

**CHARLES COUNTY, MARYLAND  
COMPREHENSIVE PLAN  
AND  
PROTECTIONS FOR MATTAWOMAN CREEK  
USING ECOSYSTEM SERVICES**





# The Charles County Comprehensive Plan



Adopted by the Charles County Board of Commissioners, July 12, 2016



Mattawoman Creek

## Chapter 5: Natural Resources

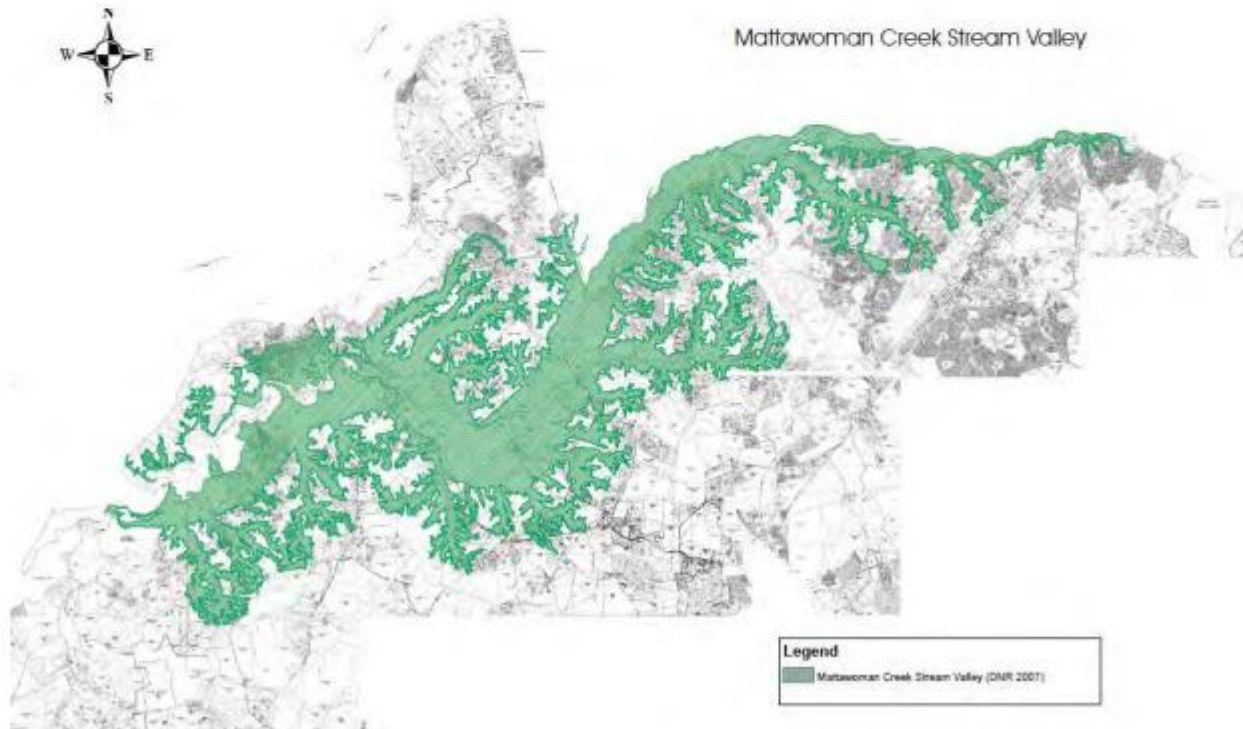
Goals and Objectives .....	5-1
Inventory of Natural Resources with Associated Programs .....	5-2
Watershed Management .....	5-17
Policies and Actions .....	5-21

