St. Mary’s County, Maryland
2019 Annual Planning Commission Report
St. Mary’s County, Maryland
2019 Annual Planning Commission Report

Prepared by Department of Land Use and Growth Management
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William R Hall III
Caroline King
Patricia Robrecht
Joseph St Clair
Merl Evans, Alternate
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Introduction
The 2019 Annual Planning Commission Report for St. Mary’s County, Maryland was prepared pursuant to the requirements of §1-207(b) of the Land Use Article Annotated Code of Maryland. This report provides a summary of the year’s planning activities undertaken by the Department of Land Use and Growth Management, that were reviewed and approved by the Planning Commission. It covers development activities, growth trends comprised of New Residential Permits, Amendments and Growth-Related Changes, Development Capacity Analysis, Locally Funded Agriculture Preservation, Measures and Indicators and Adequate Public Facility Ordinances. Population growth data have been added for relative information.

Revised Form 01/07/2020
St Mary’s County Planning Commission Annual Report 2019

Submitted by: Department of Land Use and Growth Management
Submitted to Maryland Department of Planning

For Attention: Sarah Lipkin Sularz -MDP

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Instructions
Each Planning Commission/Board shall approve an Annual Report for the Reporting Year 2019 as required under §1-207(b) of the Land Use Article. In addition, this Annual Report shall be filed with the local legislative body and the Maryland Department of Planning (Planning), no later than July 1, 2020.

Local jurisdiction may use the attached template form or any of the previous Annual Report forms. The requirements have not changed for 2019. An optional survey is included in Section III. We encourage all jurisdictions to consider responding.

Section I - New Residential Permits, and Section II- Amendments and Growth Related Changes, are required for all local jurisdictions.

Section III- Development Capacity Analysis, is required every three years.

Section IV- Locally Funded Agriculture Preservation, is required for Counties only.

Section V – Measures and Indicators, is required by jurisdiction reporting more than 50 new residential permits in Section I.

Section VI- Adequate Public Facility Ordinances, is required every two years by jurisdictions with adopted Adequate Public Facility Ordinances (APFOs).

Section VII – Planning Survey Questions is optional
Annual Report Worksheet
Reporting (Calendar) Year 2019

Section I: New Residential Permits Issued (Inside and Outside the Priority Funding Areas -PFAs) (§1-208(c)(1)(i) and (c)(3)(iii))

(A) In Table 1, New Residential Permits Issued (Inside and Outside the PFA) below, enter the number of new residential building permits issued in calendar year (2019). Enter 0 if no new residential building permits were issued in 2019.

Table 1: New Residential Permits Issued
Inside and Outside the Priority Funding Area (PFA)

<table>
<thead>
<tr>
<th>Residential – Calendar Year 2019</th>
<th>PFA</th>
<th>Non PFA</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td># New Residential Permits Issued</td>
<td>195</td>
<td>175</td>
<td>370</td>
</tr>
</tbody>
</table>

![Residential Permits in PFA](chart1.png)

- Projects: Patuxent Cove
- Single Family Attached
- Leyland Park at Wildewood

![Residential Permits in Non PFA](chart2.png)

- Projects: Countywide
- Mobile Homes
- Townhomes on Bethfield Way
Section II: Amendments and Growth Related Changes In Development Patterns (§1-207(c)(1) and (c)(2))

Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.

(A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted

Y ☐ N ☒

(B) Were there any amendments to the zoning regulations or zoning map?
If yes, briefly summarize each amendment, include a map, or GIS shapefile, if available. Y ☒ N ☐

The Planning Commission reviewed and approved zoning categories for two hundred and two (202) public and non profit institutional land use parcels in the Lexington Park Development District Master Plan (LPDD). In keeping with the surrounding land uses, several parcels were assigned zoning categories. They comprised one hundred and sixty two (162) public land use parcels and forty (40) non profit land use parcels as shown in Maps 1 & 2

Map 1 Location of New Zoning Categories in the LPDD from Public Land Uses
Annual Report Worksheet
Reporting (Calendar) Year 2019

The number and acreages of parcels in the public land use zoned to other categories are as follows:

