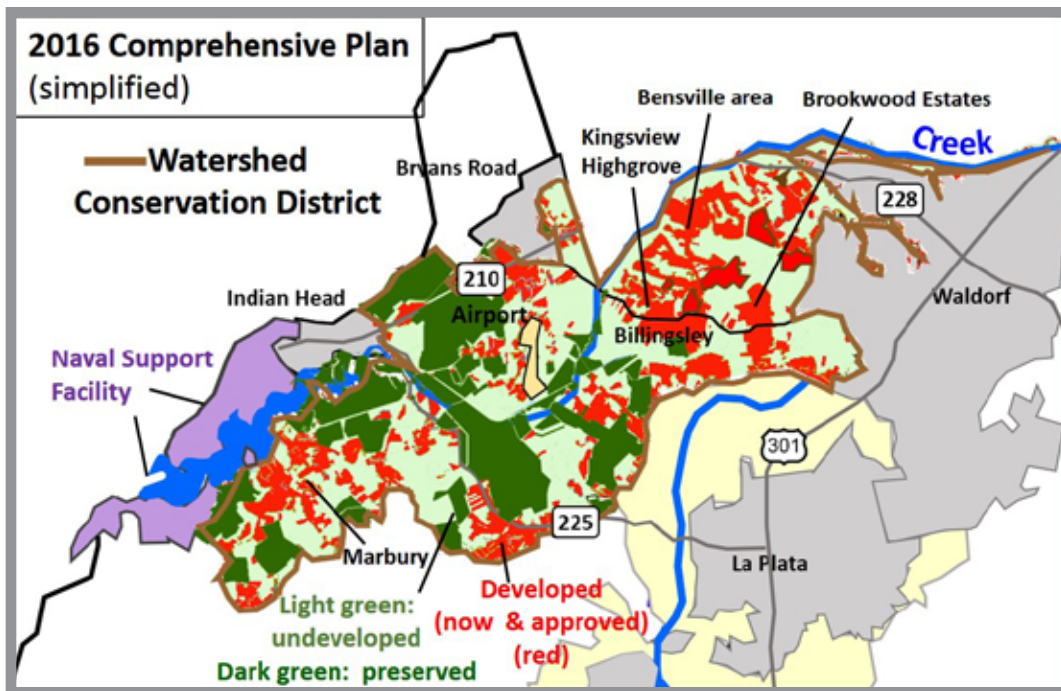


SAY YES



Watershed Conservation District



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17,000 Housing Units

wanted by the development lobby that would compete with your home value and turn the unprotected green area in the map above to red

SAY NO

👎 MORE TRAFFIC 👎 CROWDED SCHOOLS 👎 HIGHER TAXES

FACT vs. FABRICATION

Watershed Conservation District FAQs

I own a parcel of less than twenty acres. Can I build a house?

The draft Zoning Ordinance assures that you can build a house on any buildable lot of any size.

I live in a subdivision. How will this help me?

17,000 fewer units will help stabilize real estate values because of less competition. Subdivisions in the WCD near green space will have higher re-sale value.

How will reduced density in the WCD affect land values?

“Contrary to popular perception, downzoning ordinances enacted as part of a comprehensive planning process have demonstrated that they have supported or stabilized land values...”
(Maryland Center for Agro-Ecology, Inc., Pub 2003-04).

Have other counties reduced densities like this?

Several have established similar districts with reduced density: 1 unit per 30 acres in Kent County; 1 unit per 50 acres in Baltimore County; and 1 unit per 25 acres in Montgomery County. Calvert County is notable for downzoning the entire county (220,800 acres) twice, once in 1999 and again in 2003.

How would the WCD affect schools?

Fewer dwellings means less redistricting and smaller class size, and reduces the need to build new schools. Fewer new schools frees funds for renovations of old schools.

How much land are we talking about?

The entire WCD covers approximately 37,000 acres (about 12% of Charles County’s land area). However, more than half of the WCD is either already developed or protected by the state, county, or easement. That means that less than half the land in the WCD would be available for developers to construct the 17,000 homes that they propose to build (*see the map on the other side*).

Why should taxpayers be concerned about more residential development?

“Residential land generally costs local taxpayers, while commercial, industrial, farm, and open lands help taxpayers by paying more than they require back in services.”(source: *Fiscal Impacts of Different Land Uses, The Pennsylvania Experience in 2006*, Penn State)

What uses are allowed on property in the WCD?

- ◆ houses ◆ farms ◆ greenhouses with on-site sales ◆ commercial stables ◆ churches ◆ daycare centers
- ◆ private schools ◆ country inns ◆ bed-and-breakfasts ◆ antique shops ◆ art galleries ◆ wineries
- ◆ kennels ◆ veterinarians and veterinary hospitals ◆ hunting and fishing cabins ◆ campgrounds
- ◆ rifle and pistol ranges ◆ archery ranges ◆ batting cages ◆ skateboard parks ◆ miniature golf courses

How does this help the naval base at Indian Head?

The mission of the base can be impaired by encroaching subdivisions and clogged roads, and will be helped by aiming investment for revitalization to the town of Indian Head.

THINK SMART

REPLACE UNCHECKED GROWTH WITH SMART GROWTH!

WEBSITE: savecharlescounty.com FACEBOOK: Like the Smarter Growth Alliance for Charles County

★ Smarter Growth Alliance for Charles County ★

