

**CHARLES COUNTY 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

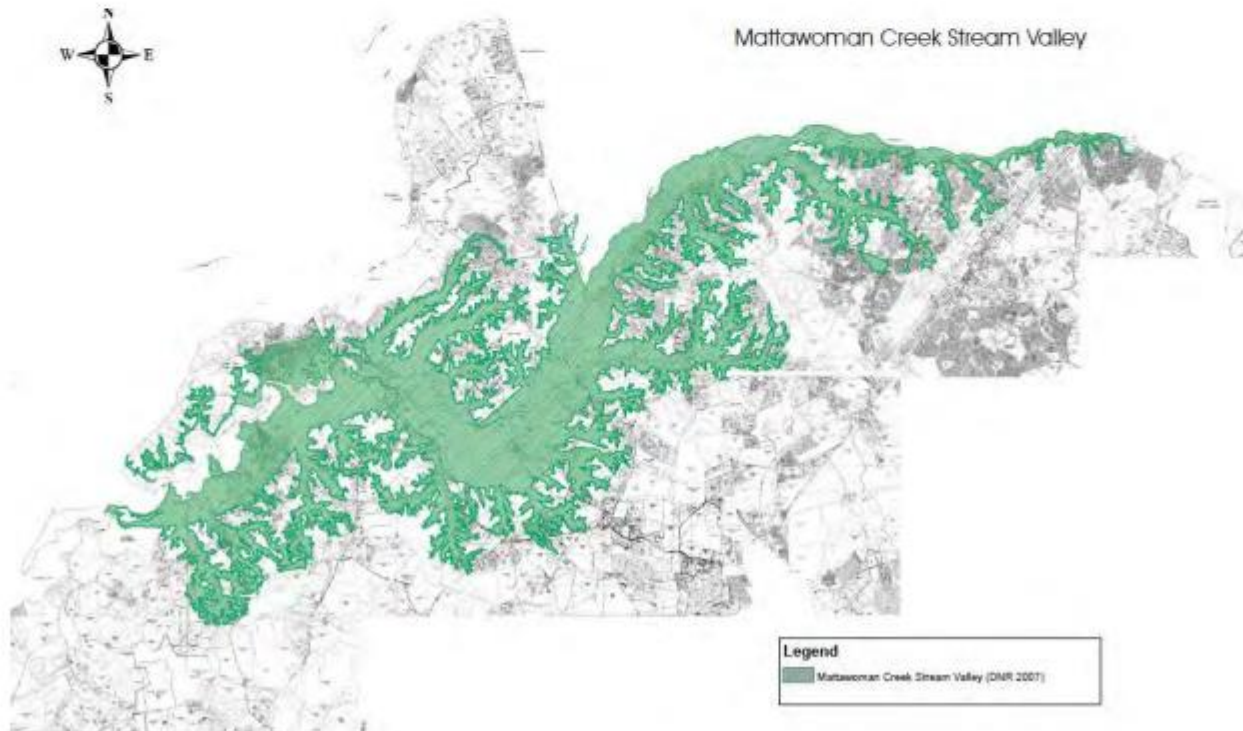
Goals and Objectives	5-1
Inventory of Natural Resources with Associated Programs	5-2
Watershed Management	5-17
Policies and Actions	5-21