**Table 1A: Public Land Use Parcels Zones and Acreage of Land**

<table>
<thead>
<tr>
<th>Parcels in Public Land use</th>
<th>Zoning Category</th>
<th>Acres of Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Industrial</td>
<td>237.2</td>
</tr>
<tr>
<td>10</td>
<td>Office &amp; Business Park</td>
<td>53.39</td>
</tr>
<tr>
<td>6</td>
<td>Limited Commercial Industrial</td>
<td>60.61</td>
</tr>
<tr>
<td>8</td>
<td>Mixed Use High Intensity</td>
<td>11.4</td>
</tr>
<tr>
<td>18</td>
<td>Mixed Use Medium Intensity</td>
<td>111.17</td>
</tr>
<tr>
<td>6</td>
<td>Mixed Use Low Intensity</td>
<td>69.3</td>
</tr>
<tr>
<td>11</td>
<td>Residential High Density</td>
<td>107.4</td>
</tr>
<tr>
<td>32</td>
<td>Residential Medium Density</td>
<td>121.61</td>
</tr>
<tr>
<td>35</td>
<td>Residential Low Density</td>
<td>545.2</td>
</tr>
<tr>
<td>21</td>
<td>Residential Neighborhood Conservation</td>
<td>112.12</td>
</tr>
<tr>
<td>8</td>
<td>Rural Preservation</td>
<td>581.29</td>
</tr>
<tr>
<td><strong>TOTAL IN ACRES</strong></td>
<td></td>
<td><strong>2,010.69</strong></td>
</tr>
</tbody>
</table>

**Rural and Residential Zoning** categories permit a range of residential categories, with low or medium and high density residential developments, to either preserve or enhance rural character or achieve greater densities with Transferred Development Rights (TDR’s). The purpose of the Residential Neighborhood Conservation preserves the character of established neighborhoods while providing opportunities for infill development consistent with the prevailing character.

The **Limited Commercial Industrial** zoning category is intended for low-occupancy commercial and industrial uses appropriate for location within the Air Installation Compatible Use Zones (AICUZ). The LCI zoning district provides property owners a range of economically viable uses that are appropriate for locations within or adjacent to the AICUZ.

The **Office Business Park** zoning provides sites for offices, integrated workspaces, research and development facilities, minor product development and evaluation companies, audio visual, information technology, and electronic surveillance security and monitoring companies, limited industrial facilities, and supporting commercial use.

The **Industrial** category allows industrial use, office uses, and integrated workspaces, minor product development and evaluation companies, audio visual, information technology, and electronic surveillance security and monitoring companies.
Parcels in non profit institutional land uses zoned are:

Table 1B: Non Profit Institutional Land Use Parcels Zones and Acreage of Land

<table>
<thead>
<tr>
<th>No of Parcels in Non Profit Institutional Land use</th>
<th>Zoning Category</th>
<th>Acres of Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Industrial</td>
<td>0.5</td>
</tr>
<tr>
<td>3</td>
<td>Limited Commercial Industrial</td>
<td>10.16</td>
</tr>
<tr>
<td>8</td>
<td>Mixed Use High Intensity</td>
<td>90.78</td>
</tr>
<tr>
<td>2</td>
<td>Mixed Use Medium Intensity</td>
<td>13.22</td>
</tr>
<tr>
<td>6</td>
<td>Mixed Use Low Intensity</td>
<td>15.58</td>
</tr>
<tr>
<td>6</td>
<td>Residential Medium Density</td>
<td>62.1</td>
</tr>
<tr>
<td>10</td>
<td>Residential Low Density</td>
<td>6.78</td>
</tr>
<tr>
<td>1</td>
<td>Residential Low Density Transitonal</td>
<td>15.9</td>
</tr>
<tr>
<td>3</td>
<td>Residential Neighborhood Conservation</td>
<td>1.07</td>
</tr>
<tr>
<td>40</td>
<td>Total in Acres</td>
<td>216.09</td>
</tr>
</tbody>
</table>

**High-Intensity Mixed-Use** zoning district is intended to create areas of urban character. The design of buildings, landscaping, and public spaces that are visually attractive with a functional urban environment.

**Medium Intensity Mixed-Use** zoning district is intended to create large-scale and clustered commercial and residential uses adjacent to existing or planned principal transportation corridors.
Low Intensity Mixed-Use zoning district is intended to allow residential, office uses, integrated work spaces, personal and business services, minor product development and evaluation companies, audio visual, information technology, and electronic surveillance security and monitoring companies that are compatible with adjoining residential uses.

