906 of the Local Government Article of the Annotated Code of Maryland; authorizing the Inspector General to investigate allegations of fraud, waste, abuse, corruption, misconduct, ethics violations, procurement irregularities, misuse of public funds or property, payroll and contract fraud, retaliation against whistleblowers, and other matters affecting the integrity and efficient operation of the school system; requiring timely access to records as permitted by law and cooperation by school officials, employees, contractors, vendors, consultants, volunteers, and recipients of County education funds; protecting confidential information and prohibiting interference with Inspector General investigations; establishing whistleblower protections; authorizing referrals of potential criminal, civil, or administrative violations to appropriate authorities; requiring investigative reports and an annual public report summarizing complaints, investigations, findings, recommendations, corrective actions, questioned costs, recovered funds, and cost savings, with confidential information redacted as required by law; requiring the establishment of a confidential fraud reporting system, including a toll-free hotline, secure online reporting portal, dedicated email address, and mailing address for complaints; permitting anonymous reporting and protecting the identity of reporting individuals to the fullest extent permitted by law; requiring Charles County Public Schools to publicize reporting procedures through its website, employee training, and contractor communications; and generally relating to independent oversight, accountability, transparency, and the protection of public resources within Charles County Public Schools.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:51 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045548
IP Address: [redacted]
Submission Date: 08/07/2026 4:51
Survey Time: 5 minutes, 13 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Latina Wilson

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
port tobacco, MD 20664

5. PROPOSAL SUMMARY.

he US 301 / MD 5 corridor connecting Charles County and Southern Prince George's County experiences significant congestion due to merging regional commuter traffic, rapid commercial growth in Brandywine, and multiple signalized arterial bottlenecks. Because Brandywine lies across the county border in Prince George's County, Charles County residents bear a heavy burden of commuter delays without direct administrative authority over local land-use or infrastructure prioritization in that segment.

6. CODE REFERENCES

TBD

7. PROBLEM.

The US 301 / MD 5 corridor connecting Charles County and Southern Prince George's County experiences significant congestion due to merging regional commuter traffic, rapid commercial growth in Brandywine, and multiple signalized arterial bottlenecks. Because Brandywine lies across the county border in Prince George's County, Charles County residents bear a heavy burden of commuter delays without direct administrative authority over local land-use or infrastructure prioritization in that segment.

8. SOLUTION.

Establish a Bi-County Special Transportation Priority Zone: Direct the Maryland Department of Transportation (MDOT) to establish a designated US 301/MD 5 Inter-County Bottleneck Relief Corridor spanning from the Branch Avenue Metro/I-495 connection through Brandywine down into Waldorf (Charles County).Inter-Jurisdictional Traffic Mitigation Requirements: Require Prince George's and Charles Counties, alongside the State Highway Administration (SHA), to complete a joint Corridor Impact Review for any major new commercial or industrial developments within 2 miles of the US 301/MD 5 merge, ensuring developer impact fees directly fund cross-county corridor relief.

9. COST.

TBD

10. ORGANIZATIONAL SUPPORT.

TBD

11. ORGANIZATIONAL OPPOSITION.

TBD

12. PROPOSED DRAFT LANGUAGE.

The US 301 / MD 5 Inter-County Commuter Mobility & Highway Safety Act--AN ACT concerning Transportation – US 301 and MD Route 5 Inter-County Commuter Mobility and Highway Safety Act FOR the purpose of establishing the US 301/MD 5 Inter-County Commuter Mobility and Highway Safety Program within the Maryland Department of Transportation (MDOT); designating a portion of US 301 and MD Route 5 in Prince George's and Charles Counties as a State Priority Infrastructure and Safety Corridor; requiring MDOT, in coordination with the State Highway Administration (SHA) and local jurisdictions, to develop a comprehensive bottleneck relief plan; establishing requirements for grade separation, access management, and rapid transit advancement; requiring cross-county impact reviews for certain commercial developments; authorizing bus-on-shoulder operations; requiring annual progress reports; and generally relating to transportation planning, funding, and traffic mitigation along the US 301 and MD Route 5 corridor.

13. OTHER INFORMATION TO NOTE.

more information to be submitted.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 3:54 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045404
IP Address: [redacted]
Submission Date: 08/07/2026 3:54
Survey Time: 14 minutes, 5 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Tina Wilson

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
port tobacco, MD 20664

5. PROPOSAL SUMMARY.

Charles County seeks State authority and funding for a voluntary, household-focused resilience pilot that addresses the intersection of flooding, private septic systems, private wells, and essential home access. The proposed program would help qualified homeowners assess and complete resilience improvements before a failing septic system, contaminated well, inaccessible driveway, or flood event becomes a larger public-health, environmental, and financial emergency. Charles County reports that it is particularly vulnerable to riverine flooding and that flood frequency is increasing with climate change. Charles County Climate Adaptation Report Card Many rural and semi-rural households rely on onsite sewage disposal systems and private wells. These systems can be difficult and expensive to repair, especially when a property also experiences flooding, drainage failure, unreliable access, or a drinking-water concern. The proposed pilot does not replace existing septic, drinking-water, or flood programs. It creates a coordinated local delivery model that connects residents to available funding and fills defined gaps that are not well addressed through separate, single-purpose programs.

6. CODE REFERENCES

TBD

7. PROBLEM.

The proposal is needed because existing assistance is fragmented. The State's Bay Restoration Fund Septic System Upgrade Program is directed principally toward nitrogen-reducing upgrades and sewer connections, while State flood grants principally support governmental flood-mitigation projects. Maryland Department of the Environment A household with a flood-vulnerable septic control panel, a contaminated well, drainage failure, and unsafe driveway access may need multiple agencies and applications even though the problems arise from the same risk.

8. SOLUTION.

TBD

9. COST.

TBD

10. ORGANIZATIONAL SUPPORT.

TBD

11. ORGANIZATIONAL OPPOSITION.

N/A

12. PROPOSED DRAFT LANGUAGE.

An Act concerning --Environment and Public Health – Charles County Resilient Household Water Infrastructure Pilot Program For the purpose of establishing the Charles County Resilient Household Water Infrastructure Pilot Program; authorizing the Maryland Department of the Environment to provide certain financial assistance and technical assistance for certain residential septic, well, flood-resilience, drainage, and essential-access improvements in Charles County; establishing priority criteria; requiring coordination with certain State and County entities; requiring an annual report and final program evaluation; providing that participation is voluntary; providing that the Program does not reduce certain existing funding; and generally relating to household water infrastructure and resilience in Charles County. Note: Additional information to be forwarded to complete the proposal.

13. OTHER INFORMATION TO NOTE.

Hard copy of proposal to follow.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:11 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045449
IP Address: [redacted]
Submission Date: 08/07/2026 4:11
Survey Time: 6 minutes, 1 second

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Tina Wilson

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
port tobacco, MD 20664

5. PROPOSAL SUMMARY.

Establish a State-led, Charles County–centered development and demonstration program for a passenger and commuter ferry connecting Indian Head/Bryans Road with National Harbor and Alexandria, Virginia, subject to feasibility, permitting, regional agreements, and future funding approvals.

6. CODE REFERENCES

TBD

7. PROBLEM.

Traffic.

8. SOLUTION.

Alternatives besides road need to be considered.

9. COST.

TBD

10. ORGANIZATIONAL SUPPORT.

Likely public support

11. ORGANIZATIONAL OPPOSITION.

N/A

12. PROPOSED DRAFT LANGUAGE.

Executive Purpose Charles County requests State action to develop a practical, evidence-based passenger and commuter ferry connection between Indian Head/Bryans Road, National Harbor, and Alexandria, Virginia. The proposed Act would establish a Maryland Department of Transportation-led development and demonstration program that evaluates the project, develops terminal and operating concepts, creates a regional partnership framework, pursues federal funding, and authorizes a limited service demonstration only if the analysis supports it. The County previously included in its State legislative package a proposal to commit State resources to a ferry service connecting Indian Head to National Harbor and Alexandria. The County identified the ferry as a possible commuter alternative, a way to reduce congestion on MD Route 210, and a potential economic-development opportunity. Charles County 2025 Preliminary Legislative Proposal Package This proposal does not assume that a ferry is automatically feasible or that it should receive an ongoing public operating subsidy. Instead, it creates a disciplined process for determining whether a passenger ferry is feasible.

13. OTHER INFORMATION TO NOTE.

Additional information to be provided.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:45 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045533
IP Address: [redacted]
Submission Date: 08/07/2026 4:44
Survey Time: 16 minutes, 14 seconds

You have a new online form submission.
Note: all answers displaying "******" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Latina Wilson

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
port tobacco, MD 20664

5. PROPOSAL SUMMARY.

The proposal establishes a five-year, State-supported Charles County pilot to help older adults remain safely connected in their homes and communities. It builds on the County's existing Aging and Human Services Division, which serves as both the Area Agency on Aging and Maryland Access Point, rather than creating a separate system.

6. CODE REFERENCES

TBD

7. PROBLEM.

The proposal is timely because residents age 65 and older accounted for 13.7% of Charles County's population in a recent community-health assessment, up from 12.4% in 2018. University of Maryland Charles Regional Medical Center Community Health Needs Assessment

8. SOLUTION.

Documentation to be forwarded.

