

PLANNING COMMISSION ANNUAL REPORT



2011

Printed June 2012

2011 Planning Commission Annual Report

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

Phillip J. Shire, Director



BOARD OF COUNTY COMMISSIONERS
Francis Jack Russell, President
Lawrence D. Jarboe, Commissioner
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June 25, 2012

Board of County Commissioners
Chesapeake Building
41770 Baldrige Street
Leonardtown, Maryland 20650

Re: Planning Commission Annual Report

Dear President and Members of the Board:

On behalf of the St. Mary's County Planning Commission, I am pleased to present our annual report for 2011. The report details our activities, challenges, and problems encountered during 2011, and our plans for the current year. It includes statistics and maps that demonstrate compliance of development activity with the comprehensive plan and with the principles of smart growth. It also meets the requirements of sections 3.09 and 3.10 of Article 66B of the Annotated Code of Maryland, and will be submitted to the Maryland Department of Planning.

Sincerely,

J. Howard Thompson, Chair
St. Mary's County Planning Commission

CC: Office of the Secretary
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201
Attention: David Dahlstrom

enclosure

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I. Executive Summary

This report documents changes in development patterns that occurred during calendar year 2011, and concludes that these changes were generally consistent with each other and with the 2010 Comprehensive Plan. There are no known conflicts with adopted plans of the County with adopted plans of any adjoining jurisdictions, or with adopted plans of any state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the County’s plan. Under “Conclusions” (see section VII) the report recommends continuing to implement the Comprehensive Plan and lays out tasks for improving the planning and development process (see section VII.C) within the County during 2012 as follows:

- Review and update the Comprehensive Water and Sewerage Plan (CWSP)
- Review and refine the extent of Priority Funding Areas.
- Inform a capital improvements program to support the recommendations of the 2010 Comprehensive Plan.
- Maintain joint effort of various agencies to reform and streamline the review and approval of development projects.
- Continue to track school capacity and annually report the results.
- Keep current the reconciliation of service allocations (EDUs) from the Marlay-Taylor Waste Water Reclamation Facility.
- Update the Lexington Park Development District Master Plan (LLDD).
- Update guidelines for signs and development design as part of the Lexington Park Development District Master Plan update.
- Continue to implement the 12 visions of smart growth.
- Refine the supplemental appendix of the Water Resources Element of the Comprehensive Plan as needed.
- Support and monitor progress of the property maintenance task force.
- Support and monitor progress of the workforce housing task force.

Annual Report on Growth Related Changes

Prepared by the St. Mary's County Planning Commission
for the period January 2011 through December 2011.

1. **Development Activity** – List all development that has occurred over the past year, including:

(a) New subdivisions created;

	Growth areas	Rural areas	Total
Major subdivisions recorded (lots)	3 (47)	1 (19)	4 (66)
Minor subdivisions recorded (lots)	9 (22)	40 (81)	49 (103)
Site plan (dwelling units)	6 (126)	0(0)	6 (126)
Total lots	195	100	295
Percentage	66.1%	33.9%	100%

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(b) New building permits issued;

	Growth areas	Rural areas	Total
For single family dwellings	344	122	466
For multiple family dwellings	240	0	240
Total dwellings	584	122	706
Percentage by area	82.7%	17.3%	100%

(c) Zoning map amendments;

One amendment in 2011: the critical area overlay was changed for Buzz's Marina (case no. 11-245-001) to correct a map mistake for a prior existing marina use by amending the Critical Area Overlay from Resource Conservation Area (RCA) Critical Area Overlay to Limited Development Area (LDA) Critical Area Overlay on 5.31 acres, which is the balance of that portion of the parcel that is currently zoned Commercial Marine (CM) with an RCA Overlay; property located at 49675 Buzz's Marina Way in the 1st Election District, Ridge, Maryland.

(d) Zoning text amendments that resulted in changes in development patterns;

(e) See Section IV.B for a list of the text amendments completed in 2011. These amendments contributed to streamlining, but did not result in changes in development patterns. New comprehensive plan or plan elements adopted;
None in 2011.

(f) New roads or substantial changes in roads or other transportation facilities;

2011 saw completion of the widening of Chancellor's Run Road (MD237) and substantial progress on streetscape improvements for Great Mills Road (MD246). Phase two of a five-phase road and sewer reconstruction project was started in the Patuxent Park neighborhood.

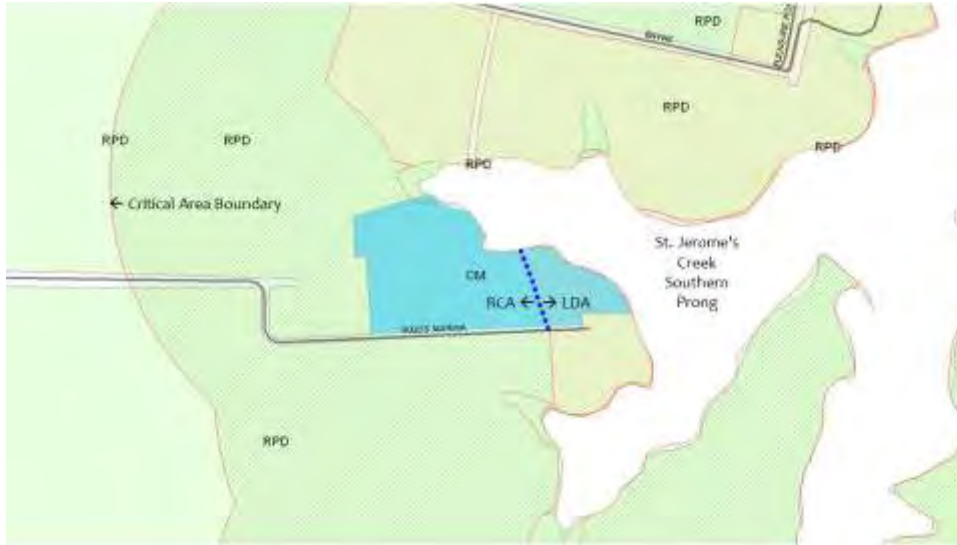
(g) New schools or additions to schools; and