Other growth related changes by the Planning Commission include changing the zoning map designation of parcel number 1908055688 from RNC to RL.

The Planning Commission changed the following Zoning Map and Zoning Ordinance Text Amendments to the Lexington Park Development District Master Plan and made recommendation to CMSC for approval. The Amendments include the following:

1-Amendment of Schedule 50.4 Use Classification Use number 65 to allow conditional use in the RH District.
2-Amendment of Schedule 50.4 to add usages 46,67,73, 73a, 73b, 74, and 79 and to remove the LCI designation.
3-Amended Chapter 285 of the code of St. Mary’s County, Maryland by deleting and replacing map sheets 26,27,28, 33, 34,35,41,42,43,44,50,51,52 and 58 of the official zoning map of St. Mary’s County for the zoning of parcels within the Lexington Park Development District and to include the Airport Environ Overlay and AE Subdistricts areas, to include a zoning change for Parcel 1908055688 from RNC to RL
4-Amended Chapter 285 of the code of St. Mary’s County, Maryland, by amending : Chapter 30, Table 30.3A base and zoning districts; Repealing and replacing Schedule 32.1 Development Standards; Repealing and replacing Schedule 32.2 Modifications to Development Standards; Amending Schedule 50.4 Use Classifications, use types, and location within zoning districts;
Amended Section 51.3 Specific regulations and standards;
Amended Schedule 75.8.1 Afforestation requirements;
Amended Schedule 75.8.2 Forest Conservation thresholds;
Amended Sections 43.3, Figure 43.3B regarding compatible land use recommendations within the airport environs subdistrict and 43.4 Site development standards; and Amending Section 51.3.90 to include all agreed upon corrections

Supporting Documents:-
- Draft Maps.pdf
- Zoning and Airport Environ Map AmendStrikethrough June 24 2019.pdf
- LPDD Text
- LPDD Ordinance June 24 2019.pdf

LPDDMP Ordinance and Amendment Chapter 285 SMC Text Zoning
LPDDMP Strikethrough Ordinance Amendment Chapter 285 SMC Text Zoning
LPDDMP Zoning and Airport Environ Zoning Amendments
Ordinance Amendment and Draft Maps

See the link below for the amendment of Chapter 285 of the Code of ST. MARY’S COUNTY, MARYLAND, by deleting and replacing map sheets 26, 27, 28, 33, 34, 35, 41, 42, 43, 44, 50, 51, 52, and 53 of the official zoning map of ST. MARY’S COUNTY for the zoning of properties within the LEXINGTON PARK DEVELOPMENT DISTRICT AND THE AIRPORT ENVIRONS (AE) OVERLAY AND AE SUBDISTRICT AREAS


(C) Were there any growth related changes, including Land Use Changes, Annexations, New Schools, Changes in Water or Sewer Service Area, etc., pursuant to of the Land Use Article? If yes, please list or map and provide a description of consistency of internal, state or adjoining local jurisdiction plans

Y ☒ N ☐

MetCom Capital Improvement Plan and Budget
Planning Commission recommended to the Commissioners of St. Mary’s County to approve the FY2020-FY2025 St. Mary’s County Metropolitan Commission Capital Improvement Plan and Budget as being consistent with the Comprehensive Plan.

Transmittal Memorandum to PC (MetCom - W) FY2020-2025 CIB - W

MetCom FY2020-2025 CIB - Se

Educational Facilities Master Plan
The 2019 Educational Facilities Master Plan was presented to the Planning Commission in September of 2019 and found to be consistent with the Comprehensive Plan adopted in 2010. It was noted in the Facilities Master Plan that the enrollment and projections do not support new buildings, the focus was on renovation and replacements of existing school infrastructure.
CARVER HEIGHTS COMPREHENSIVE WATER AND SEWERAGE PLAN (CWSP) AMENDMENT
Planning Commission approved the amendment of service area map IV-51 to change the service category from S-6D (service in 6 to 10 years, developer financed) to S-3D (service in 3 to 5 years, developer financed) for parcels described as Tax Map 51, Grid 6, Parcel 249, in the 8th Election District and transmitted a recommendation to the Commissioners of St Mary’s County for approval.