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



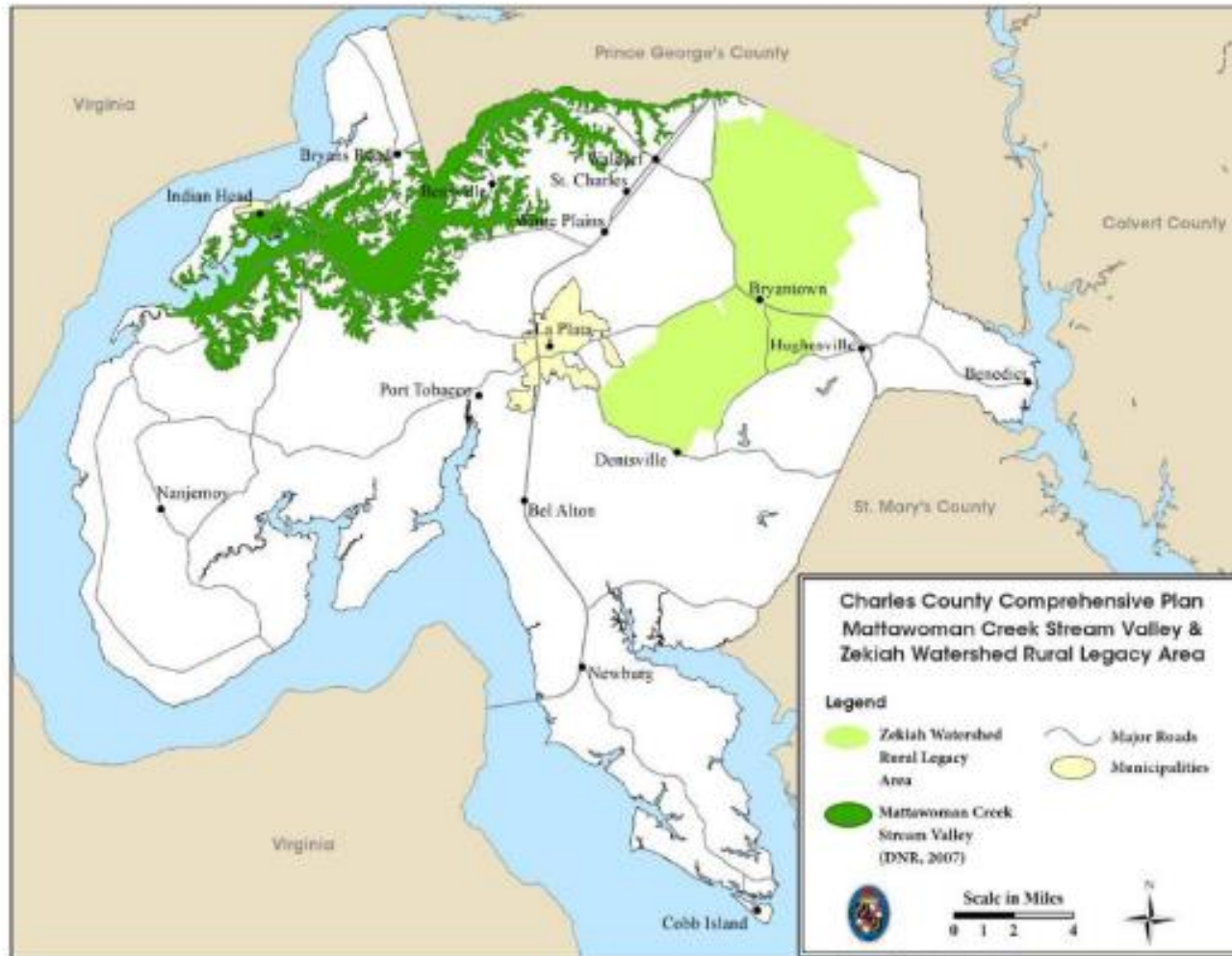
Land Use Recommendations

- **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?

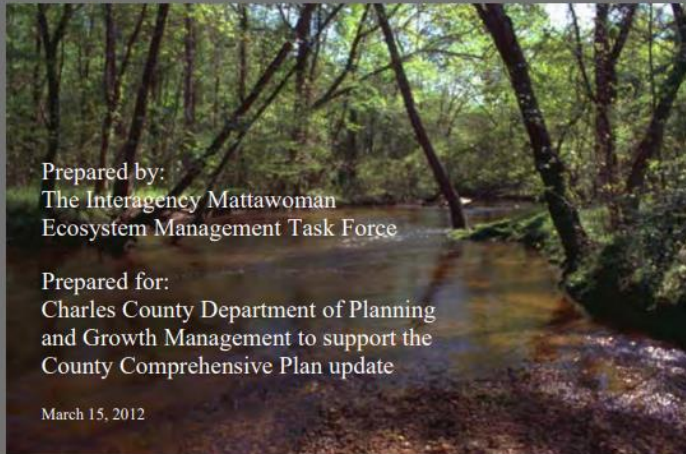
Figure 5-5 Mattawoman Creek Stream Valley and Zekiah Watershed Rural Legacy Area



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



Prepared by:
The Interagency Mattawoman
Ecosystem Management Task Force

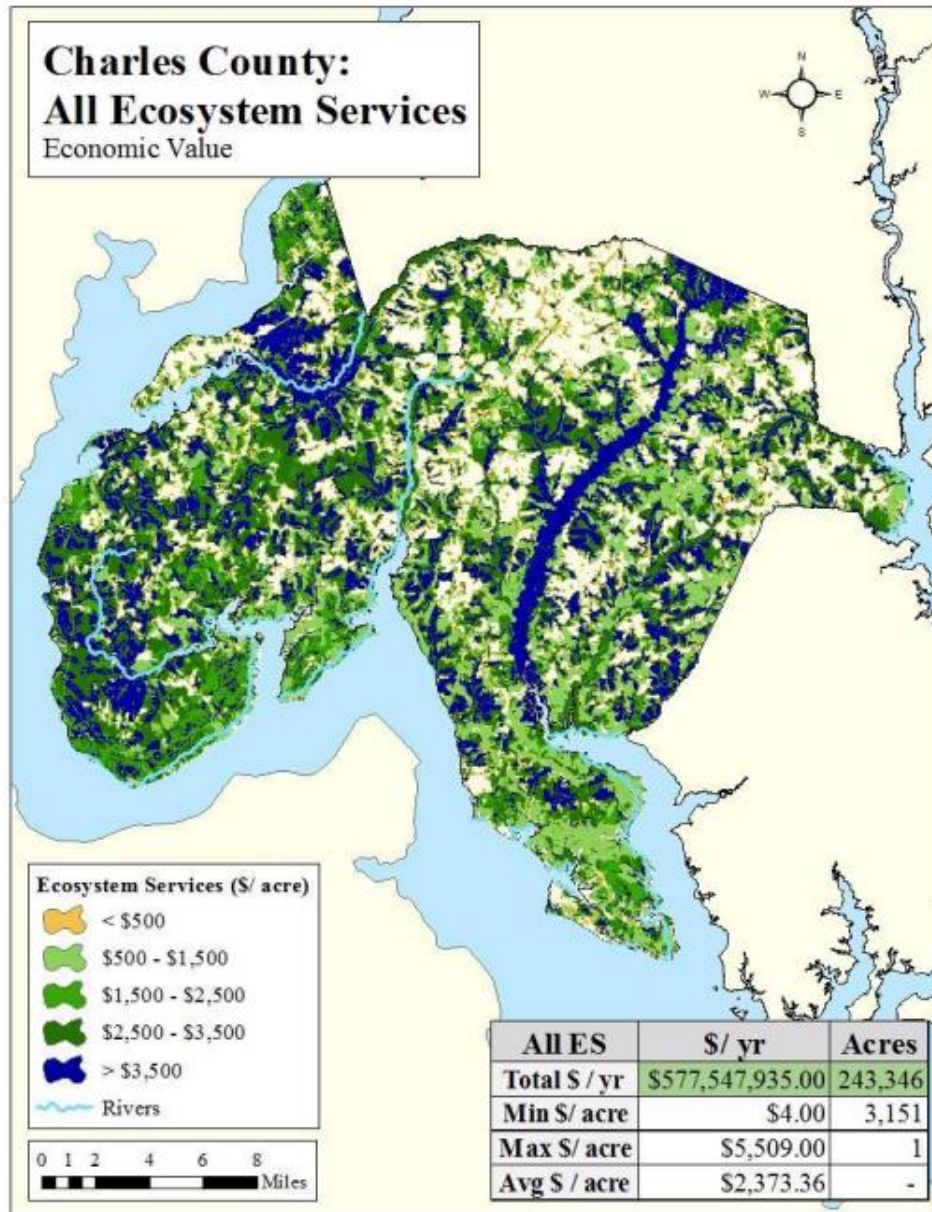
Prepared for:
Charles County Department of Planning
and Growth Management to support the
County Comprehensive Plan update

