

**ST. MARY'S COUNTY GOVERNMENT  
DEPARTMENT OF LAND USE  
AND GROWTH MANAGEMENT**

*Denis D. Canavan, Director  
Phillip J. Shire, Deputy Director*



**BOARD OF COUNTY COMMISSIONERS:**  
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Thomas A. Mattingly, Sr., Commissioner  
Daniel H. Raley, Commissioner

To: Board of County Commissioners  
From: Denis D. Canavan, Director  
Date: January 25, 2008  
Re: Agenda item for January 29 – annual report on school capacity

The accompanying report will show that, based on 2007 – 08 school enrollments and the requirements of Chapter 70 of the Comprehensive Zoning Ordinance (“Adequate Public Facilities”), inadequate school capacity continues to limit approval of major subdivisions or site plans for residential development in much of the County. The northern service area (Chopticon) is “shut down” for approval of major subdivisions or site plans. Within the central service area (Leonardtwn) only 69 lots or units could be approved in major subdivisions or site plans. In the southern service area (Great Mills) that number is 900.

According to the County’s current capital improvement budget, projected school construction will not alleviate this restriction on residential subdivision or site plan approvals until FY2013 when 100% of funding for design of a new middle school will be included in the capital budget; 100% of funding for design of a new high school is not scheduled until after FY2013.

These conditions are being examined as part of the APF task force’s recommendations for amendments to the text of the Comprehensive Zoning Ordinance that are currently under review by the County. The Board recently completed a first reading of the proposed amendments and directed the Planning Commission to take them through a public hearing process. The recommendations call for a reevaluation of determining adequacy at 107% of state rated capacity (per Section 70.11.3) and for consideration of alternative approaches to direct and regulate residential growth.

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## Memorandum

**To:** Board of County Commissioners  
**From:** Denis D. Canavan, Director  
**Date:** January 23, 2008  
**Subject:** Annual Report on School Capacity

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The Board of County Commissioners adopted Resolution 04-01 to establish high school service area boundaries. On the first of October of each year the Board of Education reports the official Full Time Equivalent (FTE) enrollment numbers for the current school year. The Department of Land Use and Growth Management then uses these numbers when determining adequacy of schools to accommodate new subdivisions as required by Section 70.11 of the Comprehensive Zoning Ordinance. This report is similar to previous reports that have been issued following the May 13, 2002 adoption of the Zoning Ordinance.

The tables attached to this report (pages A-1 through A-7) represent school capacity numbers for the 2007 – 2008 school year. First is an inventory of the schools in St. Mary's County, with rated capacities and official enrollments as provided by the Board of Education (page A-1). Pages A-2 through A-4 show “Remaining Capacity by Service Area.” Pages A-5 through A-7 are tables for each service area listing major subdivisions with preliminary plan approval.

The tables entitled “Remaining Capacity by Service Area” include the following headings:

**State Rated Capacity (SRC) (Column B):** A capacity number is assigned to each educational facility by the State of Maryland’s Agency for Public School Construction. State Rated Capacity is defined in the Board of Education’s July 2006 Educational Facilities Master Plan as “the maximum number of students that can be reasonably accommodated in a facility without significantly hampering delivery of the educational program.” For purposes of calculating adequacy of school capacity to accommodate residential development, Section 70.11.3.b of the St. Mary's County Comprehensive Zoning Ordinance (CZO) recognizes potential capacity when “the County has budgeted in the then-current fiscal year of the Capital Improvement Program one-hundred (100) percent of design cost for the construction of additional schools or school improvements ... in combination with existing schools...” For FY 2007, the CIP included 100% of design costs for the construction of an addition to Leonardtown Elementary School and for a new elementary school. In December 2005 the St. Mary's County Board of Education acquired a site for this new school (Evergreen) along the western edge of the Wildewood community. These two projects contribute to the elementary school capacity of the Central service area, and are included in Column B.

**107% of State Rated Capacity (Column C):** County Commissioners Resolution 03-02 establishes 107% of State Rate Capacity as the threshold for determining adequacy of school facilities. This number is codified in Section 70.11.3.a. of the CZO.

**Enrollment (Column D):** Student enrollment figures as of September 28<sup>th</sup> as provided by St. Mary's County Public Schools. The enrollment total in Column D for the high schools is reduced by the number that each school sends daily to the Forrest Tech Center.