None during the reporting period.

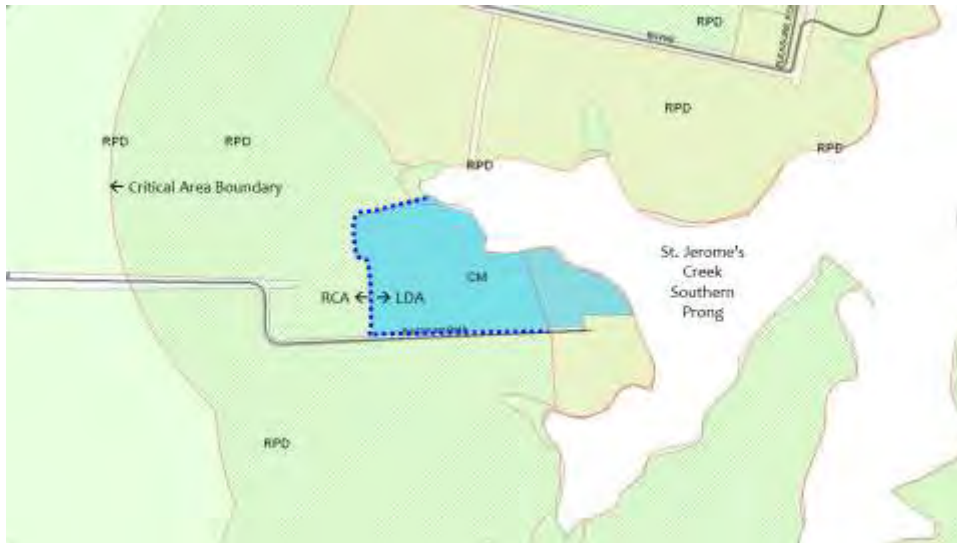
(h) Other changes in development patterns.

None during the reporting period.

2. **Map** – On the following page, Map 1b, is a map that shows the above changes in development patterns, which is comprised of a single rezoning for Buzz’s Marina.



(Map 1a: Prior zoning of Buzz's Marina and environs)



(Map 1b: The changed zoning of Buzz's Marina)

3. **Consistency** – Determine and state whether all of the changes in development patterns listed above are or are not consistent with:
- (a) Each other;
 - (b) The recommendations of the last annual report;
 - (c) The adopted plans of the local jurisdiction;
 - (d) The adopted plans of all adjoining jurisdictions; and

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- (e) The adopted plans of state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdictions plans.

During the reporting period development patterns continued to conform to the concepts of the comprehensive plan and the standards and objectives of the zoning ordinance.

- 4. **Process Improvements** – What are your jurisdiction’s plans for improving the local planning and development process?

Section IV.B lists the text amendments that were completed in 2011. These amendments contributed to streamlining. The County will continue to identify and implement needed process improvements.

- 5. **Ordinances and Regulations** – List zoning ordinances or regulations that have been adopted or changed to implement the planning visions in s 1.01 of Article 66B.

None in 2011. Note that the comprehensive plan and zoning ordinance were updated in 2010.

**Smart Growth Goals, Measures and Indicators
and Implementation of Planning Visions**

Measures and Indicators

Amount and share of residential growth that is being located inside and outside the Priority Funding Area (PFA):

	PFA	Non-PFA	Total
Total lots	211	84	295
Percentage	71.5%	28.5%	100%

Amount and share of nonresidential growth that is being located inside and outside the Priority Funding Area (PFA):

	PFA	Non-PFA	Total
Total square footage	79,328	1,728	81,056
Percentage	97.9%	2.1%	100%

Creation of new lots and the issuance of new residential building permits inside and outside the PFA:

	PFA	Non-PFA	Total
For single family dwellings	344	122	466
For multiple family dwellings	240	0	240
Total dwellings	584	122	706
Percentage by area	82.7%	17.3%	100%

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New residential certificates of occupancy:

	PFA	Non-PFA	Total
For single family dwellings	295	107	402
For multiple family dwellings	105	0	105
Total dwellings	400	107	507
Percentage by area	78.9%	21.1%	100%

New nonresidential certificates of occupancy:

	PFA	Non-PFA	Total
Square footage	283,487	41,461	324,948
Percentage by area	87.2%	12.8%	100%

New subdivisions created:

	PFA	Non-PFA	Total
Major subdivisions recorded (lots)	4 (66)	0 (0)	4 (66)
Minor subdivisions recorded (lots)	8 (19)	41 (84)	49 (103)
Site plan (dwelling units)	6 (126)	0(0)	6 (126)
Total lots	211	84	295
Percentage	71.5%	28.5 %	100%

Development capacity analysis, updated once every 3 years or when there is a significant zoning or land use change.