Map 4 Proposed Amendment of Sewer Service Map IV-51

HOLLYWOOD SQUARE COMPREHENSIVE WATER AND SEWERAGE PLAN (CWSP) AMENDMENT
This is the amendment of service area map IV-34 to change the sewer service category from S-6D (service in 6 to 10 years, developer financed) to S-3D (service in 3 to 5 years, developer financed) for 0.64 acres described as Tax Map 34, Grid 2, Parcel 317 (the “Parcels”, also known as 23871 Mervell Dean Road) in the 6th Election District. It transmitted a recommendation to the Commissioners of St Mary’s County for approval.

Map 5: Amendment of Service Area Map IV-34
CALLAWAY COMMERCIAL COMPREHENSIVE WATER AND SEWER PLAN (CWSP) AMENDMENT
Planning Commission approved the Amendment of service area maps III-50 and IV-50 to change the service categories from **W-6D and S-6D (service in 6 to 10 years, developer financed)** to **W-3D and S-3D (service in 3 to 5 years, developer financed)** for parcels described as Tax Map 50, Grid 16, Parcels 117 and 259, in the 2nd Election District and transmitted a recommendation to the Commissioners of St. Mary’s County for approval.

(D) Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list.

- [ ] Y
- [x] N

There are regular efforts and discussions with key stakeholders in the industry as to how to improve the planning and development process. It is hoped that this can help to reduce approval time and develop new guidelines in review and approval timeframes.

On Going discussions for improvements include:

Opportunities to discuss ways to improve include discussions with surveyors / engineers on individual subdivision and development projects through review comments; meetings of the Maryland Building Industry Association; and quarterly meetings with State Highway Administration.
The department attends Planning Director Roundtable meetings. The Calvert – St. Mary’s Metropolitan Planning Organization completed four planning studies that included public meetings.

The County’s GIS map is available to everyone and is a powerful assistance tool for developers. The GIS layers were expanded to show the zoning within the Lexington Park Development District. Hurricane evacuation zones and FEMA flood layers have been added.

The traffic count locations on state highways and major county roads are shown. The airport environs zones around the County airport were added. The Inventory of Historic Sites was added. Each historic site is connected to the Maryland Inventory of Historic Properties Form from the Maryland Historical Trust.

All information for meetings of the Commissioners of St. Mary’s County, Planning Commission, Board of Appeals, Commission on the Environment, and Historic Preservation Commission is made available to the public through BoardDocs software. The link to BoardDocs is prominently displayed on the County website.

There is an effort to identify, review, recommend and prepare revisions to the St Mary’s County Zoning Ordinance and Zoning Maps.

Plans are to begin on a revision to the “St Mary’s County Comprehensive Plan Quality of Life in St. Mary's County- A Strategy for the 21st century, Adopted: March 23, 2010” after the 2020 Census.
Section III: Development Capacity Analysis (DCA)(§1-208(c)(iii))

Note: MDP provides technical assistance to local governments in completing a development capacity analyses. Please contact your MDP regional planner for more information.

(A) Has an updated DCA been submitted with your Annual Report or to MDP within the last three years?

Y ☑  N ☐

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.

2. If yes, when was the last DCA submitted? Identify Month and Year: April 2016

   a. Was the DCA shared with the local School Board Facilities Planner? Y ☑  N ☐

(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in Table 2, Residential Development Capacity (Inside and Outside the PFA):

<table>
<thead>
<tr>
<th>Parcels &amp; Lots w/ Residential Capacity</th>
<th>PFA</th>
<th>Non – PFA</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residually Zoned Acres w/ Capacity</td>
<td>6,183</td>
<td>93,676</td>
<td>99,860</td>
</tr>
<tr>
<td>Residential Parcel &amp; Lots w/ Capacity</td>
<td>1,966</td>
<td>4,256</td>
<td>6,222</td>
</tr>
<tr>
<td>Residential Capacity (Units)</td>
<td>10,876</td>
<td>14,590</td>
<td>25,466</td>
</tr>
</tbody>
</table>

Source: Department of Information Technology, St Mary’s County, 2016
Annual Report Worksheet
Reporting (Calendar) Year 2019

Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal (Counties Only) (§1-208(C)(1)iv and v)

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds. Enter value of local program funds, if available.