**Percentage of Students Within High School Attendance Area (Column E):** Where elementary and middle school attendance areas straddle two high school service areas, this number is derived by measuring potential density and existing land use as well as acreage. For example, Oakville Elementary School's service area straddles the Northern and Central service area. Measuring area alone would result in a 60% - 40% split. Considering land use and potential density yields a 50% - 50% split.

**Available Student Capacity @ 107% SRC as of 9/28/07 (Column F):** This number shows how many seats were available at each school as of September 28, 2007. The value is calculated by subtracting the enrollment from the State Rated Capacity then multiplying by the percentage of students in the high school service area.

**Remaining Available Dwelling Units (Column G):** This column translates the number of available seats to the number of dwelling units or lots that may be approved as new subdivisions when determining school adequacy pursuant to the CZO. The value is calculated by dividing the number of available seats (Column F) by the student yield rates (Elementary = .215, Middle = .107, High = .154).

**Allocations (Columns H, I and J):** Column H shows the number of seats allocated to new subdivisions that have received preliminary approval by the Planning Commission. Preliminary approval is only granted when a finding of adequate school capacity has been made. This approval is then good for up to two years; that is to say, an approved plan must be recorded within two years, or the approval expires. A separate table that is linked to Column H lists the names and sizes of subdivisions that have been granted preliminary approval. It also indicates the date of approval. The number of allocations (H) is then subtracted from the available capacity (F), and the resulting balance is shown in Column I. Column J translates this balance to the number of dwellings or lots that may then be approved as subdivisions.

Negative numbers in columns I and J will result when the enrollment column (D) is updated after September 28<sup>th</sup> and the resulting available balance (F) is less than the number of seats that were allocated (H) prior to September 28<sup>th</sup>. A negative balance at a particular school does not necessarily signal a lack of capacity for approving a subdivision. Adequacy is assumed where there exists a positive total capacity for each type of school (elementary, middle, high) within a service area. This is indicated in Column I at the Total for elementary schools, the Total for middle schools, and the high school Total. If one of these Totals is negative, a subdivision in that particular high school service area may not be approved. As of September 28, 2007, the Total at the elementary school level in the Northern service area was -1.83 seats. Totals for the Central and Southern service areas were positive.

**Conclusions:** The Northern service area is "shut down" for preliminary plan approval of major subdivisions due to inadequate school capacity. Within the Central service area there are only 10.65 seats available at the high school level which translates to 69 lots that could be

approved. Subdivision approval in the Southern service area is limited at the high school level where 139 seats are available allowing 900 lots to be approved.

Notwithstanding a delay in the approval of major subdivisions, development within the Northern service area is expected to continue as minor subdivisions are recorded and as parcels of record are improved. Major subdivisions proposed within the Northern service area may proceed to preliminary plan, demonstrating compliance with all requirements other than a finding of adequacy of school capacity. Once to that point, the proposals will be placed in a queue to await availability of capacity.

A number of factors could change capacity status.

- As mentioned above, potential capacity may be factored in when 100% of design funding for a new school is included in the County's capital improvements program and the land has been acquired. Note that the attached tables have factored in an addition to Leonardtown Elementary School and the new Evergreen elementary school planned to be built in the Wildewood vicinity. Design funding for both was included in the FY07 capital improvements program. Construction has been funded for the Leonardtown Elementary School addition in FY08 and for the Evergreen Elementary School for FY08 and FY09. The School Facilities Master Plan calls for a second new elementary school to be ready by FY 2012 and a new high school in FY 2014.
- The Chesapeake Public Charter School and the White Oak Center serve the entire county and reduce enrollments at certain schools by a small number.
- Next year's enrollments could drop (this is not expected to happen).
- Service area boundaries could be changed.
- Mitigation could be allowed (currently prohibited; see Section 70.6.3.a. of the Zoning Ordinance).
- The 107% of State Rated Capacity limit could be increased (Column C), either County-wide or in targeted areas, such as the Development Districts.
- The three service areas could be consolidated.

It is anticipated that growth will continue at a rate of 2% per year, and the demand for new subdivisions will remain strong. The County will continue to monitor the impacts of growth and to find a balance that will ensure adequate supply of residential building sites and school capacity.