The capacity analysis that was completed in 2004 was updated in 2009 and 2010 to support preparation of the new water resources element of the comprehensive plan that was adopted in 2010. This exercise will be repeated in coming years, assisted by Maryland Department of Planning.

Number of acres preserved using local agricultural land preservation funding:

A total of 123 acres were preserved in 2011 through the TDR program. This is 58 acres less than 2010. There were no new applications for ALPD projects submitted or approved in 2011.

For all of the above indicators, a map should also be included that represents the spatial pattern of the indicator. If possible, please submit these areas to MDP in a geospatial digital format.

An ESRI-compatible map file is available and will accompany the submission of this report to the Maryland Department of Planning.

Local Land Use Goal

Local goal:

The annual growth policy directs that at least 70% of growth be directed to development districts, town centers and village centers and that not more than 30% be permitted in the rural preservation district.

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Plan for achieving the local goal:

The annual review of the county's growth policy and of the capital improvement program, in addition to the preparation of the annual report, are regular opportunities to expand on addressing these considerations. It is expected that the county will continue to pursue an increasingly effective management of growth balanced with efforts to save the Bay and to sustain its quality of life.

APFO Restrictions

To be submitted every two years, if applicable, beginning July 1, 2010

Local jurisdiction reports on Priority Funding Areas (PFAs) and Adequate Public Facilities Ordinances (APFOs) must include information about the location of the APFO restriction, infrastructure affected by the restriction, the proposed resolution of the restriction, estimated date for resolving the restriction, date a restriction was lifted, and terms of the resolution that removed the restriction.

None during the reporting period.

II. Legal Requirements

Sections 3.09 and 3.10 of Article 66B of the Annotated Code of Maryland require an annual report:

§3.09.

(a) In this section, "planning commission" includes a planning commission or board established under Article 25A or Article 28 of the Code.

(b) A planning commission shall prepare, adopt, and file an annual report, on or before July 1 of each year for the previous calendar year, with the local legislative body.

(c) The annual report shall:

(1) Index and locate on a map all changes in development patterns which occurred during the period covered by the report, including land use, transportation, community facilities patterns, zoning map amendments, and subdivision plats;

(2) State whether these changes are or are not consistent with:

(i) Each other;

(ii) The recommendations of the last annual report;

(iii) The adopted plans of the local jurisdiction;

(iv) The adopted plans of all adjoining local jurisdictions; and

(v) The adopted plans of State and local jurisdictions that have

responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan;

(3) Contain statements and recommendations for improving the planning and development process within the local jurisdiction; and

(4) State which ordinances or regulations have been adopted or changed to implement the visions in § 1.01 of this article as required under § 1.04(f) or § 4.09 of this article.

(d) The local legislative body shall review the annual report and direct that any appropriate and necessary studies and other actions be undertaken to insure the continuation of a viable planning and development process.

(e) (1) The annual report shall be made available for public inspection.

(2) A copy of the report shall be mailed to the Secretary of the Department of Planning.

(3) The Department of Planning may submit comments on the report.

§3.10.

- (a) (1) In this section the following words have the meanings indicated.
(2) “National Center” means the National Center for Smart Growth Research and Education at the University of Maryland College Park.
(3) “Priority funding area” has the meaning stated in § 5–7B–02 of the State Finance and Procurement Article.
- (b) (1) The General Assembly finds that:
(i) In addition to reporting on past land use indicators and measures, local jurisdictions should strive to achieve future land use goals that implement and achieve the visions in § 1.01 of this article;
(ii) A statewide land use goal that embodies the visions in § 1.01 of this article and smart and sustainable growth should be established;
(iii) The visions in § 1.01 of this article will not be realized unless local jurisdictions set their own goal to make incremental progress towards achieving a statewide land use goal; and
(iv) Resources are necessary to achieve a statewide goal, including funding necessary for infrastructure inside the priority funding areas and land preservation outside the priority funding areas.
- (2) (i) The statewide land use goal is to increase the current percentage of growth located within the priority funding areas and to decrease the percentage of growth located outside the priority funding areas.
(ii) Local jurisdictions shall develop a percentage goal towards achieving the statewide goal.
- (c) (1) Except as provided in paragraphs (2) and (3) of this subsection, the annual report required to be filed under § 3.09 of this article shall include the following measures and indicators:
(i) The amount and share of growth that is being located inside and outside the priority funding areas;
(ii) The net density of growth that is being located inside and outside the priority funding areas;
(iii) The creation of new lots and the issuance of residential and commercial building permits inside and outside the priority funding areas;
(iv) The development capacity analysis, updated once every 3 years or when there is a significant change in zoning or land use patterns;
(v) The number of acres preserved using local agricultural land preservation funding, if applicable; and
(vi) The following information on achieving the statewide goal stated under subsection (b)(2) of this section:
1. The local goal;
2. The time frame for achieving the local goal;
3. The resources necessary for infrastructure inside the priority funding areas and land preservation outside the priority funding areas; and
4. Any incremental progress made towards achieving the local goal.
- (2) If all land within the boundaries of a municipal corporation is a priority funding area, the municipal corporation is not required to:
(i) Establish a local goal for achieving the statewide goal stated under subsection (b)(2) of this section; or