March 15, 2012

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 Budger 2015;
Heron, 2016 MD DNR Photo Contest, Duane Tucker;
Frog, 2015 MD DNR Photo Contest, Marie -Ann D'Alota.

COMPREHENSIVE PLAN

PLAN



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

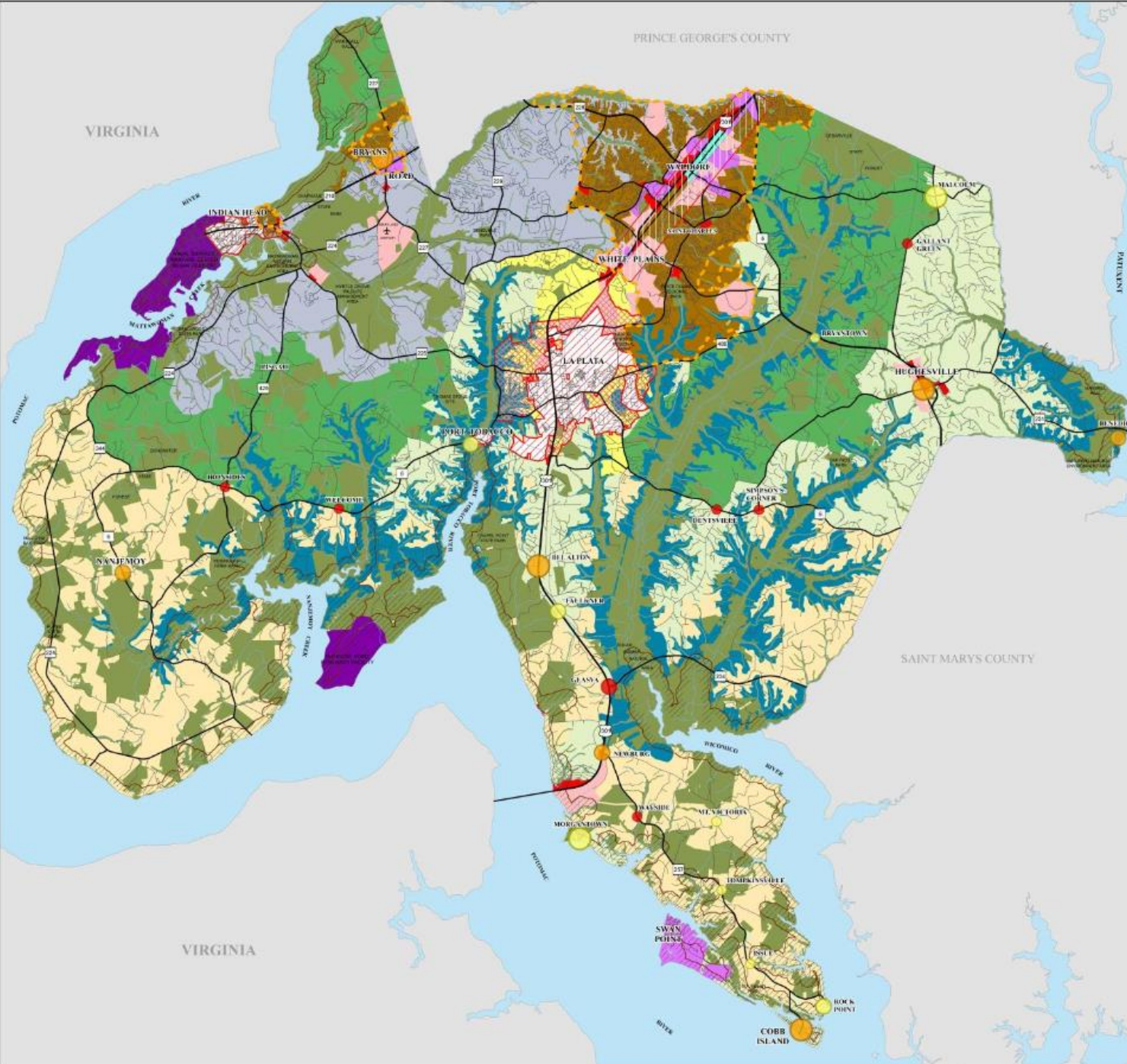
LAND USE PLAN

OCTOBER 19, 2021

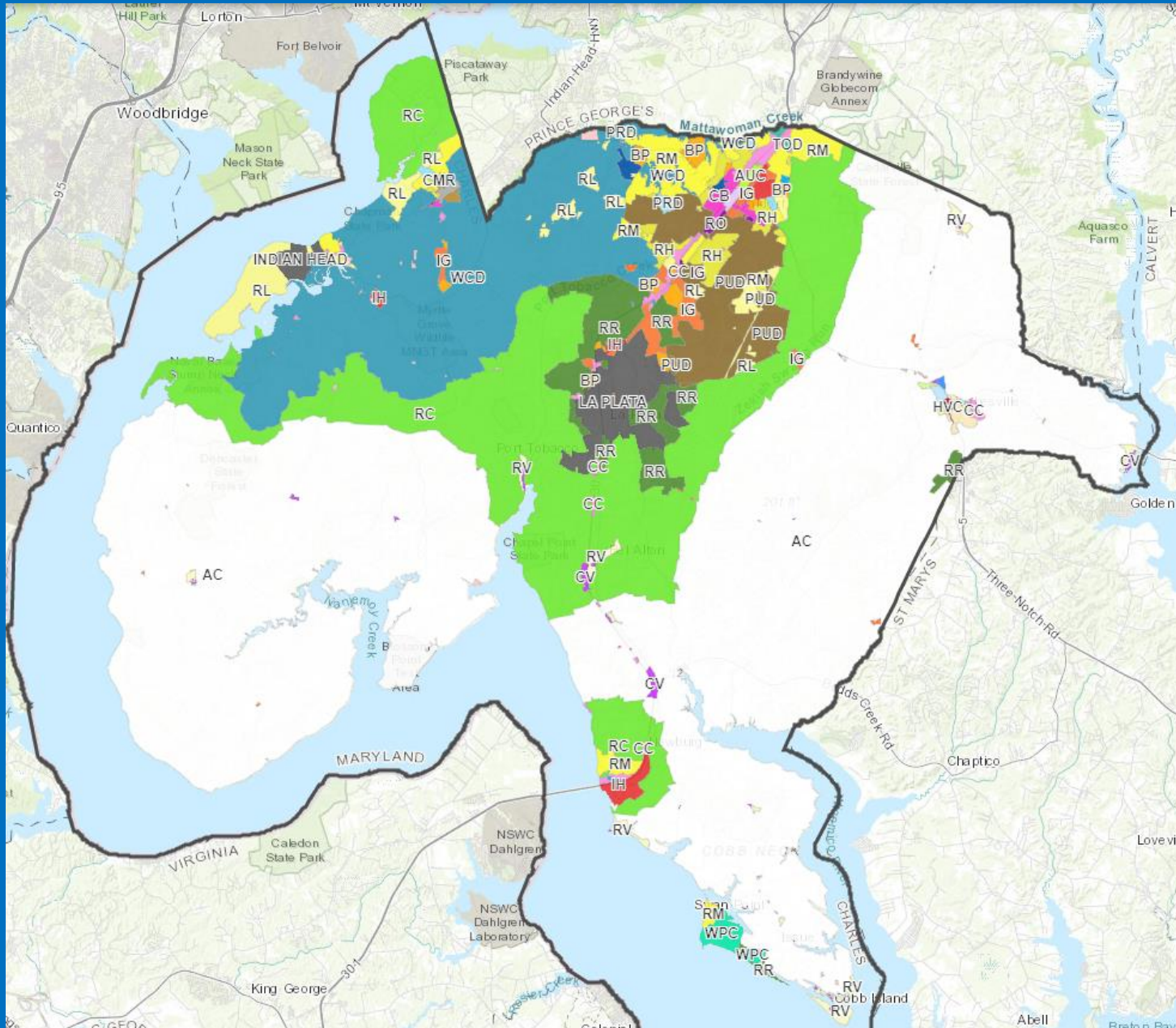


CHARLES COUNTY
DEPARTMENT OF PLANNING