## St. Mary's County School Capacity Status for Development Review Inventory, Enrollments, Capacities

'07-'08

Elementary Schools FTE Capacity

Banneker	631.0	590
Chesapeake Charter	162.0	160
Dynard	433.0	463
G.W. Carver	428.0	507
Green Holly	440.0	617
Greenview Knolls	500.5	437
Hollywood	627.5	512
Leonardtown	537.0	613
Lettie Dent	555.5	512
Lexington Park	429.0	507
Mechanicsville	334.0	284
Oakville	416.5	357
Park Hall	555.5	519
Piney Point	579.5	563
Ridge	260.5	246
Town Creek	273.0	237
White Marsh	264.0	238
Evergreen		646

Total 7,426.5 8,008

Student Generation Rates per Dwelling

Elementary	0.215
Middle	0.107
High	0.154

Middle Schools

Esperanza	892.0	869
Leonardtown	983.0	981
Margaret Brent	947.0	1,076
Spring Ridge	880.0	984

Total 3,702.0 3,910

High Schools

	FTE	Capacity	Forrest Tech Ctr	AM	MID	PM
Chopticon	1,621.0	1,695	110	58	110	102
Great Mills	1,684.0	1,695	60	45	60	58
Leonardtown	1,922.0	1,695	119	62	112	119
Total	5,227.0	5,085	289			

White Oak Ctr	57	100
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Source: St. Mary's County Board of Education

### Northern Service Area

School	State Rated Capacity (SRC)	107% State Rated Capacity B x 1.07	Enrollment (As of 9/28/07)	Percentage of Students Within High School Attendance Area	Available Student Capacity @ 107% SRC as of 9/28/07 (C-D)xE	Available Dwelling Unit Capacity as of 9/28/07 (F/ Student Generation)#	Allocations		
							To Date	Balance as Seats (F-H)	Balance as Lots or Units (I/gen. rate)
ELEMENTARY									
A	B	C	D	E	F	G	H	I	J
Banneker	590	631.30	631.0	45%	0.14	0.63	0.00	0.14	0.63
Dynard	463	495.41	433.0	100%	62.41	290.28	0.00	62.41	290.28
Lettie Dent	512	547.84	555.5	100%	-7.66	-35.63	0.00	-7.66	-35.63
Mechanicsville	284	303.88	334.0	100%	-30.12	-140.09	0.00	-30.12	-140.09
Oakville	357	381.99	416.5	50%	-17.26	-80.26	0.00	-17.26	-80.26
White Marsh	238	254.66	264.0	100%	-9.34	-43.44	0.00	-9.34	-43.44
<i>Total</i>	2,444	2,615.08	2,634.0		-1.83	-8.51	0.00	-1.83	-8.51

MIDDLE									
A	B	C	D	E	F	G	H	I	J
Leonardtown	981	1,049.67	983.0	34%	22.67	211.85	0.00	22.67	211.85
Margeret Brent	1,076	1,151.32	947.0	100%	204.32	1,909.53	0.00	204.32	1,909.53
<i>Total</i>	2,057	2,200.99	1,930.0		226.99	2,121.38	0.00	226.99	2,121.38

HIGH									
A	B	C	D*	E	F	G	H	I	J
Chopticon	1,695	1,813.65	1,621.0	100%	302.65	1,965.26	0.00	302.65	1,965.26
Forrest Tech Center *			110.0						
<i>Total</i>	1,695	1,813.65	1,511.0		302.65	1,965.26	0.00	302.65	1,965.26

# Student Generation: Elementary= .215 Middle= .107 High= .154

\*Forrest Tech Center enrollment is deducted from high school total enrollment.

### Central Service Area

School	State Rated Capacity (SRC)	107% State Rated Capacity B x 1.07	Enrollment (As of 9/28/07)	Percentage of Students Within High School Attendance Area	Available Student Capacity @ 107% SRC as of 9/28/07 (C-D)xE	Available Dwelling Unit Capacity as of 9/28/07 (F/ Student Generation)#	Allocations		
							To Date	Balance as Seats (F-H)	Balance as Lots or Units (I/gen. rate)
<b>ELEMENTARY</b>									
A	B	C	D	E	F	G	H	I	J
Banneker	590	631.30	631.0	55%	0.17	0.77	0.00	0.17	0.77
Hollywood	512	547.84	627.5	100%	-79.66	-370.51	0.00	-79.66	-370.51
Leonardtown	613	655.91	537.0	100%	118.91	553.07	0.00	118.91	553.07
Oakville	357	381.99	416.5	50%	-17.26	-80.26	0.00	-17.26	-80.26
Piney Point	563	602.41	579.5	100%	22.91	106.56	0.00	22.91	106.56
Town Creek	237	253.59	273.0	10%	-1.94	-9.03	0.00	-1.94	-9.03
Evergreen	646	691.22		100%	691.22	3,214.98	0.00	691.22	3,214.98
<i>Total</i>	3,518	3,764.26	3,064.5		734.35	3,415.58	0.00	734.35	3,415.58

