

The Balanced Growth Initiative wants to

- Protect Landowners Rights
- Protect Local Jobs
- Stop Higher Taxes
- Stop Land Devaluation
- Revamp TDRs
- Prevent Congestion, Crime, and Segregation in Waldorf
- Move Forward with Cross County Connector
- Promote "Balanced" Growth

Our leaders need to

- Stop Special Interests
- Stop Gridlock in Waldorf
- Stop Millions of Dollars in Waste of Infrastructure at Tax Payers Expense (Cross County Connector)
- Consider Current Development Plans in Progress
- Consider Economic Downturn in Building Industry
- Listen to Voters
- Listen to Charles County's Citizens

Our Vision

To represent the interest of citizens, both individually and corporately in land use and economic matters, with regard to legislative decision being contemplated by local County, Municipal or State governments, when the interests of the Corporation need to be voiced.

Key Elements/Concerns of the Plan Update

- Down zoning can affect land values and take away citizens rights, with no compensation to property owners--
- A Transfer Development Rights (TDR) program that will work and is equitable; if the current program doesn't work, how will a new program be revamped to be successful?--
- No support for the Western section of Charles County; there is a push for development in Waldorf, where congestion already exists--
- Removal of land from future growth areas where infrastructure already exists--
- No fiscal impact study to determine the economic viability of down zoning; there has been no study to show economic impact on tax base for commercial, industrial, and personal tax structures; no focus on high paying job creation in the County--
- No plans to grandfather existing growth and development projects into the update--
- No study on the affect on growth, prosperity and employment opportunities; down zoning will limit employment and hurt local employers--
- No study on impact to local Naval facilities-- BRAC--
- Proposals have thus far been aligned with O'Malley's controversial Plan Maryland (green) initiative, which has received a "less than friendly" welcome in other jurisdictions--

A Plan that incorporate sensible growth and conservation, without the influence of special interests, is a win-win for all--a good "Balance!"

BALANCED GROWTH INITIATIVE

charles county, maryland



P.O. Box 1990
La Plata, Maryland 20646

savelandvalues.com

The Balanced Growth Initiative is a non-profit organization bringing together individuals who have an interest in offering ideas and suggestions to guide the County in its effort toward future planning and development, not only for the 2012 Comprehensive Plan Update, but also in other areas.



Balanced Growth Initiative

Concerned citizens fostering well-planned growth and development, while protecting home/land-owners property rights, and ensuring a positive fiscal impact to Charles County and all its residents. We are a group of home/land owners and business people who are deeply involved with the direction being taken by Charles County and its government, presently and in future endeavors.

Our Mission

To provide a forum for like-minded individuals or companies to express their opinions regarding land use decisions affecting Charles County and the citizens thereof, with regard to a balance of individual property rights, the stewardship of land and the environment, and the economic well being of the community.

Who are we?

The "Initiative" consists of home/land owners, farmers, developers, builders, businessmen, environmentalists, consultants, contractors, accountants, attorneys, teachers, real estate professionals, special interest groups, retirees, men, women, the young, old, friends neighborswe are citizens of Charles County!

What are the concerns?

We've organized to address a number of concerns regarding Charles County and its future. For now, the Balanced Growth Initiative is primarily concerned with the 2012 Comprehensive Plan Update and property-owner rights. The concerns involve down zoning and its possible impact on land values, the effectiveness of the County's Transfer Development Rights (TDR) program, taxes and the fiscal impacts of new zoning. Other concerns are the impact of restricted development on local jobs and businesses, over development in high density areas, various transportation needs, and land preservation.

What membership in the Balanced Growth Initiative means?

With membership, your name will be added to our growing roster, and you will receive accurate, up-to-date information on the Comprehensive Plan update and other areas of potential concern and the "Initiative's" activities, as well as meeting notices.

In less than one year, we could face tremendous changes in zoning regulations—changes which could affect property values, jobs creation, economic development, and the overall quality of life--a complete makeover of our County.

If you want to be better informed about the future of Charles County, and specifically about the 2012 Comprehensive Plan Update, you should join the Balanced Growth Initiative! If you can offer assistance through volunteering, making a donation, providing expertise in a particular area, or if you have concerns about the Plan update, please join us.

Just fill out the membership application and mail to Balanced Growth Initiative, P. O. Box 1990, La Plata, Maryland 20646



Yes, I want to join the Balanced Growth Initiative to help guide Charles County to a better future!

Name: _____

Address: _____

E-mail: _____

I am a –

- Land owner
- Farmer
- Business owner
- Employee of local business
- Real Estate professional
- Builder or developer
- Member of a local organization
- Other: _____

My particular concern is –

- The environment
- Land use and zoning
- Economic development and employment
- Fiscal impact to Charles County
- Future growth of County in general
- Other: _____

I would like to assist the Balanced Growth Initiative by:

Offering my expertise in _____

Providing a contribution of \$ _____

(Checks payable to Balanced Growth Initiative)

Attending important meetings on the 2012 Plan Update _____

Volunteering to _____