§3.10. continued

- (ii) Include information in the annual report on a local goal as required under paragraph (1)(vi) of this subsection.
- (3) (i) A county or municipal corporation that issues fewer than 50 building permits for new residential units per year is not required to include information in the annual report on measures and indicators listed under paragraph (1) of this subsection.
- (ii) A county or municipal corporation shall provide the Department of Planning documentation annually that less than 50 building permits for new residential units are issued.
- (d) (1) In accordance with Title 2, Subtitle 5 and Title 10, Subtitle 1 of the State Government Article, the Department of Planning may adopt regulations that detail the manner in which the measures and indicators required under subsection (c) of this section are submitted and transmitted in the annual report.
- (2) The Department of Planning shall:
- (i) Develop measures and indicators that will be collected by the Department; and
- (ii) Consider which measures or indicators can be collected by the National Center.
- (e) On or before January 1 of each year, the Department of Planning, in consultation with the National Center, shall submit a report to the Governor and General Assembly, in accordance with § 2-1246 of the State Government Article, on the measures and indicators collected under this section.

In compliance with the statute, this Annual Report was prepared by the St. Mary's County Planning Commission for submission to the Board of St. Mary's County Commissioners.

The purpose and functions of the Planning Commission as detailed in Article 66B, in the county code, and in the zoning ordinance, are as follows:

- Recommend a comprehensive plan for development of the jurisdiction including among other things and use, water and sewerage facilities, and transportation (reference section 3.05 of Article 66B);
- Review and approve the subdivision of land of the jurisdiction (reference section 5.02(1) of Article 66B);
- Review and approve site plans (reference Chapter 60 of the zoning ordinance);
- Review and recommend zoning map and ordinance changes (reference Chapter 11 of the zoning ordinance);
- Reserve transportation facility rights-of-way (reference section 6.01 of Article 66B); and
- Review and recommend capital improvement projects (reference Section 27-3C(1) of the County Code).

These functions may be broadly categorized as (1) plan preparation, (2) development review, and (3) budget analysis. They may also be characterized as components of the Planning Commission's mission to serve the citizens of St. Mary's County in preserving quality of life in the face of change. This annual report reviews the Planning Commission's discharge of its duties, actions taken in development reviews, challenges, and problems encountered in 2011, compliance with new state laws, and continuing activities for 2012.

III. The Planning Commission in 2011

The Planning Commission held its first meeting on January 10, 2011 with Mr. Brandon K. Hayden, Chair, and Mrs. Shelby P. Guazzo, Vice-Chair. Other members included Mr. A. Merl

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Evans, Jr., Mrs. Susan P. McNeill, Mr. Joseph M. Meinert, Mr. Martin A. Siebert, and Mr. Harold L. Willard (whose term began February 2011). The Planning Commission had held 14 meetings by November 14, 2011, which was the last meeting of 2011.

IV. Overview of Accomplishments and Activities

(Meeting dates are in parentheses.)

A. Development Reviews – cases approved

1. MSUB #10-11000017 – Bachelors Rest (01/24/11)
2. MSUB #04-12000039 – The Crossing at Riverside Farm (05/09/11)
3. CCSP #11-13200001 – Fair Office Park (05/23/11)
4. CCSP #10-13200019 – Tractor Supply Company (06/13/11)
5. MSUB #08-11000049 – Watson Subdivision (06/13/11)
6. CCSP #05-132000028 – Alloy (Triton Metals Industrial Park) (08/22/11, 10/11/11)
7. CCSP #11-13200010 – Patuxent River Naval Air Museum (08/22/11)
8. CCSP #11-13200008 – Three Notch Crossing (Longhorn Steakhouse) (10/11/11)
9. CCSP #11-13200009 – SOMD Bounty (10/11/11)
10. MSUB #11-12000002 – Wilson Copsey Subdivision Lots 7 & 8 (11/14/11)

B. Zoning Ordinance Text and Map Amendments Recommended

1. Chapter 50, Use Classifications, for distilleries
 - i. Public hearing (05/09/11)
 - ii. Decision (05/23/11)
 - iii. Adopted by the Board of County Commissioners (08/02/11)
2. Chapter 51, Use Regulations and Standards, for distilleries
 - i. Public hearing (05/09/11)
 - ii. Decision (05/23/11)
 - iii. Adopted by the Board of County Commissioners (08/02/11)
3. Chapter 64, Off-Street Parking and Loading, for distilleries
 - i. Public hearing (05/09/11)
 - ii. Decision (05/23/11)
 - iii. Adopted by the Board of County Commissioners (08/02/11)

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4. Chapter 90, Definitions, for distilleries
 - i. Public hearing (05/09/11)
 - ii. Decision (05/23/11)
 - iii. Adopted by the Board of County Commissioners (08/02/11)
5. Chapter 50, Use Classifications, for Campground and Day or Boarding Camp
 - i. Public hearing (05/23/11)
 - ii. Decision (05/23/11)
 - iii. Adopted by the Board of County Commissioners (09/06/11)
6. Chapter 51, Use Regulations and Standards, for Campground and Day or Boarding Camp
 - i. Public hearing (05/23/11)
 - ii. Decision (05/23/11)
 - iii. Adopted by the Board of County Commissioners (09/06/11)
7. Map Amendment for Buzz's Marina
 - i. Public hearing (05/23/11)
 - ii. Decision (06/13/11)
 - iii. Adopted by the Board of County Commissioners (09/13/11)
 - iv. Approved by the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays (11/04/11)