<b>MIDDLE</b>									
A	B	C	D	E	F	G	H	I	J
Esperanza	869	929.83	892.0	55%	20.81	194.45	0.00	20.81	194.45
Leonardtown	981	1049.67	983.0	66%	44.00	411.24	0.00	44.00	411.24
Spring Ridge	984	1052.88	880.0	7%	12.10	113.10	0.00	12.10	113.10
<i>Total</i>	2,834	3,032.38	2,755.0		76.91	718.79	0.00	76.91	718.79

<b>HIGH</b>									
A	B	C	D*	E	F	G	H	I	J
Leonardtown	1,695	1,813.65	1,922.0	100%	10.65	69.16	0.00	10.65	69.16
Forrest Tech Center *			119.0						
<i>Total</i>	1,695	1,813.65	1,803.0		10.65	69.16	0.00	10.65	69.16

# Student Generation: Elementary= .215 Middle= .107 High= .154

\*Forrest Tech Center enrollment is deducted from high school total enrollment.

### Southern Service Area

School	State Rated Capacity (SRC)	107% State Rated Capacity B x 1.07	Enrollment (As of 9/28/07)	Percentage of Students Within High School Attendance Area	Available Student Capacity @ 107% SRC as of 9/28/07 (C-D)xE	Available Dwelling Unit Capacity as of 9/28/07 (F/ Student Generation)#	Allocations		
							To Date	Balance as Seats (F-H)	Balance as Lots or Units (I/gen. rate)
<b>ELEMENTARY</b>									
A	B	C	D	E	F	G	H	I	J
G.W. Carver	507	542.49	428.0	100%	114.49	532.51	8.82	105.68	491.51
Green Holly	617	660.19	440.0	100%	220.19	1,024.14	2.37	217.83	1,013.14
Greenview Knolls	437	467.59	500.5	100%	-32.91	-153.07	3.01	-35.92	-167.07
Lexington Park	507	542.49	429.0	100%	113.49	527.86	23.65	89.84	417.86
Park Hall	519	555.33	555.5	100%	-0.17	-0.79	33.33	-33.50	-155.79
Ridge	246	263.22	260.5	100%	2.72	12.65	0.00	2.72	12.65
Town Creek	237	253.59	273.0	90%	-17.47	-81.25	0.00	-17.47	-81.25
<i>Total</i>	3,070	3,284.90	2,886.5		400.34	1,862.05	71.17	329.18	1,531.05

<b>MIDDLE</b>									
A	B	C	D	E	F	G	H	I	J
Esperanza	869	929.83	892.0	45%	17.02	159.10	2.68	14.35	134.10
Spring Ridge	984	1,052.88	880.0	93%	160.78	1,502.60	32.74	128.04	1,196.60
<i>Total</i>	1,853	1,982.71	1,772.0		177.80	1,661.70	35.42	142.38	1,330.70

<b>HIGH</b>									
A	B	C	D*	E	F	G	H	I	J
Great Mills	1,695	1,813.65	1,684.0	100%	189.65	1,231.49	50.97	138.68	900.49
Forrest Tech Center *			60.0						
<i>Total</i>	1,695	1,813.65	1,624.0		189.65	1,231.49	50.97	138.68	900.49

# Student Generation: Elementary= .215 Middle= .107 High= .154

\*Forrest Tech Center enrollment is deducted from high school total enrollment.



## Allocations Grouped by School - Northern Service Area

### ELEMENTARY

Banneker	0.00
Dynard	0.00
Lettie Dent	0.00
Mechanicsville	0.00
Oakville	0.00
White Marsh	0.00
<b>Total</b>	<b>0.00</b>

### MIDDLE

Leonardtown	0.00
Margeret Brent	0.00
<b>Total</b>	<b>0.00</b>

### HIGH

Chopticon	0.00
<b>Total</b>	<b>0.00</b>

### Allocations for Major Subdivisions

	Project	Lots	Approval	Elementary School	ES Students	Middle School	MS Students	High School	HS Students	TM	Parcel
1				Banneker	0	Margaret Brent	0.00	Chopticon	0.00		
2											
3											
<b>Total</b>		<b>0</b>			<b>0.00</b>		<b>0.00</b>		<b>0.00</b>		