9. COST.

TBD

10. ORGANIZATIONAL SUPPORT.

TBD

11. ORGANIZATIONAL OPPOSITION.

TBD

12. PROPOSED DRAFT LANGUAGE.

Human Services --" Charles County Aging in Place, Mobility, and Family Caregiver Support Pilot Program** **For the purpose of** establishing the Charles County Aging in Place, Mobility, and Family Caregiver Support Pilot Program in the Maryland Department of Aging; requiring the Department to provide certain funds to Charles County for certain navigation, mobility, caregiver, home-safety, and gap-filling services; establishing eligibility and priority criteria; requiring coordination with certain existing programs; requiring reports and a final evaluation; providing that participation is voluntary; and generally relating to support for older adults and caregivers in Charles County.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Charles County Sheriff's Office
Legislative Proposals
Legislative Session 2027

COMMERCIAL VEHICLE- CDL EXEMPTIONS

Issue: MD Code Transportation §16-803 defines commercial motor vehicle as a vehicle or combination of motor vehicles used to transport passenger or property if the motor vehicle has a gross combination weight rating of 26,001 or more pounds. The statute specifically excludes various type of vehicles from the definition such as farm equipment, emergency vehicles operated by a member of, or a person employed by a volunteer or paid fire or rescue organization; and vehicles owned or operated by the United States Department of Defense. These exemptions are consistent with federal law. 49 CFR 383.3. However, law enforcement response vehicles which are exempt under Federal Law are not exempted from Maryland's definition and often exceed the weight limit because of the bullet resistant armor and material they are made of.

Proposal: Add law enforcement response vehicles operated by the Charles County Sheriff's Office to the exemption of CDL requirements under MD Code Transportation §16-803.

Md. Code, Transp. § 16-803. Definitions

(2) "Commercial motor vehicle (CMV)" does not include a vehicle that is:

(i) 1. Controlled and operated by a farmer;

2. Used to transport agricultural products, farm machinery, or farm supplies to or from a farm;

3. Not used in the operations of a common or contract motor carrier; and

4. Used within 150 miles of the person's farm;

(ii) An emergency vehicle:

1. Equipped with audible and visual signals; and

2. Operated by a member of or a person in the employ of a volunteer or paid fire or rescue organization;

(iii) A vehicle owned or operated by the United States Department of Defense if it is controlled and operated by:

1. Any active duty military personnel;

2. Any member of the military reserves or National Guard on active duty, including personnel on full-time National Guard duty and personnel on part-time training; or

3. Any National Guard military technician; or

(iv) A motor vehicle designed and constructed primarily to provide temporary living quarters for recreational, camping, or travel use; **OR**

(V) A LAW ENFORCEMENT EMERGENCY RESPONSE VEHICLE OPERATED BY AN EMPOYEE OF THE CHARLES COUNTY SHERIFFS OFFICE.

Charles County Sheriff's Office
Legislative Proposals
Legislative Session 2027

AUTOMATED ENFORCEMENT

Issue: The Maryland General Assembly authorized automated school zone speed enforcement (speed cameras) and traffic control signal monitoring (red light cameras) to promote public safety on our roadways. The automated cameras generate citations for vehicles that drive through a solid red light or exceed the speed by at least 12 miles per hour in a school zone.

Maryland law currently excludes certain vehicles from automated enforcement monitoring systems. Specifically, MD Transp. §21-202.1, traffic control signal monitoring systems (red light) and §21-809, speed monitoring system (speed cameras) *exclude* vehicles registered to rental companies, leasing companies, and dealers. In contrast, rental companies are not excluded from school bus violations (§21-706.1) and there are no exclusions for paying an automated toll (§24-1414).

For calendar year 2024, the Sheriff's Office recorded the following violations where citations could not be issued because they were either rental vehicles, leasing company or dealer tags.

Red Light	1,246 violations
Speeding in School Zones	2,130 violations

For calendar year 2025:

Red Light	1,244 violations
Speeding in School Zones	1,326 violations

As of July 2026:

Red Light	694 violations
Speeding in School Zones	778 violations

Proposal: Add language to MD Transp. §21-202.1 (redlight) and §21-809 (speed cameras) that "in Charles County, 'owner' includes a motor vehicle rental or leasing company, or a holder of a special registration plate issued under Title 13, Subtitle 9, Part III of this article."

CHARLES COUNTY RESILIENCE AUTHORITY, INC. – 2027 Legislative Proposal

A. REVISE LOCAL GOVERNMENT TORT CLAIMS ACT PROPOSAL

1. CONTACT PERSON NAME
Terrah Dews
2. CONTACT PERSON'S EMAIL
DewsT@charlescountymd.gov
3. CONTACT PERSON PHONE #
301-645-0555
4. CONTACT PERSON ADDRESS
200 Baltimore Street
La Plata, MD 20606

5. PROPOSAL SUMMARY.

- Revise the Local Government Tort Claims Act to include coverage for the Charles County Resilience Authority. Specifically, requesting that the definition of "local government" be expanded to include the Charles County Resilience Authority.

6. CODE REFERENCES.

- Ann. Code of Maryland, Courts & Judicial Proceedings, 5-301(d)

7. PROBLEM.

- Currently, if an action arises where a person is injured or property is damaged and the Charles County Resilience Authority (RA) is involved, the CCRA is not covered by the County's insurance because it is not specifically listed under the definition of "local government" under the Local Government Tort Claims Act (LGTCA).

8. SOLUTION.

- Revise the definition section of the LGTCA to specifically include the CCRA so that it can be covered by the County's insurance.

9. COST.
$0

10. ORGANIZATIONAL SUPPORT.

- Charles County Resilience Authority, Inc.

11. ORGANIZATIONAL OPPOSITION.
None known.

12. PROPOSED DRAFT LANGUAGE.

- Draft language will be subsequently provided.

13. OTHER INFORMATION TO NOTE.
The State of Maryland in 2025, expanded the definition of a public entity in the Ann. Code of Maryland, Insurance Article, §19-602 to include "a resilience authority as

defined in §22-101 of the Local Government Article" to permit resilience authorities to pool together with other public entities, to purchase casualty insurance, property insurance, or health insurance or to self-insure against casualty, property, or health. The legislative intent of the amendment to this statute was to grant resilience authorities access to municipal and public risk-pooling arrangements. Therefore, it can be inferred that it was the purpose of the Maryland General Assembly was to clarify any ambiguity concerning insurance coverage for the recently established resilience authorities.

HOADRB – 2027 Legislative Proposals for Charles County Commissioners

A. COMMON OWNERSHIP PROPOSAL

1. CONTACT PERSON NAME
Reed Faasen
2. CONTACT PERSON'S EMAIL
FaasenR@charlescountymd.gov
3. CONTACT PERSON PHONE #
301-645-0594, ext. 2594
4. CONTACT PERSON ADDRESS
200 Baltimore Street
La Plata, MD 20606

5. PROPOSAL SUMMARY.

- Revise Chapter 247 of the Charles County Code to expand the ~~scope of~~ definition of "common ownership communities" to include residential condominium associations and residential cooperatives.

6. CODE REFERENCES.

- Chapter 247 – Homeowners' Associations

7. PROBLEM.

- The existing Code Section 247 is exclusive to homeowners' associations and does no~~²~~t include residential condominium associations or residential cooperatives.~~, which do exist in the County.~~

8. SOLUTION.

- Revising Section 247 would allow the Homeowners' Association Dispute Review Board (HOADRB) to provide alternative dispute resolution services to to County residents who live in residential condominium associations and residential cooperatives~~also~~.

9. COST.
$0

10. ORGANIZATIONAL SUPPORT.

- Charles County Homeowners' Association Dispute Review Board
- Charles County Homeowners & Civic Association Alliance (HOCAA)

11. ORGANIZATIONAL OPPOSITION.
None known.

12. PROPOSED DRAFT LANGUAGE.

- Draft language will be subsequently provided.

13. OTHER INFORMATION TO NOTE.

During the HOADRB's Annual Report Presentation with the BOCC, Commissioner Steward recommended that the Board be more inclusive and include condominiums.

B. ANNUAL REGISTRATION FEE ~~REGISTRY~~ PROPOSAL

Questions 1-4 (Same as above)

5. PROPOSAL SUMMARY.

- Revise Chapter 247 of the Charles County Code to include a registry requirement for common ownership communities, including the charging of an annual registration fee.

6. CODE REFERENCES.

- Chapter 247 – Homeowners' Associations

7. PROBLEM.

- Senate Bill 573 was recently passed and becomes effective October 1, 2026, requiring a common ownership commission recognized by the State or Local Government to develop a training curriculum for newly elected officers of common ownership communities. However, this was an unfunded mandate and there is currently no budget to enact this training.

8. SOLUTION.

- Revising Section 247 would allow the creation of a registry that will provide a database to track common ownership communities within the County, and the annual registration fee would help cover the costs associated with creating and maintain a web portal and registry.

9. COST.

None known.

10. ORGANIZATIONAL SUPPORT.

- Charles County Homeowners' Association Dispute Review Board

11. ORGANIZATIONAL OPPOSITION.

None known

12. PROPOSED DRAFT LANGUAGE.

Draft language will be subsequently provided

13. OTHER INFORMATION TO NOTE.

None.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 9:53 AM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5044483
IP Address: 167.102.160.37
Submission Date: 08/07/2026 9:52
Survey Time: 16 minutes, 5 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Deborah Hall

2. CONTACT PERSON EMAIL

halld@charlescountymd.gov

3. CONTACT PERSON PHONE #

(301) 645-0550

4. CONTACT PERSON ADDRESS

200 Baltimore Street
La Plata, MD 20646

5. PROPOSAL SUMMARY.

Enabling legislation to permit the County Commissioners to pass local legislation to implement a recreation amenity fee. The fee will be assessed against each real property tax bill in the County, with all revenues funding a special revenue or enterprise fund, and used for recreation capital improvement projects.