C. Sewer and Water Plan Amendments Recommended

1. CWSP #10-20000004 – Leonardtown Treated Wastewater Land Application and Service Category for the “Hayden Property”
 - i. Public hearing (02/28/11)
 - ii. Decision (04/11/11)
2. CWSP #10-20000003 – Tractor Supply Company
 - i. Public hearing (03/14/11)
 - ii. Decision (03/14/11)

D. Family Conveyances Approved

1. MSUB #10-11000033 – Brick House Farm (05/09/11)
2. MSUB #11-11000011 – Abell's Subdivision Lots 3 & 4 (08/22/11)
3. MSUB #09-11000044 – Hazel Minor (10/11/11)

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E. Matters Discussed

1. Planning Commission Budget (01/10/11)
2. Priority Funding Area Revisions (02/28/11)
3. St. Mary's Crossing Traffic Impact Issues (03/14/11)
4. The FY2012 Budget and Capital Improvement Plan (03/14/11)
5. Annual School Capacity Report (04/11/11)
6. Metropolitan Commission and LUGM Tracking Equivalent Dwelling Units Reconciliation (04/11/11)
7. Metropolitan Commission Capital Improvement Plan and Budget (05/09/11)
8. Planning Commission 2010 Annual Report (05/23/11)

F. Briefing

1. Director's Report on Major Land Use Issues Coming in 2011 and 2012 (01/10/11)
2. Wildewood Planned Unit Development Update (01/24/11, 09/12/11)
3. FDR Boulevard (01/24/11)
4. Plan Maryland (05/23/11)
5. Annual Growth Policy Report (05/23/11)
6. Priority Funding Area Revisions (06/13/11)
7. Local Economic and Business climates (07/11/11)
8. Educational Facilities Master Plan (08/22/11)
9. Wildewood Planned Unit D Presentation (08/22/11)
10. Religious Freedom National Scenic Byway Presentation (10/11/11)
11. The Star Spangled Banner Byway (10/24/11)
12. Lexington Park Recreation and Parks' Plan Presentation (10/11/11)
13. Lexington Park Development District Plan Update (10/24/11)
14. Planning Commission, Technical Evaluation Committee, and Pre-Application 2012 Schedules (11/14/11)

G. Training: Annual Retreat (02/17/11)

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H. Attendance and Hours Worked

Table 1

ST. MARY'S COUNTY, MARYLAND PLANNING COMMISSION MEETINGS Attendance: January 2011 - December 2011											
Regular Meetings	Begin	End	Duration	Brandon Hayden (Chair)	Shelby Guazzo (Vice-Chair)	Merl Evans	Joseph Meinert	Susan McNeill	Martin Siebert	Harold Willard (began 2/28)	Total Hours
01/10/11	6:30 PM	7:45 PM	1.25	1.25	1.25	1.25	1.25	1.25	1.25	n/a	7.50
01/24/11	6:30 PM	8:30 PM	2.00	2.00	2.00	2.00	2.00	2.00	2.00	n/a	12.00
02/28/11	6:30 PM	10:00 PM	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	24.50
03/14/11	6:30 PM	9:30 PM	3.00	3.00	0.00	3.00	3.00	3.00	3.00	3.00	18.00
04/11/11	6:30 PM	9:40 PM	3.17	3.17	3.17	3.17	0.00	3.17	3.17	3.17	19.02
05/09/11	6:30 PM	9:00 PM	2.50	2.50	2.50	2.50	0.00	2.50	2.50	2.50	15.00
05/23/11	6:30 PM	10:00 PM	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	24.50
06/13/11	6:30 PM	8:30 PM	2.00	2.00	0.00	2.00	2.00	2.00	2.00	2.00	12.00
07/11/11	6:30 PM	8:00 PM	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	10.50
08/22/11	6:30 PM	8:00 PM	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	10.50
09/12/11	6:30 PM	7:20 PM	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	5.81
10/11/11	6:30 PM	9:15 PM	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	19.25
10/24/11	6:30 PM	7:40 PM	1.17	1.17	1.17	1.17	0.00	1.17	1.17	1.17	7.02
11/14/11	6:30 PM	7:45 PM	1.25	1.25	1.25	1.25	0.00	1.25	1.25	1.25	7.50
Total Hours			29.92	29.92	24.92	29.92	21.83	29.92	29.92	26.67	193.10

Meetings not held: 02/14/11, 08/08/11, and 12/12/11

Source: Department of Land Use and Growth Management, Planning Commission Minutes of Meetings

V. Vision, Trends and Growth Management Objectives

A. Vision from the Comprehensive Plan:

Preserve and enhance the quality of life, by recognizing and protecting the unique character of St. Mary's County as a Chesapeake Bay peninsula. Foster economic growth and create an atmosphere of excellence by focusing and managing growth to create vibrant, attractive communities; by protecting the rural character and economy of the countryside by nurturing the shoreline and adjacent waters; and by preserving and capitalizing on the natural resources and historical quality of the County.