#Student Generation Rate per Dwelling: Elementary= .215 Middle= .107 High= .154

## Allocations Grouped by School - Central Service Area

### ELEMENTARY

Banneker	0.00
Hollywood	0.00
Leonardtown	0.00
Oakville	0.00
Piney Point	0.00
Town Creek	0.00
Evergreen	0.00
<b>Total</b>	<b>0.00</b>

### MIDDLE

Esperanza	0.00
Leonardtown	0.00
Spring Ridge	0.00
<b>Total</b>	<b>0.00</b>

### HIGH

Leonardtown	0.00
<b>Total</b>	<b>0.00</b>

### Allocations for Major Subdivisions

	Project	Lots	Approval	Elementary School	ES Students	Middle School	MS Students	High School	HS Students	TM	Parcel
1											
2											
3											
4											
<b>Total</b>		<b>0</b>			<b>0.00</b>		<b>0.00</b>		<b>0.00</b>		

#Student Generation Rate per Dwelling: Elementary= .215 Middle= .107 High= .154

## Allocations Grouped by School - Southern Service Area

### ELEMENTARY

G.W. Carver	8.82
Green Holly	2.37
Greenview Knolls	3.01
Lexington Park	23.65
Park Hall	33.33
Ridge	0.00
Town Creek	0.00
<b>Total</b>	<b>71.17</b>

### MIDDLE

Esperanza	2.68
Spring Ridge	32.74
<b>Total</b>	<b>35.42</b>

### HIGH

Great Mills	50.97
<b>Total</b>	<b>50.97</b>

### Allocations for Major Subdivisions

	Project	Lots	Approval	Elementary School	ES Students	Middle School	MS Students	High School	HS Students	TM	Parcel
1	Gardiner's Place	11	2/13/2006	Green Holly	2.37	Esperanza	1.18	Great Mills	1.69	35	42
2	Essex Woods, Phase 3	110	3/13/2006	Lexington Park	23.65	Spring Ridge	11.77	Great Mills	16.94	51	331
3	Tate Acres	14	3/13/2006	Greenview Knolls	3.01	Esperanza	1.50	Great Mills	2.16	42	9
4	Ranieri Run	109	3/13/2006	Park Hall	23.44	Spring Ridge	11.66	Great Mills	16.79	51	272
5	Woods and Streams	41	7/13/2006	G W Carver	8.82	Spring Ridge	4.39	Great Mills	6.31	51	1
6	Willows Run lots 1-46	46	6/4/2007	Park Hall	9.89	Spring Ridge	4.92	Great Mills	7.08	51	72
<b>Total</b>		<b>331</b>			<b>71.17</b>		<b>35.42</b>		<b>50.97</b>		

#Student Generation Rate per Dwelling: Elementary= .215 Middle= .107 High= .154

Current Enrollments Compared With Previous Year

Elementary Schools	'06-'07	'07-'08	Change	Capacity
	FTE	FTE		
Banneker	654.0	631.0	-23.0	590
Dynard	439.5	433.0	-6.5	463
G.W. Carver	375.0	428.0	53.0	507
Green Holly	497.0	440.0	-57.0	617
Greenview Knolls	521.0	500.5	-20.5	437
Hollywood	588.5	627.5	39.0	512
Leonardtwn	525.5	537.0	11.5	613
Lettie Dent	557.5	555.5	-2.0	512
Lexington Park	387.5	429.0	41.5	507
Mechanicsville	316.0	334.0	18.0	284
Oakville	411.5	416.5	5.0	357
Park Hall	544.5	555.5	11.0	519
Piney Point	569.5	579.5	10.0	563
Ridge	279.0	260.5	-18.5	246
Town Creek	283.0	273.0	-10.0	237
White Marsh	260.0	264.0	4.0	238
Chesapeake Chrtr		162.0		160
Evergreen				646
Total	7,209.0	7,426.5		8,008
Middle Schools				
Esperanza	897.0	892.0	-5.0	869
Leonardtwn	1,124.0	983.0	-141.0	981
Margaret Brent	879.0	947.0	68.0	1,076
Spring Ridge	831.0	880.0	49.0	984
Total	3,731.0	3,702.0		3,910
High Schools				
Chopticon	1,679.0	1,621.0	-58.0	1,695
Great Mills	1,603.0	1,684.0	81.0	1,695
Leonardtwn	1,897.0	1,922.0	25.0	1,695
Total	5,179.0	5,227.0		5,085