6. CODE REFERENCES

This will be new State code language, likely added to Md. Land Use Code Ann. Title 9. Single-County Provisions. Subtitle 8. Charles County. A similar tax is levied in Prince George's County, found at Md. Land Use Code Ann. § 18-306.

7. PROBLEM.

We know from our public outreach efforts that our community supports the construction of a new aquatic center. It would provide recreational opportunities that promote healthy lifestyles, and serve residents of all ages. However, the project comes with a significant financial cost that exceeds our available budget. The proposed recreation fee would allow us to respond to the community's desire for a new aquatics center and other recreational amenities while still maintaining critical public services and ensuring our long-term financial stability.

8. SOLUTION.

Authorizing a local recreation amenity fee empowers Charles County to advance community priorities with a dedicated, locally controlled funding source. The fee ensures that the cost of long-term public recreational assets are shared broadly and sustainably while reducing reliance on limited general revenues and preserving the County's ability to meet other essential public service needs.

9. COST.

There is no direct cost to state or local government. The fee would be applied to property owners in the County.

10. ORGANIZATIONAL SUPPORT.

Unknown at this time.

11. ORGANIZATIONAL OPPOSITION.

Unknown at this time.

12. PROPOSED DRAFT LANGUAGE.

SUGGESTED STATUTE: Md. Land Use Code Ann. Title 9. Single-County Provisions. Subtitle 8. Charles County. Recreation fee for Charles County. (a) The fee required under this section applies to each residential unit in Charles County. (b) Each fiscal year, Charles County may impose on each residential unit a fee for recreation not to exceed ten dollars ($10) per unit; and (c) Charles County shall use the revenues from the fee imposed under this section to finance its adopted budget to construct and maintain recreation facilities in Charles County as Charles County determines.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 1:54 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045062
IP Address: [redacted]
Submission Date: 08/07/2026 1:54
Survey Time: 4 minutes, 10 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Micaiah Lloyd

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Waldorf, MD 20603

5. PROPOSAL SUMMARY.

This proposal sets a target to make publicly owned commercial sites, shopping centers, and other feasible commercial properties hit a 70% native biodiversity threshold by 2030. For generations, colonial land management tore down local ecosystems to enforce artificial lawns and invasive plants that do nothing for our environment. By tapping into existing state and municipal codes, we can reverse this trend—replacing useless turf with native species that clean our runoff, support wildlife, and restore real balance to our public spaces.

6. CODE REFERENCES

Maryland Agriculture Code (Native Plants Program): Frameworks establishing clear standards for native plant identification and usage. Maryland Real Property Code (Low-Impact Landscaping): Rules protecting the rights of property owners to put in eco-friendly habitats without arbitrary restrictions. Local Land Use & Zoning Ordinances: Existing municipal codes regulating commercial site plans, open space, and property upkeep.

7. PROBLEM.

Colonial land practices treated the environment like something to dominate and pave over, leaving us with sterile concrete corridors and manicured turf grass that destroy local ecology. Right now, commercial properties waste tons of water and dump

synthetic fertilizers on non-native plants just to keep up appearances. It starves local pollinators, worsens stormwater flooding, and keeps our commercial hubs totally disconnected from the natural ecosystem.

8. SOLUTION.

Pass legislation giving targeted commercial spaces a realistic path to 70% native landscaping by 2030 through a straightforward, multi-step approach: Clear out invasives: Start by stripping away non-native plants brought in by old-school development. Bring back local plants: Trade out unused turf grass for native trees, shrubs, and deep-rooted perennials. Update local rules: Tweak zoning ordinances so native meadows and rain gardens are protected, not fined as overgrown weeds.

9. COST.

Public budget: Practically zero. The city/county can handle this through existing planning reviews and normal site inspections. Property owners: Pays off over time. You pay for the initial native planting, but you immediately cut out the endless bills for heavy watering, weekly mowing, and chemical treatments.

10. ORGANIZATIONAL SUPPORT.

Local watershed groups and environmental coalitions Indigenous-led land stewardship and native plant advocates Community garden networks and pollinator groups Local nurseries and sustainable landscaping small businesses

11. ORGANIZATIONAL OPPOSITION.

Commercial real estate groups worried about short-term retrofitting work Traditional lawn care companies reliant on weekly mowing contracts Retail operators worried about construction noise or temporary disruptions

12. PROPOSED DRAFT LANGUAGE.

Section 1. Native Biodiversity Target. (a) By December 31, 2030, publicly owned commercial properties and feasible retail developments shall ensure at least 70% of available green space consists of native species. (b) Landscaping Flexibility. Property owners are explicitly permitted to replace non-functional turf grass with native habitats, and non-native invasive species shall be phased out. (c) Review. Local planning bodies will monitor progress during routine property reviews and site plan updates.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 2:06 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045103
IP Address: [redacted]
Submission Date: 08/07/2026 2:06
Survey Time: 5 minutes, 22 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Micaiah Lloyd

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Waldorf, MD 20603

5. PROPOSAL SUMMARY.

The proposition of new AI data centers has made Maryland residents take action against their development. The environmental, infrastructural, and financial concerns are enough to initiate a full ban of these data centers across the state.

6. CODE REFERENCES

TBD

7. PROBLEM.

Maryland citizens overwhelmingly oppose the explosion of new hyperscale data centers throughout the state and for good reason. Increasingly throughout the nation, communities are suffering harms of data centers and unethical applications of artificial intelligence which is enabled by these facilities. County and state officials throughout the state of Maryland, however, have been accepting money from companies and working on secret to fast track them in spite of public opposition.

8. SOLUTION.

Ban the development of all new large scale data centers across the state.

9. COST.

0

10. ORGANIZATIONAL SUPPORT.

The vast majority of Marylanders. Various environmental and political groups would likely support.

11. ORGANIZATIONAL OPPOSITION.

Tech corporations seeking to exploit our communities and the politicians and government officials making secret deals with them.

12. PROPOSED DRAFT LANGUAGE.

Exact language TBD, but it will ban, with no exceptions, all new data center development in every city, county, and locality within the state of Maryland, including any projects which have been approved but have not broken ground as of the date the Bill is enacted.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 11:54 AM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5044743
IP Address: [redacted]
Submission Date: 08/07/2026 11:54
Survey Time: 4 minutes, 41 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Jessica Cassidy

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Port Tobacco, MD 20677

5. PROPOSAL SUMMARY.

Ban All New Large Scale Data Centers From the State of Maryland

6. CODE REFERENCES

TBD

7. PROBLEM.

Maryland citizens overwhelmingly oppose the explosion of new hyperscale data centers throughout the state and for good reason. Increasingly throughout the nation, communities are suffering harms of data centers and unethical applications of artificial intelligence which is enabled by these facilities. County and state officials throughout the state of Maryland, however, have been accepting money from companies and working on secret to fast track them in spite of public opposition.

8. SOLUTION.

Ban the development of all new large scale data centers across the state.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

The vast majority of Marylanders. Various environmental and political groups would likely support.

11. ORGANIZATIONAL OPPOSITION.

Tech corporations seeking to exploit our communities and the politicians and government officials making secret deals with them.

12. PROPOSED DRAFT LANGUAGE.

Exact language TBD, but it will ban, with no exceptions, all new data center development in every city, county, and locality within the state of Maryland, including any projects which have been approved but have not broken ground as of the date the Bill is enacted.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:56 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Legislation Proposal Form (long)

Submission #: 5045566
IP Address: [redacted]
Submission Date: 08/07/2026 4:56
Survey Time: 2 minutes, 41 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Ashley Breeden

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Cobb Island, Maryland 20625-3049

5. PROPOSAL SUMMARY.

This public general law would ban data center development in the state of Maryland

6. CODE REFERENCES

N/A

7. PROBLEM.

Proposal would Address: Data centers have already proven to bring far more harms and risks to communities where they are built than they do benefits. Communities all across the country are recognizing this, and making it overwhelmingly clear that they do not want data centers in their backyards. Marylanders are already seeing skyrocketing utility rates due to "data center alley" being in Virginia, which we share an electrical grid with. We do not need Maryland to become an extension of this data center alley, which would only exacerbate the problems Marylanders are already facing from data centers in other states.

8. SOLUTION.

The only 100% guaranteed way to make sure that data centers can never be built in Maryland, is to pass a legislative ban ensuring this. It's as simple as that. Harford County, Maryland has already done this, and the rest of the state needs to follow

their lead now.

9. COST.

0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:50 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045544
IP Address: [redacted]
Submission Date: 08/07/2026 4:50
Survey Time: 2 minutes, 6 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Jake Burdett

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Columbia, MD 21044

5. PROPOSAL SUMMARY.

Proposal #2: Statewide Ban on Data Centers in Maryland–Public General Law Proposal Summary: This public general law would ban data center development in the state of Maryland.