Table 3: Locally Funded Agricultural Land Preservation

<table>
<thead>
<tr>
<th>Local Preservation Program Type</th>
<th>Acres</th>
<th>Value ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transfer of Development Rights (lifted)*</td>
<td>65</td>
<td>n/a</td>
</tr>
<tr>
<td>Maryland Agriculture Land Preservation Easement **</td>
<td>83.9</td>
<td>n/a</td>
</tr>
<tr>
<td>Rural Legacy**</td>
<td>1140.55</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1289.45</td>
<td></td>
</tr>
</tbody>
</table>

*Source- Land Use and Growth Management, **Department of Economic Development

(B) What is the county’s established local land use percentage goal?
To direct at least 70% of growth to the PFA and not more than 30% permitted outside the PFA

(C) What is the timeframe for achieving the local land use percentage goal?
Annually

(D) Has there been any progress in achieving the local land use percentage goal?
The county employs a zoning ordinance and a water and sewerage plan to manage land use and infrastructure. The capital improvements program and the annual report help measure the rate of achieving this goal.

(E) What are the resources necessary for infrastructure inside the PFAs? The Growth Management Element of the comprehensive plan specifically states infrastructure must be built and maintained in existing communities.

The basics: water, sewer, schools and roads are absolute prerequisites for denser and walkable communities, libraries, parks, cultural and recreational and other similar facilities and amenities enrich local communities.

Being identified in the comprehensive plan sets up the framework for their implementation.

By identifying growth areas and preservation areas, infrastructure can be built and maintained in specific areas where resources can be focused, to support population and growth centers in an orderly and efficient manner.
In addition, Calvert and St. Mary’s Transportation Program Priorities identify most needed projects, #1 being the Thomas Johnson Bridge connecting the two counties and two PFAs.

**(F) What are the resources necessary for land preservation outside the PFAs?**

Agricultural preservation programs, the county's comprehensive plan, zoning ordinance, subdivision ordinance, water sewer plan, TDRs, and septic laws. The County supports land Preservation programs with financial resources under the Maryland Agriculture Land Preservation Foundation programs (MALPF).
### Annual Report Worksheet
#### Reporting (Calendar) Year 2019

**Section V: Measures and Indicators (§1-208(c)(1))**

Note: The Measures and Indicators, Section V, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.

**Table 4A: Amount of Residential Growth (Inside and Outside the PFA)**

<table>
<thead>
<tr>
<th>Residential – Calendar Year 2019</th>
<th>PFA</th>
<th>Non-PFA</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total # Minor Subdivisions Approved</td>
<td>1</td>
<td>17</td>
<td>18</td>
</tr>
<tr>
<td>Total # Minor Subdivision Lots Approved</td>
<td>2</td>
<td>20</td>
<td>22</td>
</tr>
<tr>
<td>Total # Minor Subdivision Units Approved</td>
<td>2</td>
<td>20</td>
<td>22</td>
</tr>
<tr>
<td>Total Approved Minor Subdivision Area (Gross Acres)</td>
<td>8.3</td>
<td>697.57</td>
<td>705.87</td>
</tr>
<tr>
<td>Total Approved Minor Subdivision Lot Area (Net Acres)</td>
<td>3.38</td>
<td>239.73</td>
<td>243.11</td>
</tr>
<tr>
<td>Total # Major Subdivisions Approved</td>
<td>2</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Total # Major Subdivision Lots Approved</td>
<td>134</td>
<td>15</td>
<td>149</td>
</tr>
<tr>
<td>Total # Major Subdivision Units Approved</td>
<td>134</td>
<td>15</td>
<td>149</td>
</tr>
<tr>
<td>Total Approved Major Subdivision Area (Gross Acres)</td>
<td>43.95</td>
<td>183.32</td>
<td>227.27</td>
</tr>
<tr>
<td>Total Approved Major Subdivision Lot Area (Net Acres)</td>
<td>15.27</td>
<td>183.32</td>
<td>198.59</td>
</tr>
<tr>
<td>Total # Units Constructed in Jurisdiction</td>
<td>179</td>
<td>97</td>
<td>276</td>
</tr>
<tr>
<td>Total # Units Demolished*</td>
<td>3</td>
<td>7</td>
<td>10</td>
</tr>
<tr>
<td>Total # Units Reconstructed/Replaced*</td>
<td>9</td>
<td>63</td>
<td>72</td>
</tr>
</tbody>
</table>