# What data did you use in your decision to protect Mattawoman Creek?



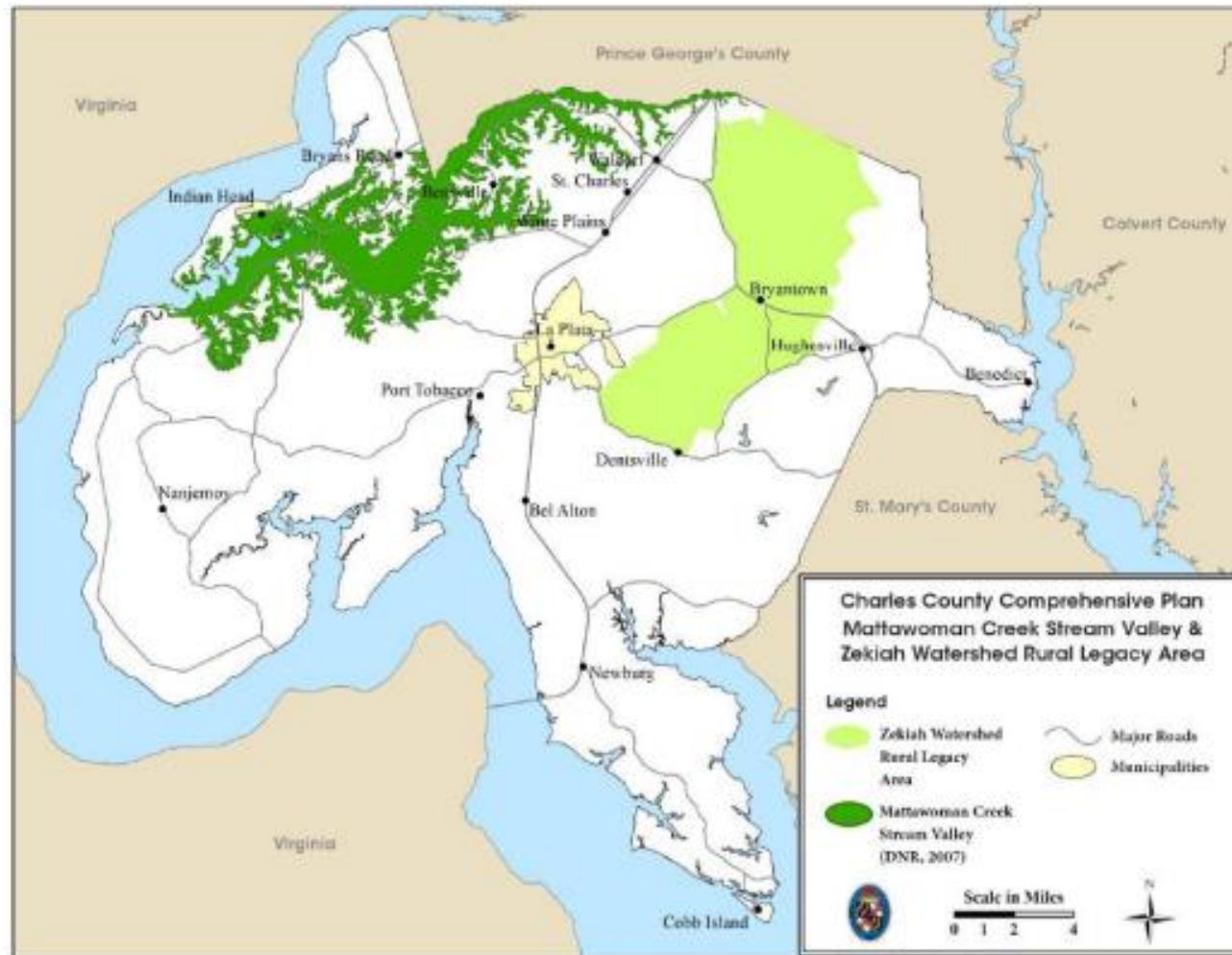
## Land Use Recommendations

- **Protect the Mattawoman Creek Stream Valley**
  - **This recommendation is already identified for implementation in the County's 2006 Comprehensive Plan and Land Preservation, Parks and Recreation Plan.**



# What data did you use in your decision to protect Mattawoman Creek?

**Figure 5-5** *Mattawoman Creek Stream Valley and Zekiah Watershed Rural Legacy Area*

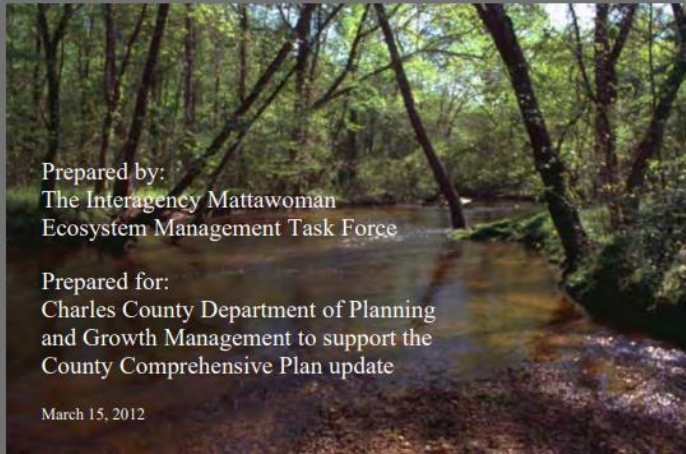




# What data did you use in your decision to protect Mattawoman Creek?

## The Case for Protection of the Watershed Resources of Mattawoman Creek

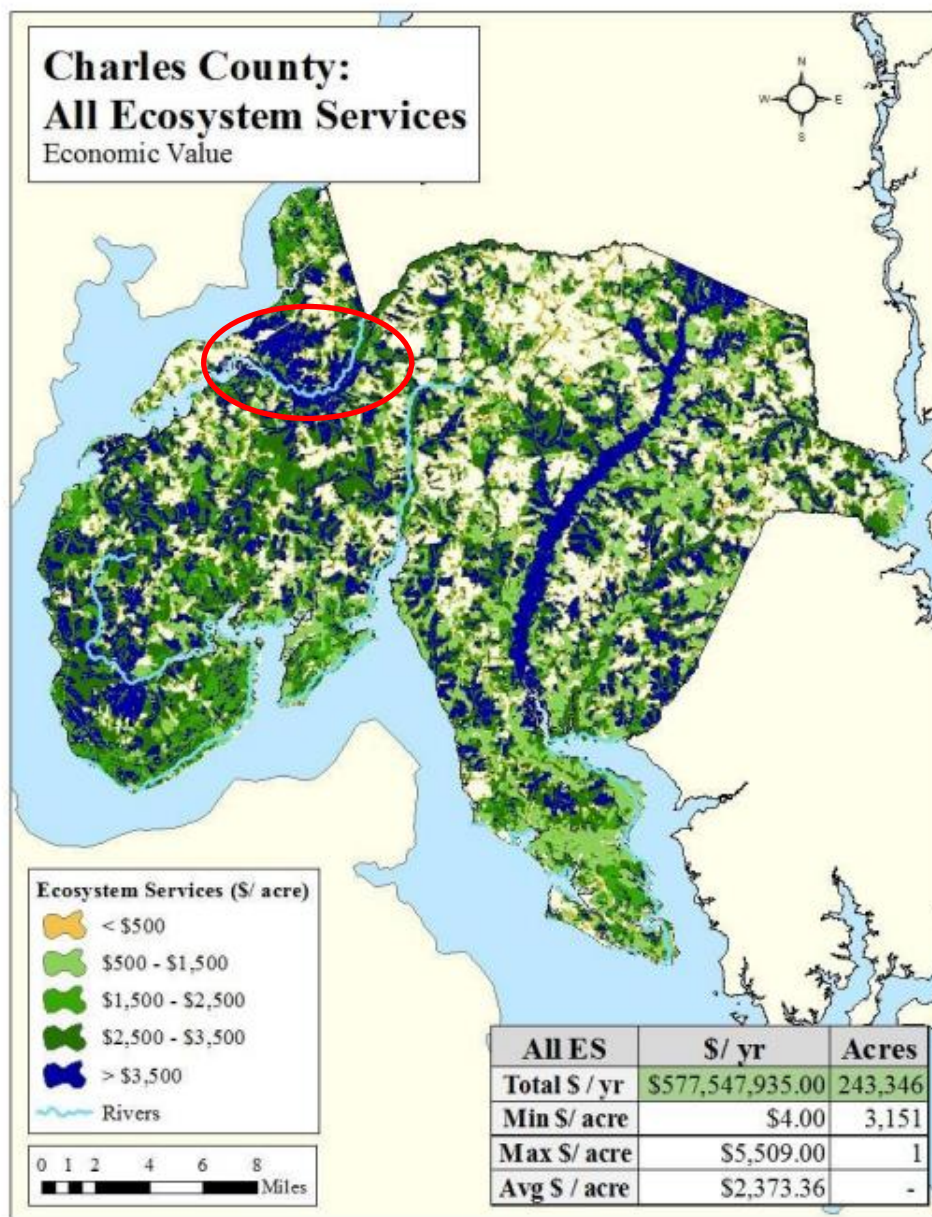
### Recommendations and Management Initiatives to Protect the Mattawoman Ecosystem