6. CODE REFERENCES

N/A

7. PROBLEM.

Data centers have already proven to bring far more harms and risks to communities where they are built than they do benefits. Communities all across the country are recognizing this, and making it overwhelmingly clear that they do not want data centers in their backyards. Marylanders are already seeing skyrocketing utility rates due to "data center alley" being in Virginia, which we share an electrical grid with. We do not need Maryland to become an extension of this data center alley, which would only exacerbate the problems Marylanders are already facing from data centers in other states.

8. SOLUTION.

The only 100% guaranteed way to make sure that data centers can never be built in Maryland, is to pass a legislative ban ensuring this. It's as simple as that. Harford County, Maryland has already done this, and the rest of the state needs to follow their lead now.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

See Harford County's language from the data center ban legislation that they passed.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Thu 8/6/2026 8:17 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5043953
IP Address: [redacted]
Submission Date: 08/06/2026 8:17
Survey Time: 5 minutes, 27 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

alana davis

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
waldorf, Maryland 20601

5. PROPOSAL SUMMARY.

Statewide Ban on Data Centers in Maryland–Public General Law This public general law would ban data center development in the state of Maryland.

6. CODE REFERENCES

N/A

7. PROBLEM.

Data centers have already proven to bring far more harms and risks to communities where they are built than they do benefits. Communities all across the country are recognizing this, and making it overwhelmingly clear that they do not want data centers in their backyards. Marylanders are already seeing skyrocketing utility rates due to "data center alley" being in Virginia, which we share an electrical grid with. We do not need Maryland to become an extension of this data center alley, which would only exacerbate the problems Marylanders are already facing from data centers in other states

8. SOLUTION.

The only 100% guaranteed way to make sure that data centers can never be built in Maryland, is to pass a legislative ban ensuring this. It's as simple as that. Harford County, Maryland has already done this, and the rest of the state needs to follow

their lead now.

9. COST.

0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 7:42 AM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5044347
IP Address: [redacted]
Submission Date: 08/07/2026 7:42
Survey Time: 3 minutes, 24 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Amanda Doane-Johnson

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
WALDORF, MD 20601

5. PROPOSAL SUMMARY.

Statewide Ban on Data Centers in Maryland–Public General Law Proposal Summary: This public general law would ban data center development in the state of Maryland.

6. CODE REFERENCES

N/A

7. PROBLEM.

Data centers have already proven to bring far more harms and risks to communities where they are built than they do benefits. Communities all across the country are recognizing this, and making it overwhelmingly clear that they do not want data centers in their backyards. Marylanders are already seeing skyrocketing utility rates due to "data center alley" being in Virginia, which we share an electrical grid with. We do not need Maryland to become an extension of this data center alley, which would only exacerbate the problems Marylanders are already facing from data centers in other states.

8. SOLUTION.

The only 100% guaranteed way to make sure that data centers can never be built in Maryland, is to pass a legislative ban ensuring this. It's as simple as that. Harford County, Maryland has already done this, and the rest of the state needs to follow

their lead now.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

13. OTHER INFORMATION TO NOTE.

This would be good for Maryland.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:20 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045475
IP Address: [redacted]
Submission Date: 08/07/2026 4:20
Survey Time: 3 minutes, 18 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Tanya Luckett

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Pomfret, MD 20675

5. PROPOSAL SUMMARY.

Statewide Ban on Data Centers in Maryland–Public General Law Proposal Summary: This public general law would ban data center development in the state of Maryland.

6. CODE REFERENCES

NA

7. PROBLEM.

Problem this Legislative Proposal would Address: Data centers have already proven to bring far more harms and risks to communities where they are built than they do benefits. Communities all across the country are recognizing this, and making it overwhelmingly clear that they do not want data centers in their backyards. Marylanders are already seeing skyrocketing utility rates due to "data center alley" being in Virginia, which we share an electrical grid with. We do not need Maryland to become an extension of this data center alley, which would only exacerbate the problems Marylanders are already facing from data centers in other states

8. SOLUTION.

Solution this Legislative Proposal Provides to that Problem: The only 100% guaranteed way to make sure that data centers can never be built in Maryland, is to pass a legislative ban ensuring this. It's as simple as that. Harford County, Maryland has already done this, and the rest of the state needs to follow their lead now.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

Statewide Ban on Data Centers in Maryland–Public General Law Proposal Summary: This public general law would ban data center development in the state of Maryland.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:16 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045463
IP Address: [redacted]
Submission Date: 08/07/2026 4:16
Survey Time: 5 minutes, 53 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Edith Henry

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Pomfret, MD 20675

5. PROPOSAL SUMMARY.

Statewide Ban on Data Centers in Maryland–Public General Law Proposal Summary: This public general law would ban data center development in the state of Maryland.

6. CODE REFERENCES

NA

7. PROBLEM.

Problem this Legislative Proposal would Address: Data centers have already proven to bring far more harms and risks to communities where they are built than they do benefits. Communities all across the country are recognizing this, and making it overwhelmingly clear that they do not want data centers in their backyards. Marylanders are already seeing skyrocketing utility rates due to "data center alley" being in Virginia, which we share an electrical grid with. We do not need Maryland to become an extension of this data center alley, which would only exacerbate the problems Marylanders are already facing from data centers in other states.

8. SOLUTION.

Solution this Legislative Proposal Provides to that Problem: The only 100% guaranteed way to make sure that data centers can never be built in Maryland, is to pass a legislative ban ensuring this. It's as simple as that. Harford County, Maryland has already done this, and the rest of the state needs to follow their lead now.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

This public general law would ban data center development in the state of Maryland.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 3:14 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045286
IP Address: [redacted]
Submission Date: 08/07/2026 3:13
Survey Time: 6 minutes, 1 second

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Diane Thomas

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Waldorf, MD 20603

5. PROPOSAL SUMMARY.

Statewide Ban on Data Centers in Maryland–Public General Law Proposal Summary: This public general law would ban data center development in the state of Maryland.

6. CODE REFERENCES

N/A

7. PROBLEM.

Problem this Legislative Proposal would Address: Data centers have already proven to bring far more harms and risks to communities where they are built than they do benefits. Communities all across the country are recognizing this, and making it overwhelmingly clear that they do not want data centers in their backyards. Marylanders are already seeing skyrocketing utility rates due to "data center alley" being in Virginia, which we share an electrical grid with. We do not need Maryland to become an extension of this data center alley, which would only exacerbate the problems Marylanders are already facing from data centers in other states.

8. SOLUTION.

Solution this Legislative Proposal Provides to that Problem: The only 100% guaranteed way to make sure that data centers can never be built in Maryland, is to pass a legislative ban ensuring this. It's as simple as that. Harford County, Maryland has already done this, and the rest of the state needs to follow their lead now.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups.

12. PROPOSED DRAFT LANGUAGE.

Statewide Ban on Data Centers in Maryland–Public General Law This public general law would ban data center development in the state of Maryland.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:47 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045539
IP Address: [redacted]
Submission Date: 08/07/2026 4:47
Survey Time: 30 minutes, 59 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Jake Burdett

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Columbia, MD 21044

5. PROPOSAL SUMMARY.

Proposal #1: Ban on Data Centers in Southern Maryland–Public Local Law Proposal Summary: As a Code Home Rule County, rather than a Charter County, the Maryland General Assembly can not pass a public local law that applies only to Charles County. However, the Maryland General Assembly does have the power to pass public local laws that apply only to an entire class of code counties. MD Code, Local Government, § 9-302 divides Maryland into 4 classes of code counties, one of which being the Southern Maryland class, composed of Charles, Calvert & St. Mary's Counties. This Public Local Law would ban data center development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

6. CODE REFERENCES

N/A

7. PROBLEM.

Data centers have already proven to bring far more harms and risks to communities where they are built than they do benefits. Communities all across the country are recognizing this, and making it overwhelmingly clear that they do not want data centers in their backyards. Marylanders are already seeing skyrocketing utility rates due to "data center alley" being in Virginia, which we

share an electrical grid with. We do not need Maryland to become an extension of this data center alley, which would only exacerbate the problems Marylanders are already facing from data centers in other states. Southern Maryland has a unique and pristine rural character which should be preserved at all costs, and industrial data centers gravely threaten that goal.

8. SOLUTION.

The only 100% guaranteed way to make sure that data centers can never be built in Southern Maryland, is to pass a legislative ban ensuring this. It's as simple as that. Harford County, Maryland has already done this, and Southern Maryland needs to follow their lead now.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

See Harford County's legislative ban language, as they've already passed a ban on data centers there.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Thu 8/6/2026 8:21 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5043958
IP Address: [redacted]
Submission Date: 08/06/2026 8:21
Survey Time: 3 minutes

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

alana davis

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
waldorf, maryland 20601

5. PROPOSAL SUMMARY.

Ban on Data Centers in Southern Maryland–Public Local Law As a Code Home Rule County, rather than a Charter County, the Maryland General Assembly can not pass a public local law that applies only to Charles County. However, the Maryland General Assembly does have the power to pass public local laws that apply only to an entire class of code counties. MD Code, Local Government, § 9-302 divides Maryland into 4 classes of code counties, one of which being the Southern Maryland class, composed of Charles, Calvert & St. Mary's Counties. This Public Local Law would ban data center development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

6. CODE REFERENCES

N/A

7. PROBLEM.

Data centers have already proven to bring far more harms and risks to communities where they are built than they do benefits. Communities all across the country are recognizing this, and making it overwhelmingly clear that they do not want data centers in their backyards. Marylanders are already seeing skyrocketing utility rates due to "data center alley" being in Virginia, which we share an electrical grid with. We do not need Maryland to become an extension of this data center alley, which would only

exacerbate the problems Marylanders are already facing from data centers in other states. Southern Maryland has a unique and pristine rural character which should be preserved at all costs, and industrial data centers gravely threaten that goal.