*Not required.*

Source: Data from Department of Information Technology
Table 4B: Net Density of Residential Growth (Inside and Outside the PFA)

<table>
<thead>
<tr>
<th>Residential – Calendar Year 2019</th>
<th>PFA</th>
<th>Non – PFA</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total # Units Approved (Major + Minor Subdivisions)</td>
<td>136</td>
<td>35</td>
<td>171</td>
</tr>
<tr>
<td>Total # Approved Lot Area (Major + Minor Subdivisions)</td>
<td>18.65</td>
<td>423.05</td>
<td>441.7</td>
</tr>
</tbody>
</table>

Table 4C: Share of Residential Growth (Inside and Outside the PFA)

<table>
<thead>
<tr>
<th>Residential Calendar Year 2019</th>
<th>PFA</th>
<th>Non – PFA</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total # Units Approved (Major + Minor Subdivisions)</td>
<td>136</td>
<td>35</td>
<td>171</td>
</tr>
<tr>
<td>% of Total Units (# Units/Total Units)</td>
<td>80%</td>
<td>20%</td>
<td>100%</td>
</tr>
</tbody>
</table>

**RESIDENTIAL DEVELOPMENT TRENDS INSIDE AND OUTSIDE THE PFA**

Priority Funding Areas (PFAs) in St Mary’s County are existing zones where State investments are needed to support future growth. The designated PFAs cover mostly the growth areas. The County’s 2008 Annual Growth Policy (AGP) directed that 70 percent of development should occur in designated growth areas. This was also emphasized in the St. Mary's County, Maryland Comprehensive Plan, Adopted: March 23, 2010 Effective: April 6, 2010 Quality of Life in St. Mary's County, A Strategy for the 21st Century. The concept of the Comprehensive Plan divides the County into growth areas and preservation areas for the purpose of concentrating growth in suitable areas while preserving resources and rural character elsewhere. The Plan emphasized the need to focus new development in designated growth areas. However, this can only be accomplished if supported by the necessary infrastructure.

The limits of the AGP were reviewed annually by the County Commissioners and was subject to change.

In a Resolution No 2016-22 of July 2016, the Commissioners of St. Mary’s County suspended the use of growth policy to promote orderly growth.
New Subdivisions Residential- There were two (2) major residential subdivisions in the Priority Funding Area (PFA) adding 134 lots at Woodmore-Thompson Property -48 lots and Woods at Myrtle Point-86 lots. One (1) minor subdivision that yielded (2) lots at Combs Estate Subdivision.

Outside the PFA, there were eighteen (18) residential subdivisions comprised of one major subdivision with 15 lots at Underwood Farms and 17 minor residential subdivisions, creating a total of 20 lots outside the PFA.

New Subdivisions Commercial- One (1) commercial subdivision occurred in the PFA and no commercial subdivisions outside of the PFA.
# Annual Report Worksheet Reporting (Calendar) Year 2019

## Table 4D: Amount of Commercial Growth (Inside and Outside the PFA)

<table>
<thead>
<tr>
<th>Commercial – Calendar Year 2019</th>
<th>PFA</th>
<th>Non - PFA</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Site Plan Area Approved (Gross Acres)</strong></td>
<td>71.86</td>
<td>127.51</td>
<td>199.37</td>
</tr>
<tr>
<td><strong>Total Building Square Feet Approved (Gross)</strong></td>
<td>63417</td>
<td>49692</td>
<td>113109</td>
</tr>
<tr>
<td><strong>Total # New Permits Issued</strong></td>
<td>10</td>
<td>7</td>
<td>17</td>
</tr>
<tr>
<td><strong>Total Square Feet Constructed in Jurisdiction (Gross)</strong></td>
<td>92297</td>
<td>312</td>
<td>123556</td>
</tr>
</tbody>
</table>