## Accounting for Ecosystem Services In Charles County, Maryland



Figure 16. Spatial distribution of combined ecosystem service values across Charles County

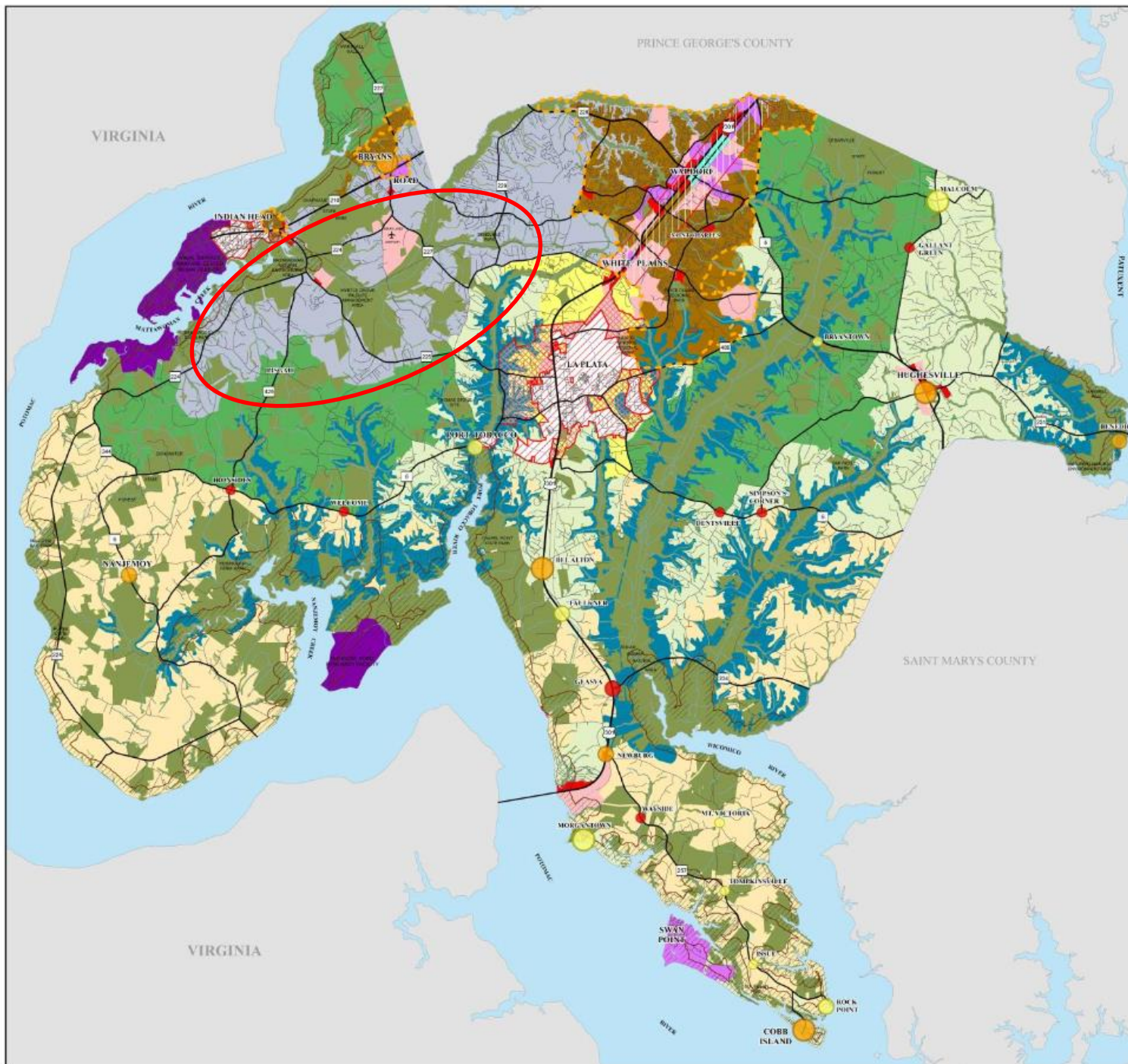


- Carbon Sequestration
- Wildlife Habitat & Biodiversity
- Air Quality
- Stormwater Mitigation
- Groundwater Recharge
- Nutrient Uptake
- Agriculture