8. SOLUTION.

The only 100% guaranteed way to make sure that data centers can never be built in Southern Maryland, is to pass a legislative ban ensuring this. It's as simple as that. Harford County, Maryland has already done this, and Southern Maryland needs to follow their lead now.

9. COST.

0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Thu 8/6/2026 9:29 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5044042
IP Address: [redacted]
Submission Date: 08/06/2026 9:29
Survey Time: 8 minutes, 1 second

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Amanda Doane-Johnson

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
WALDORF, MD 20601

5. PROPOSAL SUMMARY.

Ban on Data Centers in Southern Maryland–Public Local Law Proposal Summary: As a Code Home Rule County, rather than a Charter County, the Maryland General Assembly can not pass a public local law that applies only to Charles County. However, the Maryland General Assembly does have the power to pass public local laws that apply only to an entire class of code counties. MD Code, Local Government, § 9-302 divides Maryland into 4 classes of code counties, one of which being the Southern Maryland class, composed of Charles, Calvert & St. Mary's Counties. This Public Local Law would ban data center development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

6. CODE REFERENCES

N/A

7. PROBLEM.

The problem this Legislative Proposal would Address is that Data centers have already proven to bring far more harms and risks to communities where they are built than they do benefits. Communities all across the country are recognizing this, and making it overwhelmingly clear that they do not want data centers in their backyards. Marylanders are already seeing skyrocketing utility rates due to "data center alley" being in Virginia, which we share an electrical grid with. We do not need Maryland to

become an extension of this data center alley, which would only exacerbate the problems Marylanders are already facing from data centers in other states. Southern Maryland has a unique and pristine rural character which should be preserved at all costs, and industrial data centers gravely threaten that goal

8. SOLUTION.

The only 100% guaranteed way to make sure that data centers can never be built in Southern Maryland, is to pass a legislative ban ensuring this. It's as simple as that. Harford County, Maryland has already done this, and Southern Maryland needs to follow their lead now.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

13. OTHER INFORMATION TO NOTE.

This is in the best interest of the people of Charles county and Maryland as a whole

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:10 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045442
IP Address: [redacted]
Submission Date: 08/07/2026 4:10
Survey Time: 3 minutes, 19 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Tanya Luckett

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Pomfret, MD 20675

5. PROPOSAL SUMMARY.

Ban on Data Centers in Southern Maryland–Public Local Law Proposal Summary: As a Code Home Rule County, rather than a Charter County, the Maryland General Assembly can not pass a public local law that applies only to Charles County. However, the Maryland General Assembly does have the power to pass public local laws that apply only to an entire class of code counties. MD Code, Local Government, § 9-302 divides Maryland into 4 classes of code counties, one of which being the Southern Maryland class, composed of Charles, Calvert & St. Mary's Counties. This Public Local Law would ban data center development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

6. CODE REFERENCES

NA

7. PROBLEM.

Problem this Legislative Proposal would Address: Data centers have already proven to bring far more harms and risks to communities where they are built than they do benefits. Communities all across the country are recognizing this, and making it overwhelmingly clear that they do not want data centers in their backyards. Marylanders are already seeing skyrocketing utility rates due to "data center alley" being in Virginia, which we share an electrical grid with. We do not need Maryland to become an

extension of this data center alley, which would only exacerbate the problems Marylanders are already facing from data centers in other states. Southern Maryland has a unique and pristine rural character which should be preserved at all costs, and industrial data centers gravely threaten that goal.

8. SOLUTION.

Solution this Legislative Proposal Provides to that Problem: The only 100% guaranteed way to make sure that data centers can never be built in Southern Maryland, is to pass a legislative ban ensuring this. It's as simple as that. Harford County, Maryland has already done this, and Southern Maryland needs to follow their lead now.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

pass public local laws that apply only to an entire class of code counties. MD Code, Local Government, § 9-302 divides Maryland into 4 classes of code counties, one of which being the Southern Maryland class, composed of Charles, Calvert & St. Mary's Counties. This Public Local Law would ban data center development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:07 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045434
IP Address: [redacted]
Submission Date: 08/07/2026 4:06
Survey Time: 3 minutes, 26 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Edith Henry

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Pomfret, MD 20675

5. PROPOSAL SUMMARY.

Ban on Data Centers in Southern Maryland–Public Local Law Proposal Summary: As a Code Home Rule County, rather than a Charter County, the Maryland General Assembly can not pass a public local law that applies only to Charles County. However, the Maryland General Assembly does have the power to pass public local laws that apply only to an entire class of code counties. MD Code, Local Government, § 9-302 divides Maryland into 4 classes of code counties, one of which being the Southern Maryland class, composed of Charles, Calvert & St. Mary's Counties. This Public Local Law would ban data center development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

6. CODE REFERENCES

NA

7. PROBLEM.

Problem this Legislative Proposal would Address: Data centers have already proven to bring far more harms and risks to communities where they are built than they do benefits. Communities all across the country are recognizing this, and making it overwhelmingly clear that they do not want data centers in their backyards. Marylanders are already seeing skyrocketing utility rates due to "data center alley" being in Virginia, which we share an electrical grid with. We do not need Maryland to become an

extension of this data center alley, which would only exacerbate the problems Marylanders are already facing from data centers in other states. Southern Maryland has a unique and pristine rural character which should be preserved at all costs, and industrial data centers gravely threaten that goal.

8. SOLUTION.

Solution this Legislative Proposal Provides to that Problem: The only 100% guaranteed way to make sure that data centers can never be built in Southern Maryland, is to pass a legislative ban ensuring this. It's as simple as that. Harford County, Maryland has already done this, and Southern Maryland needs to follow their lead now.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

pass public local laws that apply only to an entire class of code counties. MD Code, Local Government, § 9-302 divides Maryland into 4 classes of code counties, one of which being the Southern Maryland class, composed of Charles, Calvert & St. Mary's Counties. This Public Local Law would ban data center development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 3:00 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045245
IP Address: [redacted]
Submission Date: 08/07/2026 2:59
Survey Time: 28 minutes, 10 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Diane Thompson

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Waldorf, MD 20603

5. PROPOSAL SUMMARY.

Ban on Data Centers in Southern Maryland–Public Local Law Proposal Summary: As a Code Home Rule County, rather than a Charter County, the Maryland General Assembly can not pass a public local law that applies only to Charles County. However, the Maryland General Assembly does have the power to pass public local laws that apply only to an entire class of code counties. MD Code, Local Government, § 9-302 divides Maryland into 4 classes of code counties, one of which being the Southern Maryland class, composed of Charles, Calvert & St. Mary's Counties. This Public Local Law would ban data center development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

6. CODE REFERENCES

NA

7. PROBLEM.

Problem this Legislative Proposal would Address: Data centers have already proven to bring far more harms and risks to communities where they are built than they do benefits. Communities all across the country are recognizing this, and making it overwhelmingly clear that they do not want data centers in their backyards. Marylanders are already seeing skyrocketing utility rates due to "data center alley" being in Virginia, which we share an electrical grid with. We do not need Maryland to become an

extension of this data center alley, which would only exacerbate the problems Marylanders are already facing from data centers in other states. Southern Maryland has a unique and pristine rural character which should be preserved at all costs, and industrial data centers gravely threaten that goal.

8. SOLUTION.

Solution this Legislative Proposal Provides to that Problem: The only 100% guaranteed way to make sure that data centers can never be built in Southern Maryland, is to pass a legislative ban ensuring this. It's as simple as that. Harford County, Maryland has already done this, and Southern Maryland needs to follow their lead now.

9. COST.

Predicted Cost to the County/State to implement: $0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

Public Local Law would ban data center development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

13. OTHER INFORMATION TO NOTE.

NA

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:52 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045554
IP Address: [redacted]
Submission Date: 08/07/2026 4:52
Survey Time: 2 minutes, 11 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Jake Burdett

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Columbia, MD 21044

5. PROPOSAL SUMMARY.

Proposal #3: 3-5 Year Moratorium on Data Center Development & Zoning in Southern Maryland–Public Local Law Proposal Summary: As a Code Home Rule County, rather than a Charter County, the Maryland General Assembly can not pass a public local law that applies only to Charles County. However, the Maryland General Assembly does have the power to pass public local laws that apply only to an entire class of code counties. MD Code, Local Government, § 9-302 divides Maryland into 4 classes of code counties, one of which being the Southern Maryland class, composed of Charles, Calvert & St. Mary's Counties. This Public Local Law would implement a 3-5 year moratorium on data center zoning (for Counties in the class that have not yet passed this) and development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

6. CODE REFERENCES

N/A

7. PROBLEM.

Although the problems with data centers have already become overwhelmingly clear through the impacts they've had in communities where they currently exist, it is still a relatively new industry. Rather than volunteering to be the guinea pigs in this

new data center experiment, and passing on the harms that come with that to the people who live here, Southern Maryland should give the industry a few more years to develop and work out its flaws, so that if data centers are ever built here, we get only the positive impacts, but not the negative ones. Additionally, many analysts claim that the US economy is in an inflated "AI Bubble" right now. All of that is to say that this widespread "demand" that we are seeing for data centers right now very well may not exist anymore in a few years, if and when that AI bubble pops, and Southern Maryland should make sure that this is an industry that is here to stay for the long-run, before we immediately invest in something that very well may just be the "flavor of the month" at this particular point and time.