AND GROWTH MANAGEMENT

0 1 2 Miles



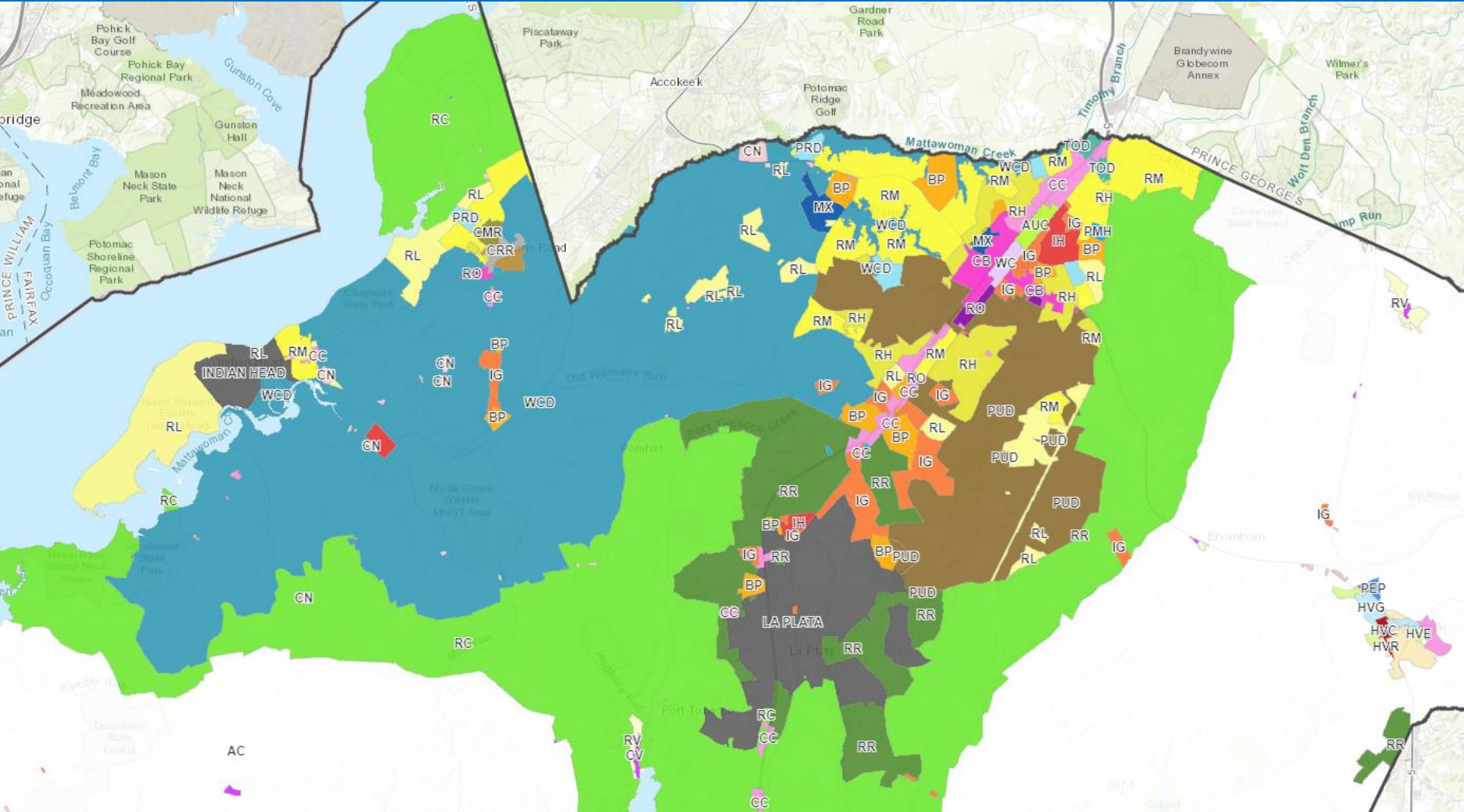
Watershed Conservation District (WCD) Zone



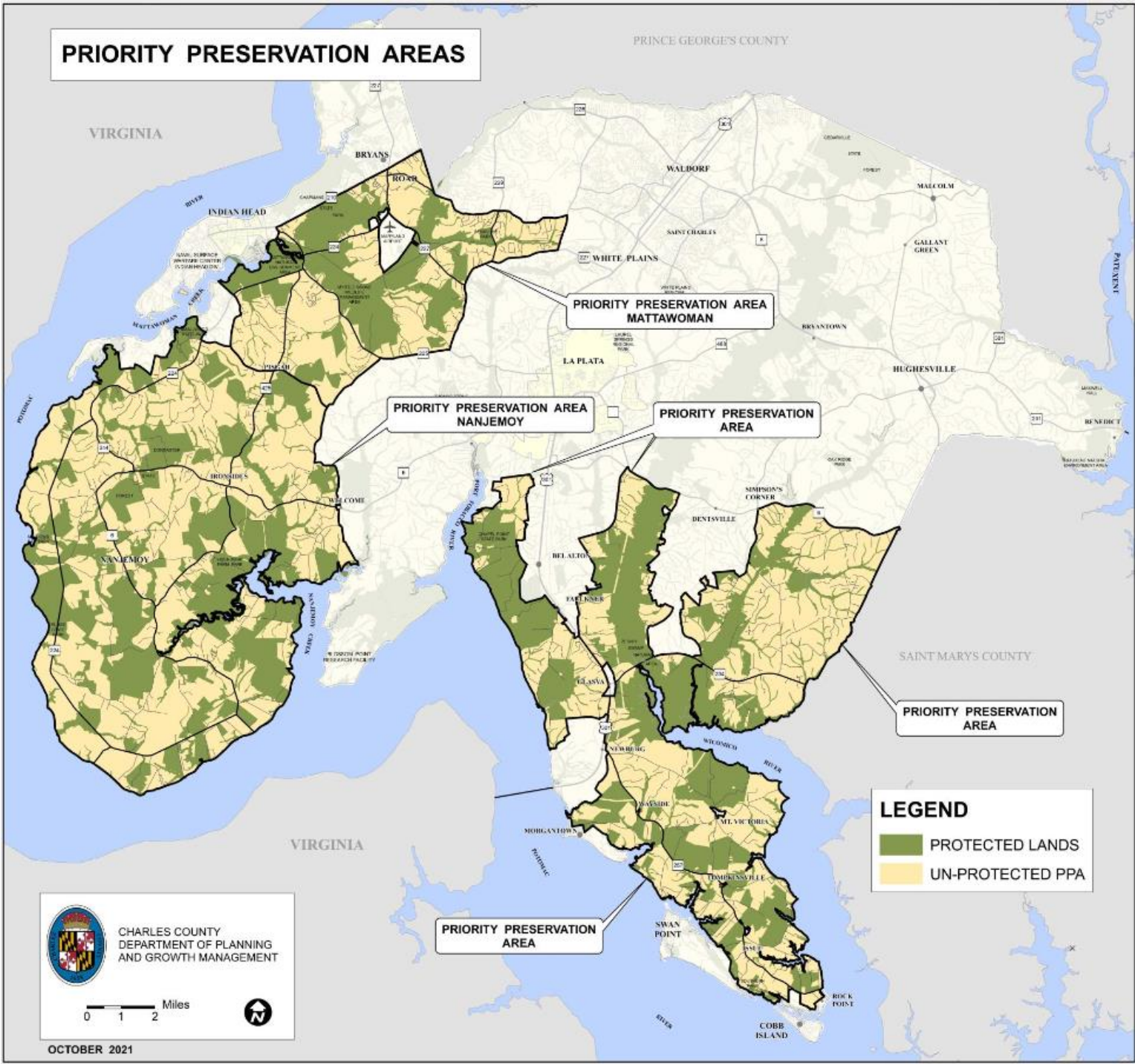
Watershed Conservation District (WCD) Zone