Photo Credits: American Beaver, Melissa McCeney;  
Beaver activity in Cedarville State Forest, Stephen Badger 2015;  
Heron, 2016 MD DNR Photo Contest, Duane Tucker;  
Frog, 2015 MD DNR Photo Contest, Marie -Ann D'Aloia,





# COMPREHENSIVE PLAN

Quality Places

Natural Spaces

## CHARLES COUNTY MARYLAND

### LEGEND

Development District

Residential

Watershed Conservation District

Employment & Industrial Park Districts

Commercial & Business Districts

Mixed Use Districts

Redevelopment District

Suburban Large Lot District

Rural Residential

Agriculture Conservation District

Rural Conservation District

Incorporated Towns

Incorporated Town Growth Areas

Transit Corridor

Protected Lands

Major Stream Valleys

Military or Federally Owned Lands

Chesapeake Bay Critical Area

#### Villages

Residential

Commercial

Mixed Residential & Commercial

> 150 Acres

50 - 100 Acres

< 50 Acres

## LAND USE PLAN

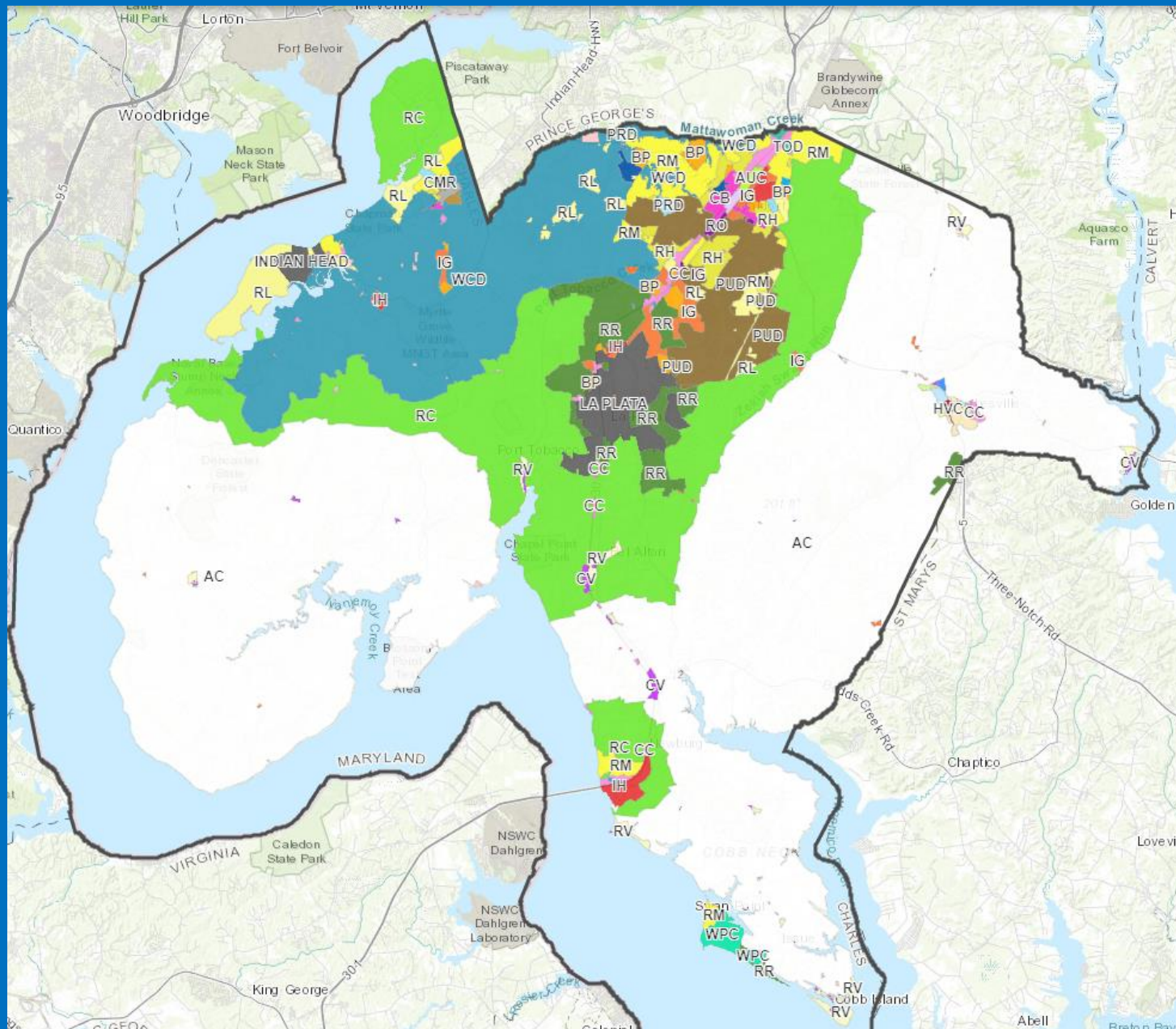
OCTOBER 19, 2021

CHARLES COUNTY  
DEPARTMENT OF PLANNING  
AND GROWTH MANAGEMENT

0 1 2 Miles

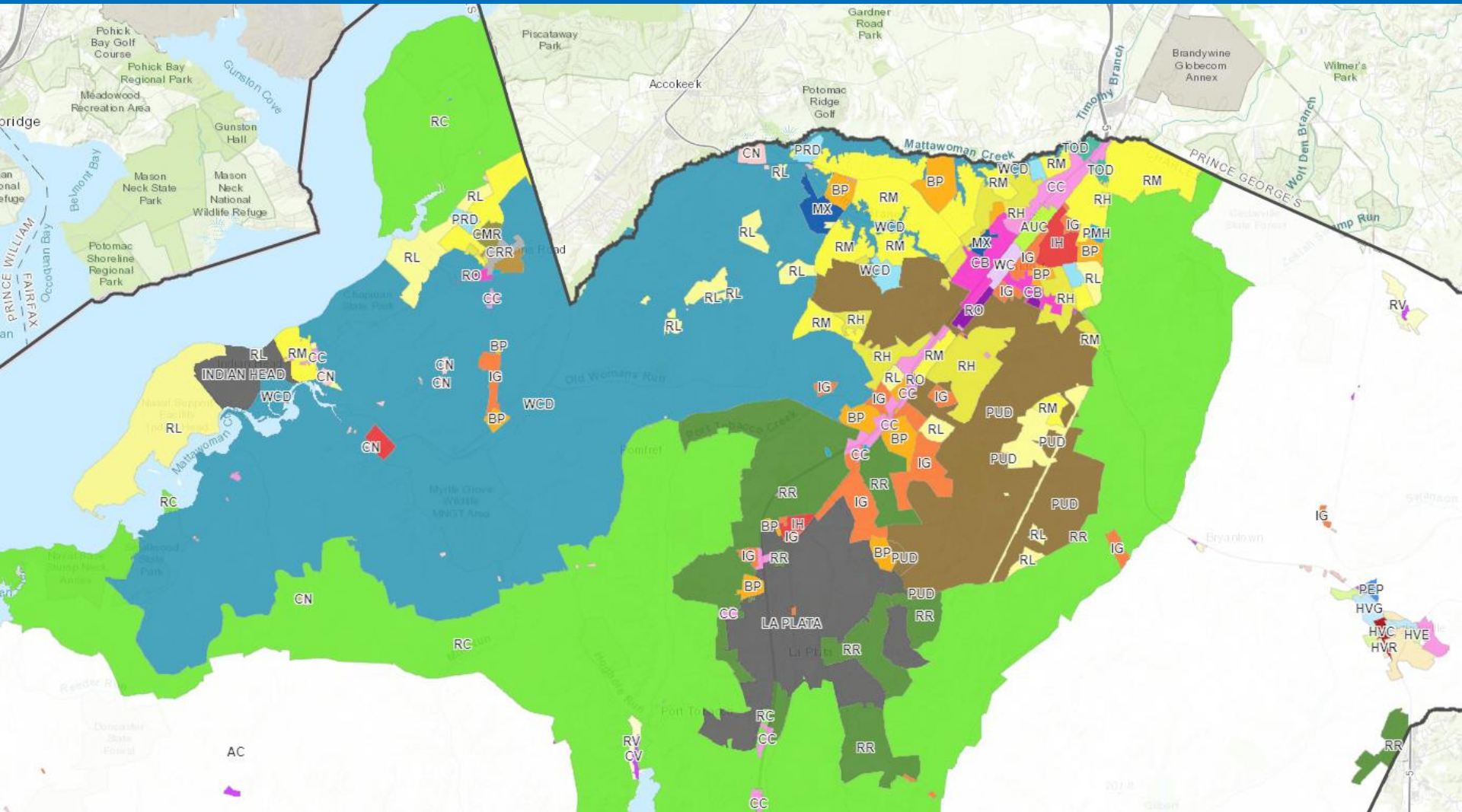


# Watershed Conservation District (WCD) Zone





**Watershed Conservation District (WCD) Zone  
One Dwelling Unit per 20 Acres  
37,455 Acres**





**PRIORITY PRESERVATION AREAS**

PRINCE GEORGE'S COUNTY

VIRGINIA

BRYANS  
ROXBOROUGH  
INDIAN HEAD  
WALDORF  
WHITE PLAINS  
LA PLATA  
HUGHESVILLE  
RENEBURY  
DENTSVILLE  
RELATON  
FARMERS  
GLASSA  
NEW BRIG  
MORGANTOWN  
SWAN POINT  
ROCK POINT  
COBB ISLAND