8. SOLUTION.

A 3-5 year moratorium on data center development and zoning in Southern Maryland would protect the delicate region from most of the harmful impacts of data centers, as the industry continues to work out its kinks elsewhere. A shorter moratorium period, such as 1 year or 18 months, is likely not enough time for the industry to develop these guardrails, or to find out if we really are in an AI bubble right now. The wait-and-see approach with data centers is a wise choice for most jurisdictions right now, but especially in one as sensitive and rural as Southern Maryland is.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Thu 8/6/2026 8:27 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5043968
IP Address: [redacted]
Submission Date: 08/06/2026 8:27
Survey Time: 4 minutes, 8 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Alana Davis

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
waldorf, maryland 20601

5. PROPOSAL SUMMARY.

3-5 Year Moratorium on Data Center Development & Zoning in Southern Maryland–Public Local Law As a Code Home Rule County, rather than a Charter County, the Maryland General Assembly can not pass a public local law that applies only to Charles County. However, the Maryland General Assembly does have the power to pass public local laws that apply only to an entire class of code counties. MD Code, Local Government, § 9-302 divides Maryland into 4 classes of code counties, one of which being the Southern Maryland class, composed of Charles, Calvert & St. Mary's Counties. This Public Local Law would implement a 3-5 year moratorium on data center zoning (for Counties in the class that have not yet passed this) and development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

6. CODE REFERENCES

N/A

7. PROBLEM.

Although the problems with data centers have already become overwhelmingly clear through the impacts they've had in communities where they currently exist, it is still a relatively new industry. Rather than volunteering to be the guinea pigs in this new data center experiment, and passing on the harms that come with that to the people who live here, Southern Maryland

should give the industry a few more years to develop and work out its flaws, so that if data centers are ever built here, we get only the positive impacts, but not the negative ones. Additionally, many analysts claim that the US economy is in an inflated "AI Bubble" right now. All of that is to say that this widespread "demand" that we are seeing for data centers right now very well may not exist anymore in a few years, if and when that AI bubble pops, and Southern Maryland should make sure that this is an industry that is here to stay for the long-run, before we immediately invest in something that very well may just be the "flavor of the month" at this particular point and time.

8. SOLUTION.

A 3-5 year moratorium on data center development and zoning in Southern Maryland would protect the delicate region from most of the harmful impacts of data centers, as the industry continues to work out its kinks elsewhere. A shorter moratorium period, such as 1 year or 18 months, is likely not enough time for the industry to develop these guardrails, or to find out if we really are in an AI bubble right now. The wait-and-see approach with data centers is a wise choice for most jurisdictions right now, but especially in one as sensitive and rural as Southern Maryland is.

9. COST.

0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 7:56 AM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5044350
IP Address: [redacted]
Submission Date: 08/07/2026 7:56
Survey Time: 2 minutes, 11 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Amanda Doane-Johnson

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
WALDORF, MD 20601

5. PROPOSAL SUMMARY.

3-5 Year Moratorium on Data Center Development & Zoning in Southern Maryland–Public Local Law Proposal Summary: As a Code Home Rule County, rather than a Charter County, the Maryland General Assembly can not pass a public local law that applies only to Charles County. However, the Maryland General Assembly does have the power to pass public local laws that apply only to an entire class of code counties. MD Code, Local Government, § 9-302 divides Maryland into 4 classes of code counties, one of which being the Southern Maryland class, composed of Charles, Calvert & St. Mary's Counties. This Public Local Law would implement a 3-5 year moratorium on data center zoning (for Counties in the class that have not yet passed this) and development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

6. CODE REFERENCES

N/A

7. PROBLEM.

Although the problems with data centers have already become overwhelmingly clear through the impacts they've had in communities where they currently exist, it is still a relatively new industry. Rather than volunteering to be the guinea pigs in this new data center experiment, and passing on the harms that come with that to the people who live here, Southern Maryland

should give the industry a few more years to develop and work out its flaws, so that if data centers are ever built here, we get only the positive impacts, but not the negative ones. Additionally, many analysts claim that the US economy is in an inflated "AI Bubble" right now. All of that is to say that this widespread "demand" that we are seeing for data centers right now very well may not exist anymore in a few years, if and when that AI bubble pops, and Southern Maryland should make sure that this is an industry that is here to stay for the long-run, before we immediately invest in something that very well may just be the "flavor of the month" at this particular point and time.

8. SOLUTION.

A 3-5 year moratorium on data center development and zoning in Southern Maryland would protect the delicate region from most of the harmful impacts of data centers, as the industry continues to work out its kinks elsewhere. A shorter moratorium period, such as 1 year or 18 months, is likely not enough time for the industry to develop these guardrails, or to find out if we really are in an AI bubble right now. The wait-and-see approach with data centers is a wise choice for most jurisdictions right now, but especially in one as sensitive and rural as Southern Maryland is.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

13. OTHER INFORMATION TO NOTE.

This would be good for Maryland.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:28 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045496
IP Address: [redacted]
Submission Date: 08/07/2026 4:28
Survey Time: 3 minutes, 29 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Tanya Luckett

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Pomfret, MD 20675

5. PROPOSAL SUMMARY.

3-5 Year Moratorium on Data Center Development & Zoning in Southern Maryland–Public Local Law Proposal Summary: As a Code Home Rule County, rather than a Charter County, the Maryland General Assembly can not pass a public local law that applies only to Charles County. However, the Maryland General Assembly does have the power to pass public local laws that apply only to an entire class of code counties. MD Code, Local Government, § 9-302 divides Maryland into 4 classes of code counties, one of which being the Southern Maryland class, composed of Charles, Calvert & St. Mary's Counties. This Public Local Law would implement a 3-5 year moratorium on data center zoning (for Counties in the class that have not yet passed this) and development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

6. CODE REFERENCES

NA

7. PROBLEM.

Problem this Legislative Proposal would Address: Although the problems with data centers have already become overwhelmingly clear through the impacts they've had in communities where they currently exist, it is still a relatively new industry. Rather than volunteering to be the guinea pigs in this new data center experiment, and passing on the harms that come with that to the

people who live here, Southern Maryland should give the industry a few more years to develop and work out its flaws, so that if data centers are ever built here, we get only the positive impacts, but not the negative ones. Additionally, many analysts claim that the US economy is in an inflated "AI Bubble" right now. All of that is to say that this widespread "demand" that we are seeing for data centers right now very well may not exist anymore in a few years, if and when that AI bubble pops, and Southern Maryland should make sure that this is an industry that is here to stay for the long-run, before we immediately invest in something that very well may just be the "flavor of the month" at this particular point and time.

8. SOLUTION.

Solution this Legislative Proposal Provides to that Problem: A 3-5 year moratorium on data center development and zoning in Southern Maryland would protect the delicate region from most of the harmful impacts of data centers, as the industry continues to work out its kinks elsewhere. A shorter moratorium period, such as 1 year or 18 months, is likely not enough time for the industry to develop these guardrails, or to find out if we really are in an AI bubble right now. The wait-and-see approach with data centers is a wise choice for most jurisdictions right now, but especially in one as sensitive and rural as Southern Maryland is.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

This Public Local Law would implement a 3-5 year moratorium on data center zoning (for Counties in the class that have not yet passed this) and development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:24 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045486
IP Address: [redacted]
Submission Date: 08/07/2026 4:24
Survey Time: 3 minutes, 45 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Edith Henry

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Pomfret, MD 20675

5. PROPOSAL SUMMARY.

3-5 Year Moratorium on Data Center Development & Zoning in Southern Maryland–Public Local Law Proposal Summary: As a Code Home Rule County, rather than a Charter County, the Maryland General Assembly can not pass a public local law that applies only to Charles County. However, the Maryland General Assembly does have the power to pass public local laws that apply only to an entire class of code counties. MD Code, Local Government, § 9-302 divides Maryland into 4 classes of code counties, one of which being the Southern Maryland class, composed of Charles, Calvert & St. Mary's Counties. This Public Local Law would implement a 3-5 year moratorium on data center zoning (for Counties in the class that have not yet passed this) and development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

6. CODE REFERENCES

NA

7. PROBLEM.

Problem this Legislative Proposal would Address: Although the problems with data centers have already become overwhelmingly clear through the impacts they've had in communities where they currently exist, it is still a relatively new industry. Rather than volunteering to be the guinea pigs in this new data center experiment, and passing on the harms that come with that to the

people who live here, Southern Maryland should give the industry a few more years to develop and work out its flaws, so that if data centers are ever built here, we get only the positive impacts, but not the negative ones. Additionally, many analysts claim that the US economy is in an inflated "AI Bubble" right now. All of that is to say that this widespread "demand" that we are seeing for data centers right now very well may not exist anymore in a few years, if and when that AI bubble pops, and Southern Maryland should make sure that this is an industry that is here to stay for the long-run, before we immediately invest in something that very well may just be the "flavor of the month" at this particular point and time.