B. Trends

Table 2

ST. MARYS COUNTY, MARYLAND Population Estimates and Projections by Election District - 1990 - 2040															
Election District	% Total Population of County				July 1, 2007*	July 1, 2008*	July 1, 2009*	July 1, 2010*	July 1, 2011*	2015	2020	2025	2030	2035	2040
	2010	2000	1990	Average *											
	105,151	86,211	75,974		100,378	101,664	102,999	105,151	107,484	117,200	129,100	140,650	151,300	159,600	166,800
1	6.7%	6.6%	7.1%	6.8%	6,826	6,913	7,004	7,077	7,309	7,970	8,779	9,564	10,288	10,853	11,342
2	6.5%	8.0%	6.6%	7.0%	7,328	7,421	7,519	6,834	7,524	8,204	9,037	9,846	10,591	11,172	11,676
3	14.7%	12.6%	11.9%	13.1%	12,296	12,454	12,617	15,403	14,080	15,353	16,912	18,425	19,820	20,908	21,851
4	9.7%	11.1%	9.5%	10.1%	10,339	10,471	10,609	10,180	10,856	11,837	13,039	14,206	15,281	16,120	16,847
5	11.5%	11.6%	12.5%	11.9%	12,045	12,200	12,360	12,061	12,791	13,947	15,363	16,737	18,005	18,992	19,849
6	11.6%	15.2%	13.7%	13.5%	14,555	14,741	14,935	12,193	14,510	15,822	17,429	18,988	20,426	21,546	22,518
7	3.2%	3.3%	4.0%	3.5%	3,614	3,660	3,708	3,314	3,762	4,102	4,519	4,923	5,296	5,586	5,838
8	36.0%	31.3%	34.4%	33.9%	33,024	33,447	33,887	37,832	36,437	39,731	43,765	47,680	51,291	54,104	56,545
9	0.2%	0.3%	0.3%	0.3%	331	335	340	257	322	352	387	422	454	479	500

* Sources: Maryland Department of Planning, Planning Data Services. Population projections by Election District are calculated by DLUGM from the averages of the population reported for Census 1990, Census 2000, and Census 2010.

Table 3

		Building Permits for Dwellings	Certificates of Occupancy for Dwellings	Nonresidential Floor Area (x 1,000)
2007	Growth Area	851	631	339
	Rural Area	229	230	18
	Total	1,080	861	357
2008	Growth Area	275	643	339
	Rural Area	210	225	58
	Total	485	868	397
	% Change from 2007	-55%	0.8%	11%
2009	Growth Area	249	585	140
	Rural Area	144	179	36
	Total	393	764	176
	% Change from 2008	-19%	-12%	-56%
2010	Growth Area	165	184	451
	Rural Area	71	113	18
	Total	236	297	469
	% Change from 2009	-40%	-61%	166%
2011	Growth Area	580	398	88
	Rural Area	126	109	5
	Total	706	507	93
	% Change from 2010	199%	71%	-80%

C. Annual Growth Policy (AGP)

The effective dates of the AGP are from July 1 to June 30 of each succeeding fiscal year and for the third consecutive year the Planning Commission recommended that the Board of County Commissioners maintain the 1.9% cap. Data from the Maryland Department of Planning shows that St. Mary’s County contained 42,794 dwellings. the 1.9% cap would allow the approval of up to 813 new subdivision lots and multifamily dwelling units in FY 2011. Of these 813 potential subdivision lots and multifamily dwelling units, 569 (70%) were approvable in Growth Areas and 244 (30%) were approvable outside of Growth Areas. As of June 30, 2011, a total of 289 subdivision lots and multifamily dwelling units had been tallied by way of the recording of major and minor subdivisions or major residential site plans, representing only 36% of the approvable 813 subdivision lots and multifamily dwelling units.

The Planning Commission reviewed the AGP on May 23, 2011. Continuation of the 1.9% annual increase in dwelling units would accommodate the approval of residential subdivisions and site plans for an additional 784 homes for fiscal year 2012. This number was derived with the Census 2010 data, via Maryland Department of Planning Data Center, confirming 41,282 dwelling units in the County.