One Dwelling Unit per 20 Acres

37,455 Acres



PRIORITY PRESERVATION AREAS

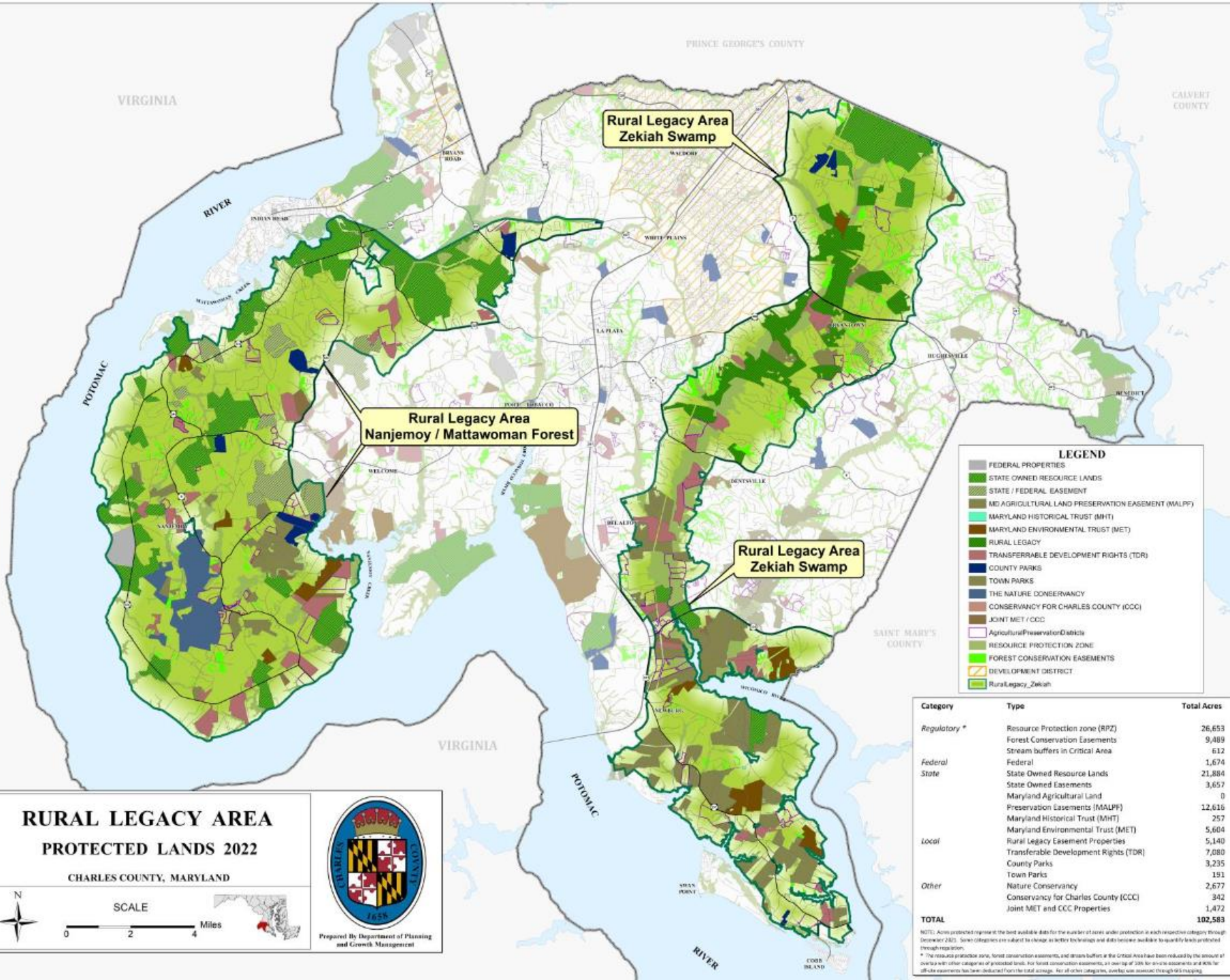


**CHARLES COUNTY
DEPARTMENT OF PLANNING
AND GROWTH MANAGEMENT**

0 1 2 Miles 

LEGEND

-  PROTECTED LANDS
-  UN-PROTECTED PPA



Rural Legacy Area
Zekiah Swamp

Rural Legacy Area
Nanjemoy / Mattawoman Forest

Rural Legacy Area
Zekiah Swamp

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
- TRANSFERABLE DEVELOPMENT RIGHTS (TDR)
- COUNTY PARKS
- TOWN PARKS
- THE NATURE CONSERVANCY
- CONSERVANCY FOR CHARLES COUNTY (CCC)
- JOINT MET / CCC
- Agricultural Preservation District
- 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	Federal	1,674
	State Owned Resource Lands	21,884
	State Owned Easements	3,657
	Maryland Agricultural Land Preservation Easements (MALPF)	0
	Maryland Historical Trust (MHT)	257
	Maryland Environmental Trust (MET)	5,604
Local	Rural Legacy Easement Properties	5,140
	Transferable Development Rights (TDR)	7,080
	County Parks	3,235
	Town Parks	191
Other	Nature Conservancy	2,677
	Conservancy for Charles County (CCC)	342
	Joint MET and CCC Properties	1,472
TOTAL		102,583

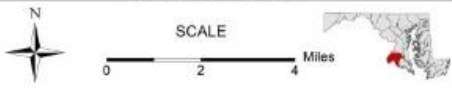
NOTE: Acres protected represent the best available data for the number of acres under protection in each respective category through December 2022. Some categories are subject to change as better inventories and data become available to support land protection through acquisition.
 * The resource protection 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.