8. SOLUTION.

Solution this Legislative Proposal Provides to that Problem: A 3-5 year moratorium on data center development and zoning in Southern Maryland would protect the delicate region from most of the harmful impacts of data centers, as the industry continues to work out its kinks elsewhere. A shorter moratorium period, such as 1 year or 18 months, is likely not enough time for the industry to develop these guardrails, or to find out if we really are in an AI bubble right now. The wait-and-see approach with data centers is a wise choice for most jurisdictions right now, but especially in one as sensitive and rural as Southern Maryland is.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

This Public Local Law would implement a 3-5 year moratorium on data center zoning (for Counties in the class that have not yet passed this) and development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 3:27 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045337
IP Address: [redacted]
Submission Date: 08/07/2026 3:27
Survey Time: 5 minutes, 26 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Diane Thomas

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Waldorf, MD 20603

5. PROPOSAL SUMMARY.

3-5 Year Moratorium on Data Center Development & Zoning in Southern Maryland–Public Local Law Proposal Summary: As a Code Home Rule County, rather than a Charter County, the Maryland General Assembly can not pass a public local law that applies only to Charles County. However, the Maryland General Assembly does have the power to pass public local laws that apply only to an entire class of code counties. MD Code, Local Government, § 9-302 divides Maryland into 4 classes of code counties, one of which being the Southern Maryland class, composed of Charles, Calvert & St. Mary's Counties. This Public Local Law would implement a 3-5 year moratorium on data center zoning (for Counties in the class that have not yet passed this) and development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

6. CODE REFERENCES

NA

7. PROBLEM.

Problem this Legislative Proposal would Address: Although the problems with data centers have already become overwhelmingly clear through the impacts they've had in communities where they currently exist, it is still a relatively new industry. Rather than volunteering to be the guinea pigs in this new data center experiment, and passing on the harms that come with that to the

people who live here, Southern Maryland should give the industry a few more years to develop and work out its flaws, so that if data centers are ever built here, we get only the positive impacts, but not the negative ones. Additionally, many analysts claim that the US economy is in an inflated "AI Bubble" right now. All of that is to say that this widespread "demand" that we are seeing for data centers right now very well may not exist anymore in a few years, if and when that AI bubble pops, and Southern Maryland should make sure that this is an industry that is here to stay for the long-run, before we immediately invest in something that very well may just be the "flavor of the month" at this particular point and time

8. SOLUTION.

Solution this Legislative Proposal Provides to that Problem: A 3-5 year moratorium on data center development and zoning in Southern Maryland would protect the delicate region from most of the harmful impacts of data centers, as the industry continues to work out its kinks elsewhere. A shorter moratorium period, such as 1 year or 18 months, is likely not enough time for the industry to develop these guardrails, or to find out if we really are in an AI bubble right now. The wait-and-see approach with data centers is a wise choice for most jurisdictions right now, but especially in one as sensitive and rural as Southern Maryland is.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

Public Local Law would implement a 3-5 year moratorium on data center zoning (for Counties in the class that have not yet passed this) and development in this Southern Maryland class of code counties (§ 9-302(a)(2)(iii)).

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:54 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045563
IP Address: 2600:4040:b508:ca00:3539:6252:75b4:6937
Submission Date: 08/07/2026 4:54
Survey Time: 2 minutes

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Jake Burdett

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Columbia, MD 21044

5. PROPOSAL SUMMARY.

Proposal #4: 3-5 Year Moratorium on Data Center Development in Maryland–Public General Law Proposal Summary: This public general law would implement a 3-5 year moratorium on data center zoning (for Counties in the state that have not yet passed this) and development in the state of Maryland.

6. CODE REFERENCES

N/A

7. PROBLEM.

Although the problems with data centers have already become overwhelmingly clear through the impacts they've had in communities where they currently exist, it is still a relatively new industry. Rather than volunteering to be the guinea pigs in this new data center experiment, and passing on the harms that come with that to the people who live here, Maryland should give the industry a few more years to develop and work out its flaws, so that if data centers are ever built here, we get only the positive impacts, but not the negative ones. Additionally, many analysts claim that the US economy is in an inflated "AI Bubble" right now. All of that is to say that this widespread "demand" that we are seeing for data centers right now very well may not

exist anymore in a few years, if and when that AI bubble pops, and Maryland should make sure that this is an industry that is here to stay for the long-run, before we immediately invest in something that very well may just be the "flavor of the month" at this particular point and time.

8. SOLUTION.

A 3-5 year moratorium on data center development and zoning in Maryland would protect the state from most of the harmful impacts of data centers, as the industry continues to work out its kinks elsewhere. A shorter moratorium period, such as 1 year or 18 months, is likely not enough time for the industry to develop these guardrails, or to find out if we really are in an AI bubble right now. The wait-and-see approach with data centers is a wise choice for most jurisdictions right now, and Maryland is no exception to this.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Thu 8/6/2026 8:30 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5043973
IP Address: [redacted]
Submission Date: 08/06/2026 8:30
Survey Time: 2 minutes, 41 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Alana Davis

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
waldorf, maryland 20601

5, PROPOSAL SUMMARY.

3-5 Year Moratorium on Data Center Development in Maryland–Public General Law This public general law would implement a 3-5 year moratorium on data center zoning (for Counties in the state that have not yet passed this) and development in the state of Maryland.

6. CODE REFERENCES

N/A

7. PROBLEM.

Although the problems with data centers have already become overwhelmingly clear through the impacts they've had in communities where they currently exist, it is still a relatively new industry. Rather than volunteering to be the guinea pigs in this new data center experiment, and passing on the harms that come with that to the people who live here, Maryland should give the industry a few more years to develop and work out its flaws, so that if data centers are ever built here, we get only the positive impacts, but not the negative ones. Additionally, many analysts claim that the US economy is in an inflated "AI Bubble" right now. All of that is to say that this widespread "demand" that we are seeing for data centers right now very well may not exist anymore in a few years, if and when that AI bubble pops, and Maryland should make sure that this is an industry that is

here to stay for the long-run, before we immediately invest in something that very well may just be the "flavor of the month" at this particular point and time.

8. SOLUTION.

A 3-5 year moratorium on data center development and zoning in Maryland would protect the state from most of the harmful impacts of data centers, as the industry continues to work out its kinks elsewhere. A shorter moratorium period, such as 1 year or 18 months, is likely not enough time for the industry to develop these guardrails, or to find out if we really are in an AI bubble right now. The wait-and-see approach with data centers is a wise choice for most jurisdictions right now, and Maryland is no exception to this.

9. COST.

0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 7:58 AM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5044352
IP Address: [redacted]
Submission Date: 08/07/2026 7:58
Survey Time: 1 minute, 53 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Amanda Doane-Johnson

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
WALDORF, MD 20601

5. PROPOSAL SUMMARY.

3-5 Year Moratorium on Data Center Development in Maryland–Public General Law Proposal Summary: This public general law would implement a 3-5 year moratorium on data center zoning (for Counties in the state that have not yet passed this) and development in the state of Maryland.

6. CODE REFERENCES

N/A

7. PROBLEM.

Although the problems with data centers have already become overwhelmingly clear through the impacts they've had in communities where they currently exist, it is still a relatively new industry. Rather than volunteering to be the guinea pigs in this new data center experiment, and passing on the harms that come with that to the people who live here, Maryland should give the industry a few more years to develop and work out its flaws, so that if data centers are ever built here, we get only the positive impacts, but not the negative ones. Additionally, many analysts claim that the US economy is in an inflated "AI Bubble" right now. All of that is to say that this widespread "demand" that we are seeing for data centers right now very well may not exist anymore in a few years, if and when that AI bubble pops, and Maryland should make sure that this is an industry that is

here to stay for the long-run, before we immediately invest in something that very well may just be the "flavor of the month" at this particular point and time.

8. SOLUTION.

A 3-5 year moratorium on data center development and zoning in Maryland would protect the state from most of the harmful impacts of data centers, as the industry continues to work out its kinks elsewhere. A shorter moratorium period, such as 1 year or 18 months, is likely not enough time for the industry to develop these guardrails, or to find out if we really are in an AI bubble right now. The wait-and-see approach with data centers is a wise choice for most jurisdictions right now, and Maryland is no exception to this.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Charles County Against Data Centers Coalition, Southern Maryland Sierra Club, Charles County Moms of Color, Mattawoman Watershed Society, People's Coalition for Freedom and Unity

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

13. OTHER INFORMATION TO NOTE.

This would be good for Maryland!

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Fri 8/7/2026 4:33 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5045511
IP Address: [redacted]
Submission Date: 08/07/2026 4:32
Survey Time: 4 minutes, 15 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Tanya Luckett

2. CONTACT PERSON EMAIL

[redacted]

3. CONTACT PERSON PHONE #

[redacted]

4. CONTACT PERSON ADDRESS

[redacted]
Pomfret, MD 20675

5. PROPOSAL SUMMARY.

3-5 Year Moratorium on Data Center Development in Maryland–Public General Law Proposal Summary: This public general law would implement a 3-5 year moratorium on data center zoning (for Counties in the state that have not yet passed this) and development in the state of Maryland.