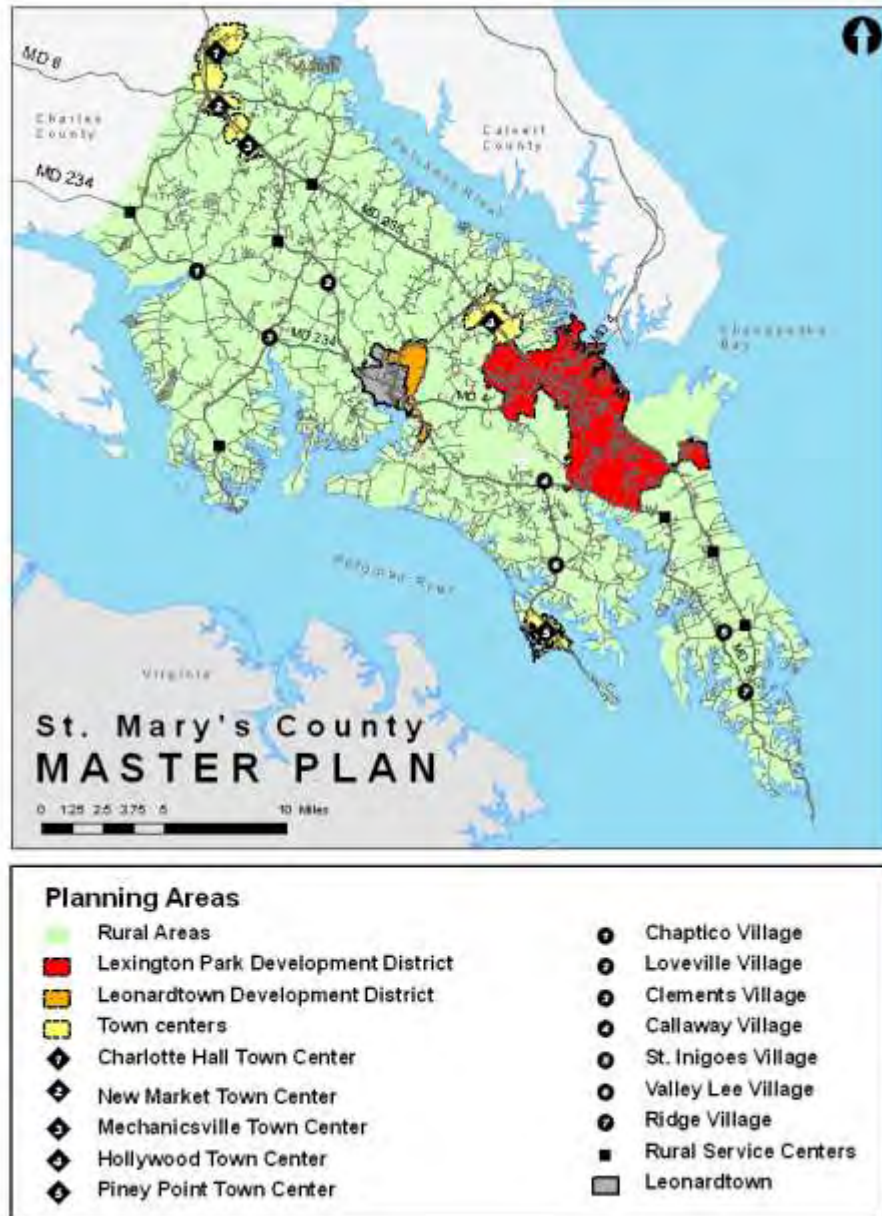
D. Changes to Growth Areas Boundaries

During the 2011 reporting period, the boundaries of growth areas (development districts, town centers and village centers) remained unchanged.

E. Infrastructure Changes within PFAs

1. Upgrade to Chancellor’s Run Road, (MD 237) within the Lexington Park Development District: completed in 2011.
2. Great Mills Road (MD 246) “Streetscape Improvements” in the Lexington Park Development District: substantial progress in 2011.
3. Patuxent Park, Phase II, street and sewer project in the Lexington Park Development District: start-up and substantial progress in 2011.

F. Land Use Concept from the 2010 Comprehensive Plan



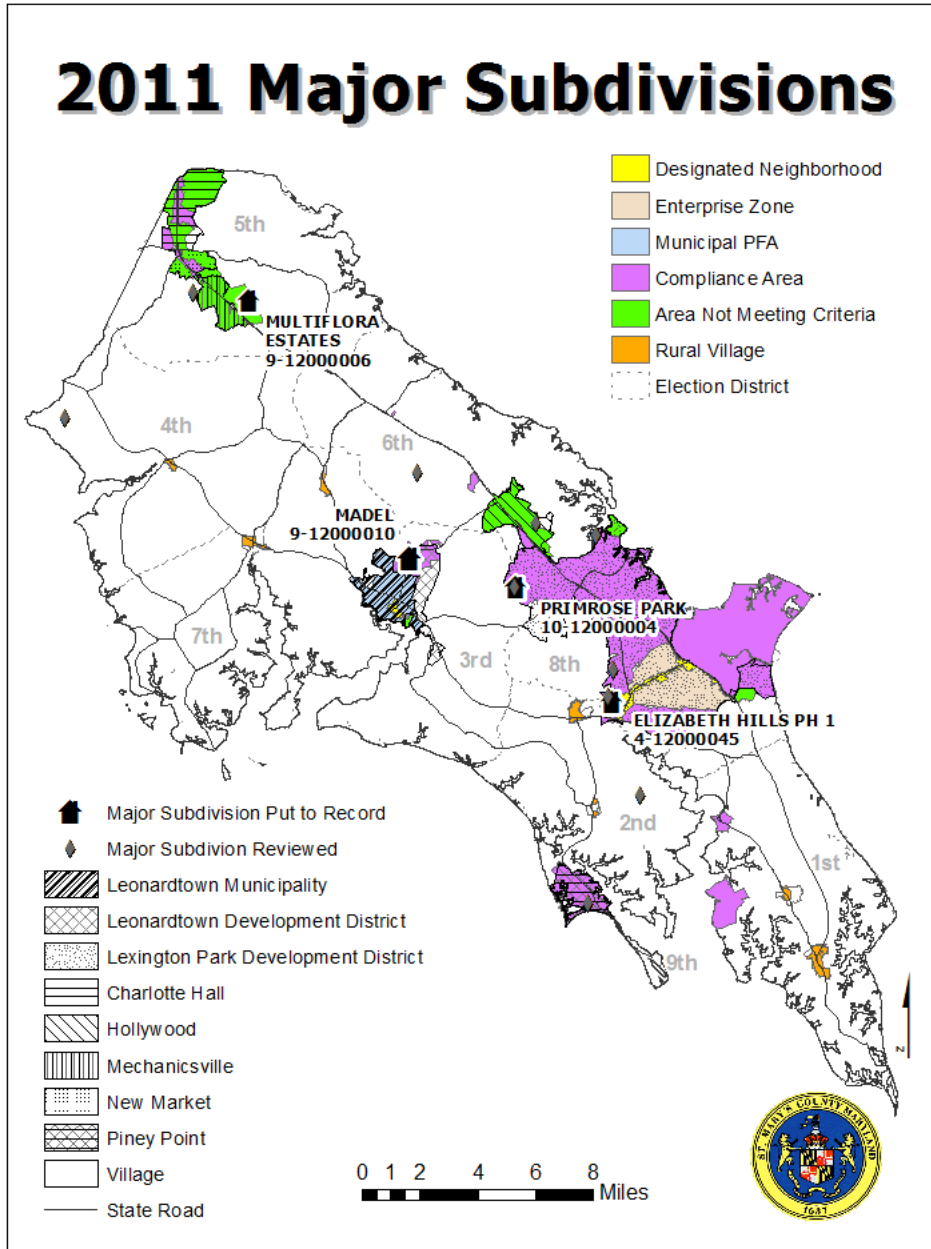
(Map 2: Land Use Concept Map originally published in the 2010 St. Mary's County Comprehensive Plan)