RURAL LEGACY AREA PROTECTED LANDS 2022

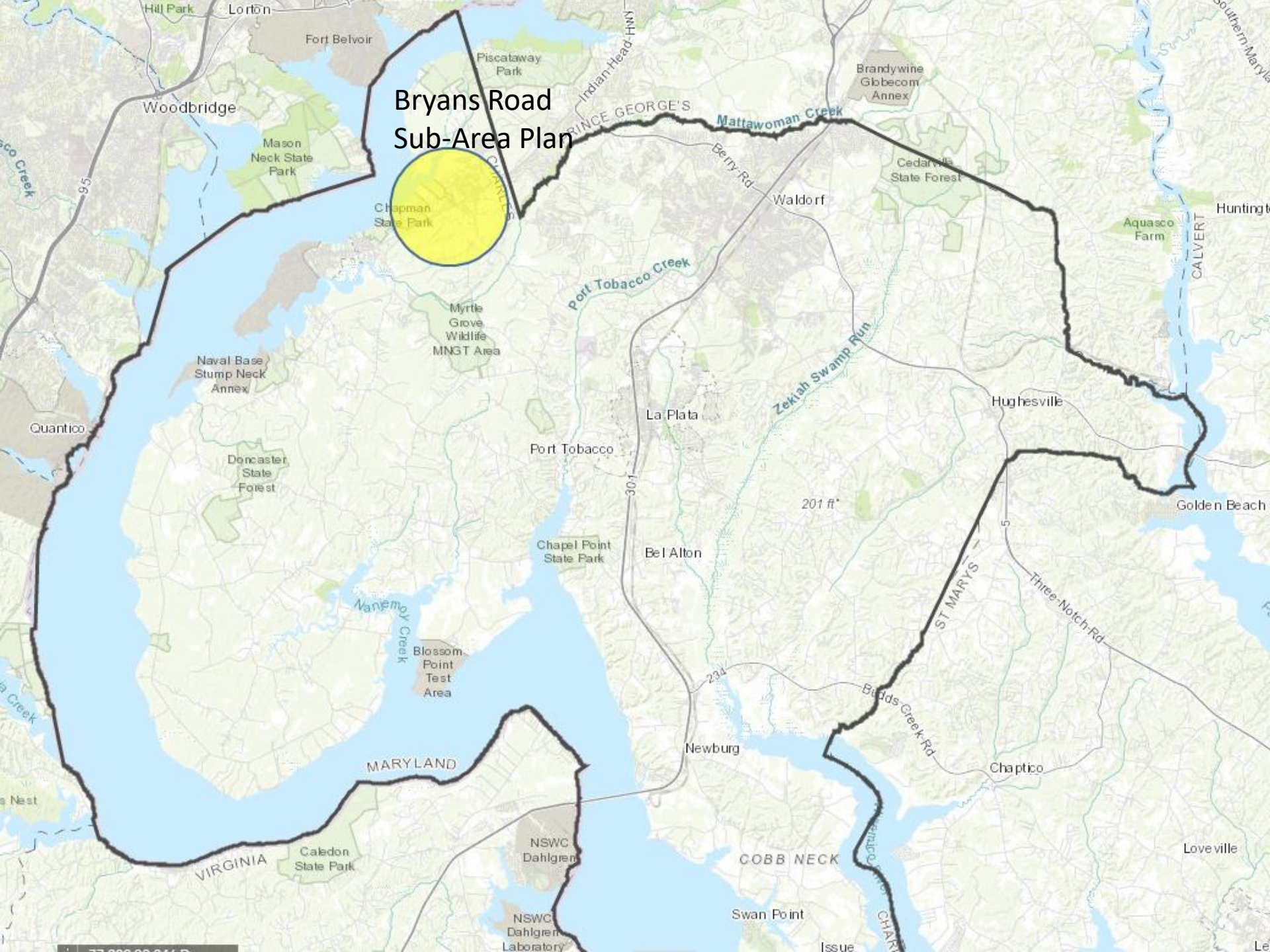
CHARLES COUNTY, MARYLAND



Prepared By Department of Planning and Growth Management



Bryans Road Sub-Area Plan





BRYANS ROAD

SUB-AREA PLAN

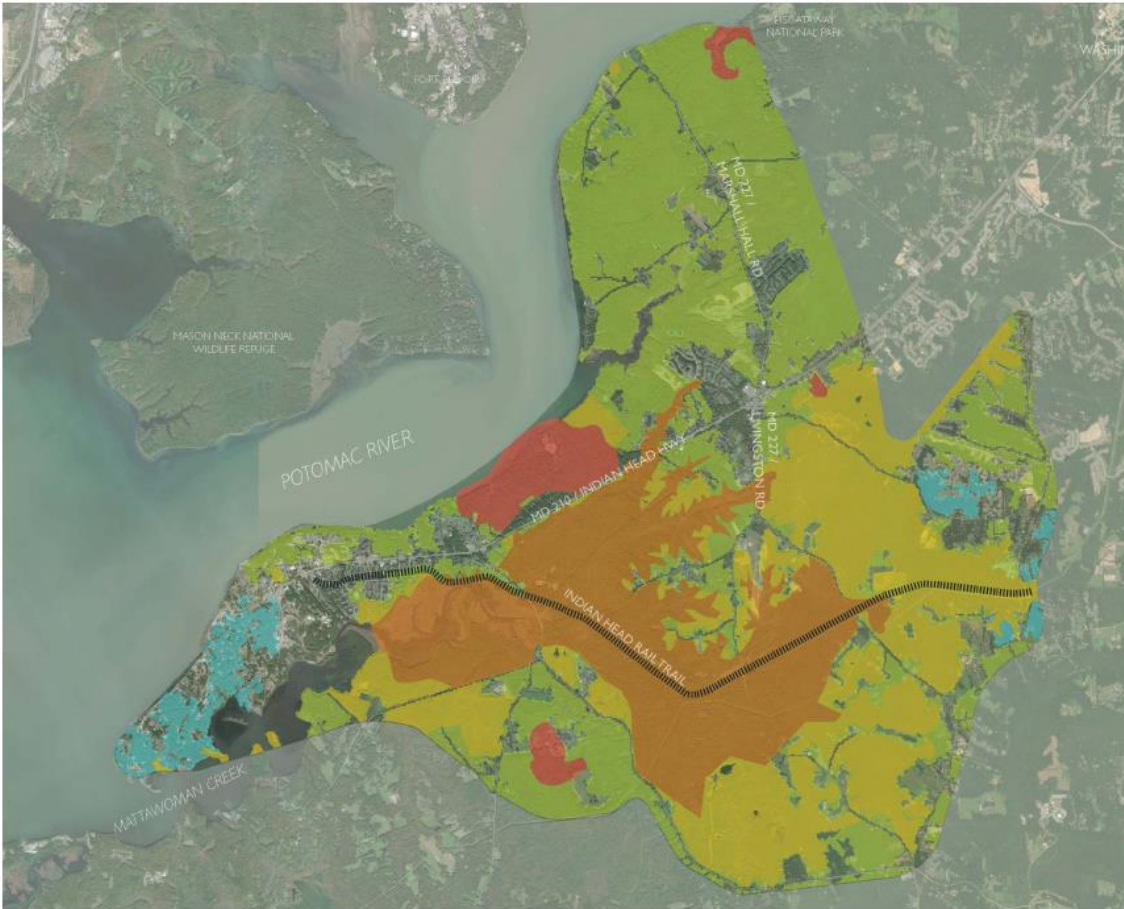
Part 2: The Plan