6. CODE REFERENCES

NA

7. PROBLEM.

Problem this Legislative Proposal would Address: Although the problems with data centers have already become overwhelmingly clear through the impacts they've had in communities where they currently exist, it is still a relatively new industry. Rather than volunteering to be the guinea pigs in this new data center experiment, and passing on the harms that come with that to the people who live here, Maryland should give the industry a few more years to develop and work out its flaws, so that if data centers are ever built here, we get only the positive impacts, but not the negative ones. Additionally, many analysts claim that the US economy is in an inflated "AI Bubble" right now. All of that is to say that this widespread "demand" that we are seeing for data centers right now very well may not exist anymore in a few years, if and when that AI bubble pops, and Maryland should

make sure that this is an industry that is here to stay for the long-run, before we immediately invest in something that very well may just be the "flavor of the month" at this particular point and time.

8. SOLUTION.

Solution this Legislative Proposal Provides to that Problem: A 3-5 year moratorium on data center development and zoning in Maryland would protect the state from most of the harmful impacts of data centers, as the industry continues to work out its kinks elsewhere. A shorter moratorium period, such as 1 year or 18 months, is likely not enough time for the industry to develop these guardrails, or to find out if we really are in an AI bubble right now. The wait-and-see approach with data centers is a wise choice for most jurisdictions right now, and Maryland is no exception to this.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Solution this Legislative Proposal Provides to that Problem: A 3-5 year moratorium on data center development and zoning in Maryland would protect the state from most of the harmful impacts of data centers, as the industry continues to work out its kinks elsewhere. A shorter moratorium period, such as 1 year or 18 months, is likely not enough time for the industry to develop these guardrails, or to find out if we really are in an AI bubble right now. The wait-and-see approach with data centers is a wise choice for most jurisdictions right now, and Maryland is no exception to this.

11. ORGANIZATIONAL OPPOSITION.

Likely the data center industry and its interest groups

12. PROPOSED DRAFT LANGUAGE.

This public general law would implement a 3-5 year moratorium on data center zoning (for Counties in the state that have not yet passed this) and development in the state of Maryland.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

NEW SUBMISSION Legislation Proposal Form (long)

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Wed 8/5/2026 10:01 PM
To County Attorney <coattorney@charlescountymd.gov>; Danielle E. Mitchell <MitchelD@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal Form (long)

Submission #: 5041946
IP Address: [redacted]
Submission Date: 08/05/2026 10:01
Survey Time: 18 minutes, 2 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

1. CONTACT PERSON NAME

Ralph Patterson

2. CONTACT PERSON EMAIL

pattersr@charlescountymd.gov

3. CONTACT PERSON PHONE #

(301) 645-0550

4. CONTACT PERSON ADDRESS

200 Baltimore Street
La Plata, MD 20646

5. PROPOSAL SUMMARY.

FOR the purpose of prohibiting a County Commissioner of a code county in the Southern Maryland class from serving more than two 4–year terms; and generally relating to the County Commissioners of Southern Maryland code counties.

6. CODE REFERENCES

Article – Local Government Section 9–316 Annotated Code of Maryland (2013 Volume and 2024 Supplement)

7. PROBLEM.

"Career Commissioners"

8. SOLUTION.

Term Limits at the County AND State level.

9. COST.

$0

10. ORGANIZATIONAL SUPPORT.

Board of County Commissioners, Charles County residents

11. ORGANIZATIONAL OPPOSITION.

"Some"

12. PROPOSED DRAFT LANGUAGE.

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows: Article – Local Government 9–316. (A) THIS SECTION APPLIES ONLY IN CODE COUNTIES IN THE SOUTHERN MARYLAND CLASS, AS ESTABLISHED IN § 9–302 OF THIS SUBTITLE. (B) A COUNTY COMMISSIONER MAY NOT SERVE MORE THAN TWO 4–YEAR 2 TERMS. SECTION 2. AND BE IT FURTHER ENACTED, That any member of the county commission of a Southern Maryland code county who has served more than two terms may continue to serve the remainder of the term or until the member's successor is elected and qualifies. SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect January 1, 2027.

13. OTHER INFORMATION TO NOTE.

Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

Commissioner Coates
2027 MD General Assembly
Session
Legislative Proposals

1. Wastewater Regulations for Accessory Dwelling Units

A proposal to amend State law to allow detached Accessory Dwelling Units (ADUs) to share a wastewater system with the main dwelling as long as the capacity exists for both dwellings. Currently, ADUs that are detached require an additional wastewater system, while ADUs that are attached to the main dwelling can share a wastewater system.

Recently, the Board of County Commissioners approved legislation to align with the ADU requirements of State law HB 1466 Land Use and Real Property – Accessory Dwelling Units – Requirements and Prohibitions," enacted in 2025 as Chapter 197, found in Land Use Article §§ 4-501 through 4-504. HB 1466 intends to promote and encourage the creation of ADUs on land zoned for single-family residential use in order to increase housing options. Unfortunately, that goal is impeded by the existence of wastewater regulations that will require a detached ADU to have its own wastewater system rather than utilizing the existing system servicing the main dwelling which is allowed for attached ADUs.

Without updating the wastewater regulations to allow for a shared system for detached ADUs, we will likely not have residents taking advantage of the new ADU law because it is too costly to install a separate wastewater system. It also seems arbitrary to allow for sharing of system when the ADU is attached but prohibiting it when the ADU is detached. A change to the State law is needed to clarify that ADUs, whether attached or detached, may connect to the wastewater system of the main dwelling so as capacity is available.

SUGGESTED LANGUAGE

Md. Code Regs. 26.04.02.04 - Site Evaluation

* *

N. THE APPROVING AUTHORITY SHALL PERMIT EXCEPTIONS TO THE REQUIREMENTS LISTED IN §F AND §G OF THIS REGULATION IN ORDER TO FACILITATE CONSTRUCTION OF ACCESSORY DWELLING UNITS AS DEFINED IN HB 1466 (2025). IN SUCH CASES THE APPROVING AUTHORITY SHALL NOT CONSIDER AN ADU TO BE A SEPARATE DWELLING UNIT, AND SHALL:

PERMIT CONNECTION OF AN ADU TO AN EXISTING SEWAGE DISPOSAL SYSTEM WITH SUFFICIENT CAPACITY AS DETERMINED BY THE APPROVING AUTHORITY; OR

PERMIT THE CREATION OF A REPLACEMENT ON-SITE SEWAGE DISPOSAL SYSTEM (ALONG WITH AN AREA FOR TWO REPLACEMENT ON-SITE SEWAGE DISPOSAL SYSTEMS) THAT SERVES BOTH THE PRIMARY AND ACCESSORY DWELLING UNITS; OR

IN THE CASE OF UNDEVELOPED LAND, PERMIT THE CREATION OF AN INITIAL ON-SITE SEWAGE DISPOSAL SYSTEM (ALONG WITH AN AREA FOR TWO REPLACEMENT ON-SITE SEWAGE DISPOSAL SYSTEMS) THAT SERVES BOTH A PRIMARY AND ACCESSORY DWELLING UNIT.

Commissioner Bowling
2027 MD General Assembly Session
Legislative Proposals

1. **Amendment to Property Tax Credit for Emergency Responders**

A proposal to amend Md. Tax-Property Code Ann. § 9-310(l)(2) in order to remove the adjusted gross income limitation.

Currently, Charles County may grant a county property tax credit on property owned and occupied as the principal residence of an emergency responder or an unmarried surviving spouse of a deceased emergency responder if the federal adjusted gross income of the emergency responder or the unmarried surviving spouse for the immediately preceding taxable year is $150,000 or less. Because federal adjusted gross income accounts for the income of the spouse and volunteer when married filing joint, several volunteers have not qualified for the credit, despite perhaps making under $150,000 independent of their spouse.

The proposal is to remove the income limitation altogether to allow for the maximum number of volunteers to qualify for the tax credit.

SUGGESTED LANGUAGE
Md. Tax-Property Code Ann. § 9-310
* * * * * * * * * * * * * * * * * *

(l)

(1) In this subsection, "emergency responder" means an individual who is an active or retired volunteer member of a fire, rescue, or emergency medical services company in Charles County.

(2) The governing body of Charles County may grant, by law, a property tax credit against the county property tax imposed on real property that is owned and occupied as the principal residence of an emergency responder or an unmarried surviving spouse of a deceased emergency responder ~~[if the federal adjusted gross income of the emergency responder or the unmarried surviving spouse for the immediately preceding taxable year is $150,000 or less]~~.

2. **Term Limits for Members of the Md General Assembly**

A proposal to limit the number of terms permitted to be served by a member of the Maryland General Assembly to four (4) terms of four (4) years.

In 2025, the Board of County Commissioners passed legislation to implement terms limits for its membership. Similarly, the Maryland General Assembly should also implement term limits as a mechanism to encourage fresh leadership, bring new perspectives and reduce the risk of creating entrenched political power by ensuring that elected officials do not remain in office indefinitely.

SUGGESTED LANGUAGE
Md. Const. Art. III, § 6
Section 6. Election and terms of members of General Assembly.

A member of the General Assembly shall be elected by the registered voters of the legislative or

delegate district from which he seeks election, to serve for a term of four years beginning on the second Wednesday of January following his election. A MEMBER OF THE GENERAL ASSEMBLY SHALL SERVE NO MORE THAN FOUR CONSECUTIVE TERMS.

3. **Ban on Data Centers**

A proposal to prohibit the construction, expansion, or operation of data centers in the State; prohibiting a unit of State or local government from approving, permitting, or authorizing the construction or expansion of a data center anywhere in the State.