PRIORITY PRESERVATION AREA MATTAWOMAN

PRIORITY PRESERVATION AREA NANJEMOY

PRIORITY PRESERVATION AREA

PRIORITY PRESERVATION AREA

SAINT MARY'S COUNTY

**LEGEND**

PROTECTED LANDS

UN-PROTECTED PPA

CHARLES COUNTY  
DEPARTMENT OF PLANNING  
AND GROWTH MANAGEMENT

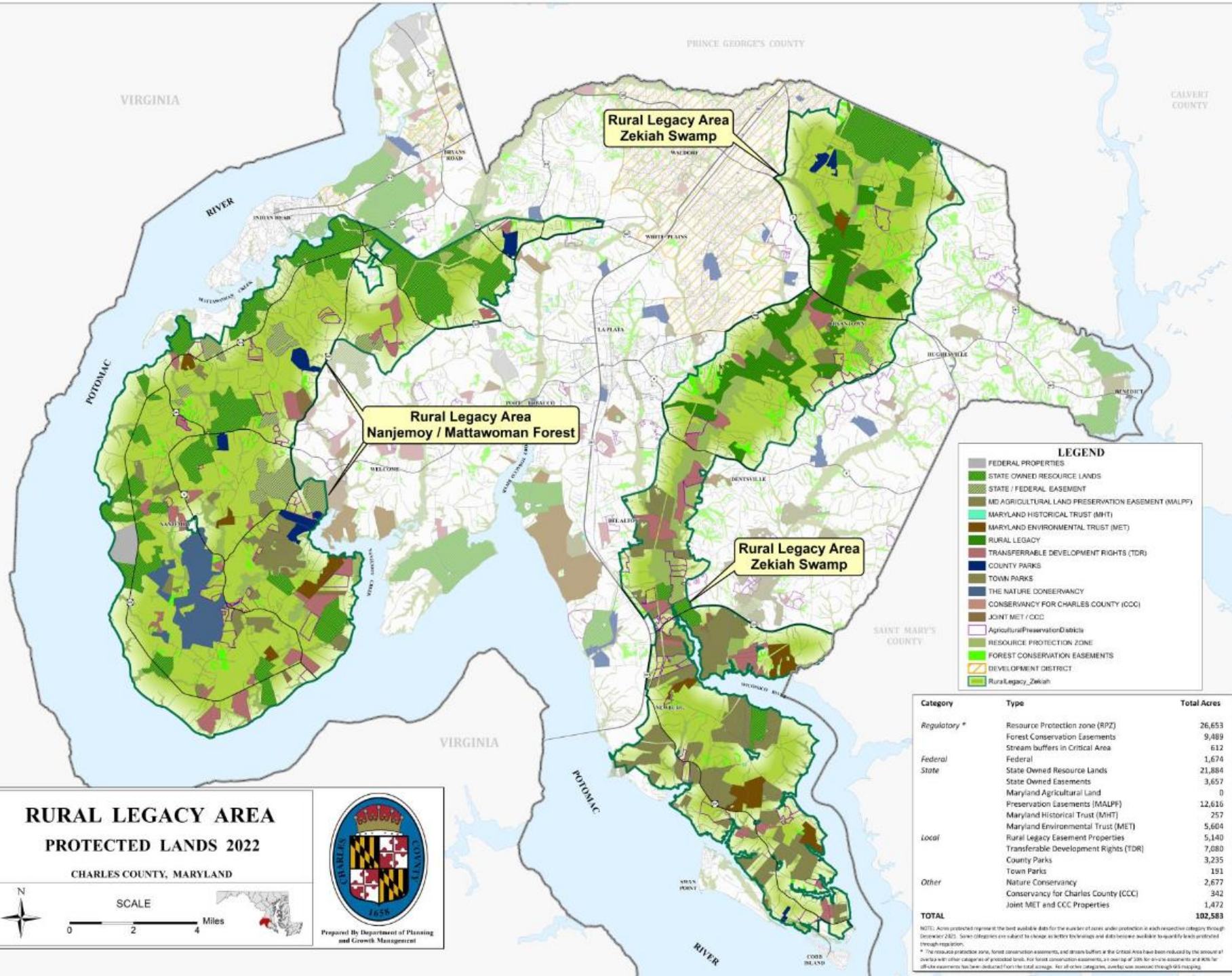
0 1 2 Miles

OCTOBER 2021



OCTOBER 2021





# RURAL LEGACY AREA PROTECTED LANDS 2022

CHARLES COUNTY, MARYLAND



SCALE

0 2 4 Miles



Prepared By Department of Planning  
and Growth Management

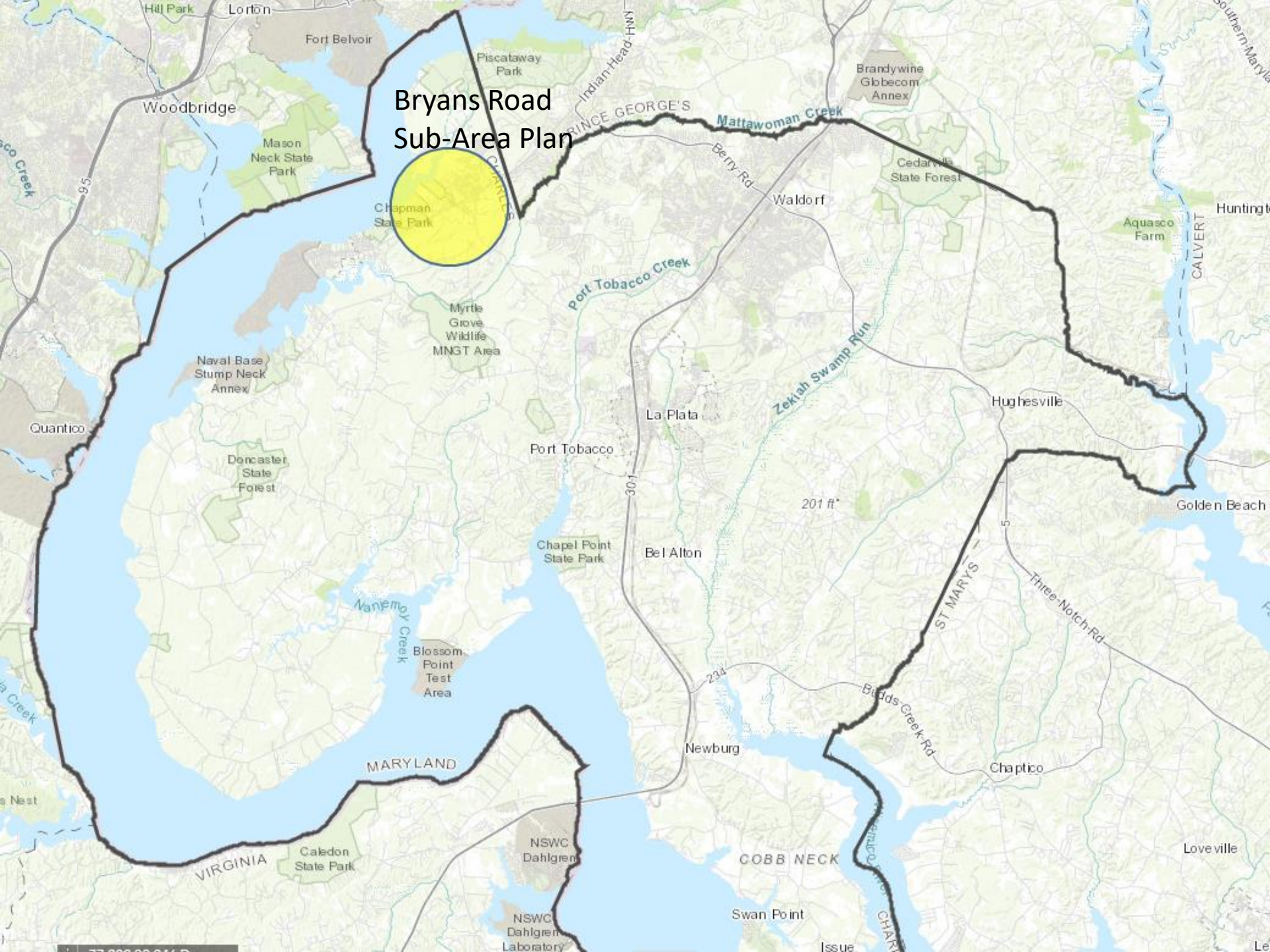
LEGEND	
	FEDERAL PROPERTIES
	STATE OWNED RESOURCE LANDS
	STATE / FEDERAL EASEMENT
	MID AGRICULTURAL LAND PRESERVATION EASEMENT (MALPF)
	MARYLAND HISTORICAL TRUST (MHT)
	MARYLAND ENVIRONMENTAL TRUST (MET)
	RURAL LEGACY
	TRANSFERRABLE DEVELOPMENT RIGHTS (TDR)
	COUNTY PARKS
	TOWN PARKS
	THE NATURE CONSERVANCY
	CONSERVANCY FOR CHARLES COUNTY (CCC)
	JOINT MET / CCC
	Agricultural Preservation Districts
	RESOURCE PROTECTION ZONE
	FOREST CONSERVATION EASEMENTS
	DEVELOPMENT DISTRICT
	Rural Legacy_Zekiah