## Table 4E: Net Density of Commercial Growth (Inside and Outside the PFA)

<table>
<thead>
<tr>
<th>Commercial – Calendar Year 2019</th>
<th>PFA</th>
<th>Non – PFA</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Building Square Feet Approved (Gross)</strong></td>
<td>63417</td>
<td>49692</td>
<td>113109</td>
</tr>
<tr>
<td><strong>Total Lot Size (Net Acres)</strong></td>
<td>4.77</td>
<td>0</td>
<td>4.77</td>
</tr>
</tbody>
</table>

## Table 4F: Share of Commercial Growth (Inside and Outside the PFA)

<table>
<thead>
<tr>
<th>Commercial – Calendar Year 2019</th>
<th>PFA</th>
<th>Non – PFA</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Building Square Feet Approved (Gross)</strong></td>
<td>63417</td>
<td>49692</td>
<td>113109</td>
</tr>
<tr>
<td><strong>% of Total Building Square Feet (Building Square Feet/Total Approved Square Feet)</strong></td>
<td>56%</td>
<td>44%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: Department of Information Technology, St Mary’s County
Section VI: Adequate Public Facility Ordinance (APFO) Restrictions (§7-104) (Section VI is only required by jurisdictions with adopted APFOs)

Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for 2018 and 2019 are due July 1, 2020. However, jurisdictions are encouraged to submit an APFO report on an annual basis.

No Restrictions occurred within PFA

What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.) N/A

(A) Where is each restriction located? (Identify on a map, including PFA boundary.) N/A

(B) Describe the nature of what is causing each restriction. N/A

(C) What is the proposed resolution of each restriction? N/A

(D) What is the estimated date for the resolution of each restriction? N/A

(E) What is the resolution that lifted each restriction? N/A

(F) When was each restriction lifted? N/A

(G) Additional Information. To help the Sustainable Growth Commission Statewide School Education Committee for School related restrictions:

1. List the State Rated Capacity for each affected facility. N/A

2. Identify date local School APFO standards were last evaluated or amended. N/A

3. Provide a letter from the School Board confirming what actions are being taken by the School Board to remedy each restriction. (This could include a change in State Rated Capacity (SRC); scheduled improvements in the local Capital Improvement Program (CIP); or redistricting, etc., to address (B) –(G) above.)
### Population Estimates and Projections by Election District - 1990 - 2040