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

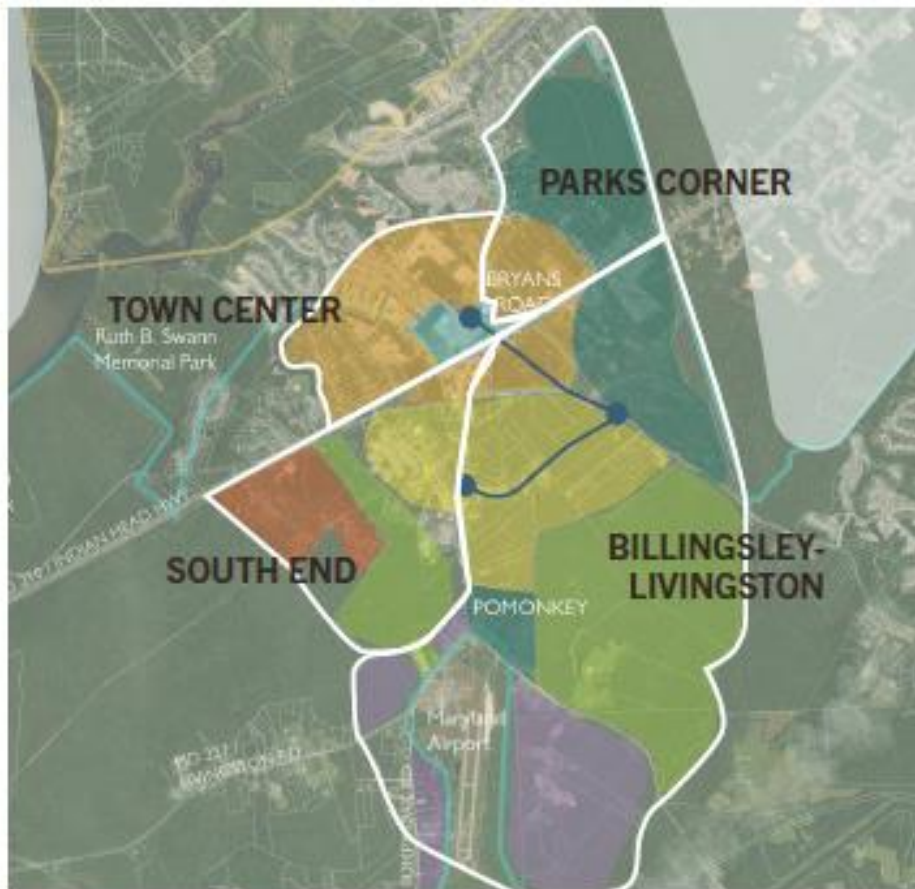
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Protected and Regulated Lands



LEGEND

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



Map 1. Bryans Road Subarea Plan "Neighborhoods"