Category	Type	Total Acres
Regulatory *	Resource Protection zone (RPZ)	26,653
	Forest Conservation Easements	9,489
	Stream buffers in Critical Area	612
	Federal	1,674
State	State Owned Resource Lands	21,884
	State Owned Easements	3,657
	Maryland Agricultural Land	0
	Preservation Easements (MALPF)	12,616
Local	Maryland Historical Trust (MHT)	257
	Maryland Environmental Trust (MET)	5,604
	Rural Legacy Easement Properties	5,140
	Transferable Development Rights (TDR)	7,080
Other	County Parks	3,235
	Town Parks	191
	Nature Conservancy	2,677
	Conservancy for Charles County (CCC)	342
TOTAL		102,583

NOTE: Acres protected represent the best available data for the number of acres under protection in each respective category through December 2022. Some categories are subject to change as better inventories and data become available to quantify lands protected through acquisition.  
\* The resource protection zone, forest conservation easements, and stream buffers in the Critical Area have been reduced by the amount of overlap with other categories of protected lands. For forest conservation easements, a overlap of 20% for on-the-ground easements and 40% for off-the-ground easements has been deducted from the total acreage. For all other categories, overlap was assessed through GIS mapping.



# Bryans Road Sub-Area Plan







# BRYANS ROAD

## SUB-AREA PLAN

---

### Part 2: The Plan

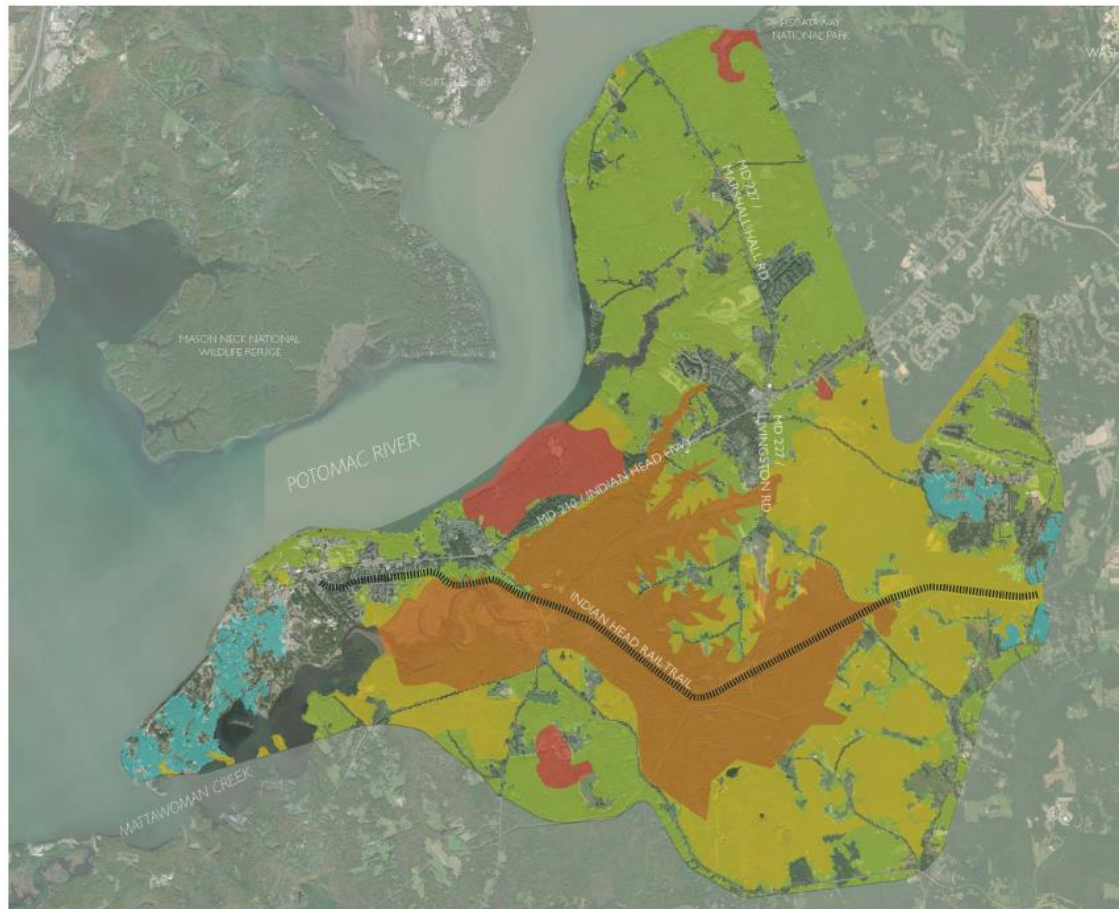
DRAFT FOR PLANNING COMMISSION  
WORK SESSION  
FEBRUARY 27, 2023





## Environmental science determine development areas

## BRYANS ROAD SUB-AREA PLAN



### DEPARTMENT OF NATURAL RESOURCES BIODIVERSITY INDEX

#### LEGEND

- Tier I - Critically Significant for Biodiversity Conservation
- Tier II - Extremely Significant for Biodiversity Conservation
- Tier III - Highly Significant for Biodiversity Conservation
- Tier IV - Moderately Significant for Biodiversity Conservation
- Tier V - Significant for Biodiversity Conservation

----- Rail Trail