#### % Total Population of St. Mary's County

<table>
<thead>
<tr>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6.7%</td>
<td>6.6%</td>
<td>7.1%</td>
<td>6.8%</td>
<td>7,191</td>
<td>7,314</td>
<td>7,399</td>
<td>7,428</td>
<td>7,475</td>
<td>7,546</td>
<td>7,594</td>
<td>7,661</td>
<td><strong>7,719</strong></td>
<td>8,170</td>
<td>8,785</td>
<td>9,571</td>
<td>10,074</td>
<td>10,569</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>6.5%</td>
<td>8.0%</td>
<td>6.6%</td>
<td><strong>7.0%</strong></td>
<td>7,403</td>
<td>7,529</td>
<td>7,616</td>
<td>7,646</td>
<td>7,695</td>
<td>7,767</td>
<td>7,818</td>
<td>7,869</td>
<td><strong>7,946</strong></td>
<td>8,410</td>
<td>9,044</td>
<td>9,852</td>
<td>10,370</td>
<td>10,874</td>
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<tr>
<td>3</td>
<td>14.7%</td>
<td>12.6%</td>
<td>11.9%</td>
<td><strong>13.1%</strong></td>
<td>13,854</td>
<td>14,090</td>
<td>14,253</td>
<td>14,309</td>
<td>14,400</td>
<td>14,536</td>
<td>14,631</td>
<td>14,726</td>
<td><strong>14,870</strong></td>
<td>15,739</td>
<td>16,925</td>
<td>18,438</td>
<td>19,408</td>
<td>20,351</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>9.7%</td>
<td>11.1%</td>
<td>9.5%</td>
<td><strong>10.1%</strong></td>
<td>10,680</td>
<td>10,863</td>
<td>10,989</td>
<td>11,032</td>
<td>11,102</td>
<td>11,207</td>
<td>11,281</td>
<td>11,354</td>
<td><strong>11,464</strong></td>
<td>12,135</td>
<td>13,049</td>
<td>14,216</td>
<td>14,963</td>
<td>15,690</td>
<td></td>
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<tr>
<td>5</td>
<td>11.5%</td>
<td>11.6%</td>
<td>12.5%</td>
<td><strong>11.9%</strong></td>
<td>12,585</td>
<td>12,799</td>
<td>12,945</td>
<td>12,998</td>
<td>13,081</td>
<td>13,204</td>
<td>13,291</td>
<td>13,377</td>
<td><strong>13,508</strong></td>
<td>14,298</td>
<td>15,375</td>
<td>16,749</td>
<td>17,630</td>
<td>18,486</td>
<td></td>
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<tr>
<td>6</td>
<td>11.6%</td>
<td>15.2%</td>
<td>13.7%</td>
<td><strong>13.5%</strong></td>
<td>14,277</td>
<td>14,520</td>
<td>14,689</td>
<td>14,746</td>
<td>14,840</td>
<td>14,980</td>
<td>15,078</td>
<td>15,176</td>
<td><strong>15,324</strong></td>
<td>16,220</td>
<td>17,442</td>
<td>19,001</td>
<td>20,000</td>
<td>20,972</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>3.2%</td>
<td>3.3%</td>
<td>4.0%</td>
<td><strong>3.5%</strong></td>
<td>3,701</td>
<td>3,764</td>
<td>3,808</td>
<td>3,822</td>
<td>3,847</td>
<td>3,883</td>
<td>3,909</td>
<td>3,934</td>
<td><strong>3,973</strong></td>
<td>4,205</td>
<td>4,522</td>
<td>4,926</td>
<td>5,185</td>
<td>5,437</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>36.0%</td>
<td>31.3%</td>
<td>34.4%</td>
<td><strong>33.9%</strong></td>
<td>35,853</td>
<td>36,462</td>
<td>36,885</td>
<td>37,028</td>
<td>37,265</td>
<td>37,617</td>
<td>37,863</td>
<td>38,108</td>
<td><strong>38,480</strong></td>
<td>40,730</td>
<td>43,799</td>
<td>47,714</td>
<td>50,223</td>
<td>52,663</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>0.2%</td>
<td>0.3%</td>
<td>0.3%</td>
<td><strong>0.3%</strong></td>
<td>317</td>
<td>323</td>
<td>327</td>
<td>328</td>
<td>330</td>
<td>333</td>
<td>335</td>
<td>337</td>
<td><strong>340</strong></td>
<td>360</td>
<td>387</td>
<td>422</td>
<td>444</td>
<td>466</td>
<td></td>
</tr>
</tbody>
</table>

* Sources: 2019 Pop. Estimate from Maryland Department of Planning, Planning Data Services. Actual population by Election District is available only for 1990, 2000, and 2010. Estimates for other years are calculated by LUGM based on the average percentage shown in the table.
Section VII: Planning Survey Questions (Optional)

The information provided can assist MDP and MDOT staff with identifying potential pedestrian/bicycle projects and project funding.

(A) Does your jurisdiction have a bicycle and pedestrian plan?
   Y ☐ N ☒

1. Plan name
2. Date Completed (MM/DD/YR)
3. Has the plan been adopted? Y ☐ N ☒
4. Is the plan available online? Y ☐ N ☒
5. How often do you intend to update it? (Every ____ years)
6. Are existing and planned bicycle and pedestrian facilities mapped? Y ☐ N ☒

(B) Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan?
   Y ☒ N ☐

1. Plan name: St. Mary’s County Transportation Plan
2. Date completed: August 2006
3. Has plan been adopted? Y ☒ N ☐
4. Is the plan available online? Y ☒ N ☐
5. How often do you intend to update it? (Every 10 years)

END
Submitting Annual Reports and Technical Assistance

A. Annual Reports may be submitted via email (preferred) to david.dahlstrom@maryland.gov or one copy may be mailed to:

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

B. Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if there are technical questions about your Annual Report.

C. You may wish to send additional copies of your Annual Report directly to your MDP Regional Planner or School Board Facilities Planner.

D. If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you. Regional Planner contact information can be found at: Planning.Maryland.gov/OurWork/local-planning-staff.shtml

E. Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website: Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml

F. If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at david.dahlstrom@maryland.gov.