## NEIGHBORHOOD: Parks Corner

### EXISTING CONDITIONS

The Parks Corner area of Bryans Road is so named for its connection to JC Parks, the first Superintendent of African American schools in Charles County and whose family home is located along Matthews Road just north of Marshall Hall Road. The area is largely forested between the Strawberry Hills subdivision and Matthews Road and a few unnamed streams run through the area. Despite the natural features, BioNet rates the Parks Corner area as being only moderately significant from a biodiversity perspective. Along Matthews Road are several commercial operations; further north along Shiloh Church Road to the Prince George's County line are scattered site residential properties and a small subdivision.

**Biodiversity Significance**



#### LEGEND

- Tier I - Critically Significant for Biodiversity Conservation
- Tier II - Extremely Significant for Biodiversity Conservation
- Tier III - Highly Significant for Biodiversity Conservation
- Tier IV - Moderately Significant for Biodiversity Conservation
- Tier V - Significant for Biodiversity Conservation

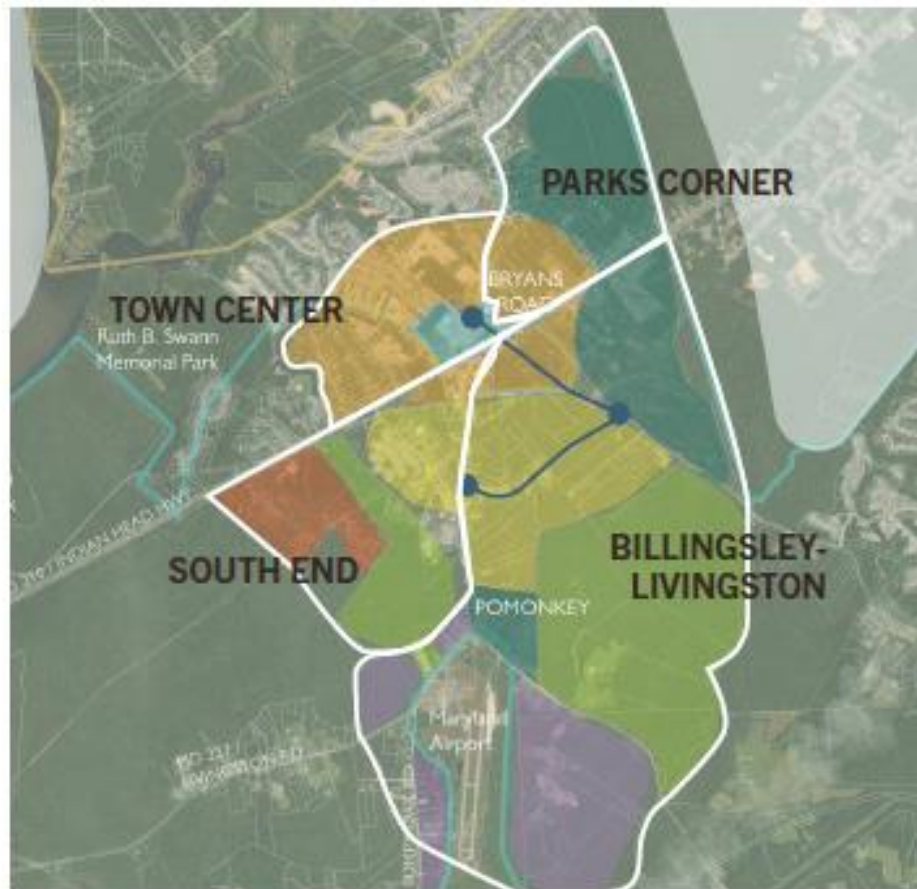
**Protected and Regulated Lands**



#### LEGEND

- Protected Land and Easements
- Regulatory Constrained Land
- ▬ Rail Trail
- ▬ Targeted Development Area





Map 1. Bryans Road Subarea Plan "Neighborhoods"

## FUTURE LAND USE

- **Town Center**  
No less than 20 units per acre, mixed use or public facility
- **Lowest Residential Density**  
Up to 4 units per net buildable acre
- **Moderate Residential Density**  
5-12 units per net buildable acre
- **Age Restricted Community**  
5-12 units per net buildable acre
- **Mixed Use Development**  
Up to 20 units per net buildable acre, with opportunities for supportive commercial development
- **Targeted Preservation Area**
- **Airport Employment & Industrial District**
- **New/Realigned Roadway**
- **Roundabout**
- **Watershed Conservation District (Existing)**
- **Rural Conservation District (Existing)**
- **Neighborhoods**