VI. Development Patterns and Comprehensive Plan Compliance

This section tracks residential and nonresidential development plans reviewed and permits issued by growth areas defined in the comprehensive plan, by election district and by priority funding area (PFA).

A. Subdivisions

1. Major subdivisions



(Map 3: **Major Subdivisions** put to record or reviewed, and distribution in relation to PFAs, Growth Areas and Election Districts. Of the major subdivisions reviewed but not yet put to record in 2011, 58% were within a PFA and 100% of the recorded major subdivisions were in a PFA.)

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Table 4

Major Subdivisions Put to Record by PFA

Priority Funding Areas	# Major Subdivisions	# of Lots from Major Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.	Estimated Area (ac.) Committed to Lots
Pre-defined						
Designated Neighborhood	0	0	0.00	0.00	0.00	0.00
Enterprise Zone	0	0	0.00	0.00	0.00	0.00
County Certified						
Compliance Area/ Eligible for Funding	3	47	114.87	1.35	0.00	63.45
Area Not Meeting Criteria	1	19	101.50	0.19	0.00	3.61
Rural Villages/ Community with Water Only	0	0	0.00	0.00	0.00	0.00
Total in PFA	4	66	216.37			67.06
Total Outside PFA	0	0	0.00			0.00
Total	4	66	216.37			67.06
Average in PFA				0.77	0.00	
Average Outside PFA				0.00	0.00	
Average of All Lots or Farmsteads				0.77	0.00	

Table 5

Major Subdivisions Put to Record by Growth Area

Growth Areas	# Major Subdivisions	# of Lots from Major Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
Dev District					
Leonardtown	1	2	3.01	0.75	0
Lexington Park	2	45	153.6	1.25	0
Town Center					
Charlotte Hall	0	0	0	0	0
Mechanicsville	0	0	0	0	0
New Market	0	0	0	0	0
Hollywood	0	0	0	0	0
Piney Point	0	0	0	0	0
Village Center					
Ridge	0	0	0	0	0
St. Inigoes	0	0	0	0	0
Valley Lee	0	0	0	0	0
Callaway	0	0	0	0	0
Clements	0	0	0	0	0
Chaptico	0	0	0	0	0
Loveville	0	0	0	0	0
Total in Growth Area	3	47	156.61		
Total in Rural Area	1	19	59.76		
Total	4	66	216.37		
Average in Growth Area				1	0
Average Outside Growth Area				1	0
Average of All Lots or Farmsteads				0	0

Table 6

Major Subdivisions Put to Record by Election District

Election District	# Major Subdivisions	# of Lots from Major Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
1	0	0	0	0	0
2	0	0	0	0	0
3	2	8	55.11	1.53	0
4	0	0	0	0	0
5	1	19	59.76	1	0
6	0	0	0	0	0
7	0	0	0	0	0
8	1	39	101.5	0.19	0
9	0	0	0	0	0
Total	4	66	216.37		
Average of All Lots or Farmsteads				0.91	0

Table 7

Major Subdivisions Reviewed by PFA

Priority Funding Areas	# Major Subdivisions	# of Lots from Major Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.	Estimated Area (ac.) Committed to Lots
Pre-defined						
Designated Neighborhood	0	0	0	0	0	0
Enterprise Zone	0	0	0	0	0	0
County Certified						
Compliance Area/ Eligible for Funding	7	312	199	0.56	0	199
Area Not Meeting Criteria	0	0	0	0	0	0
Rural Villages/ Community with Water Only	0	0	0	0	0	0
Total in PFA	7	312	199			111.44
Total Outside PFA	5	78	461.24			151.32
Total	12	390	660.24			444.60
Average in PFA				0.56	0	
Average Outside PFA				1.97	24.39	
Average of All Lots or Farmsteads				1.14	24.39	

Table 8

Major Subdivisions Reviewed by Growth Area

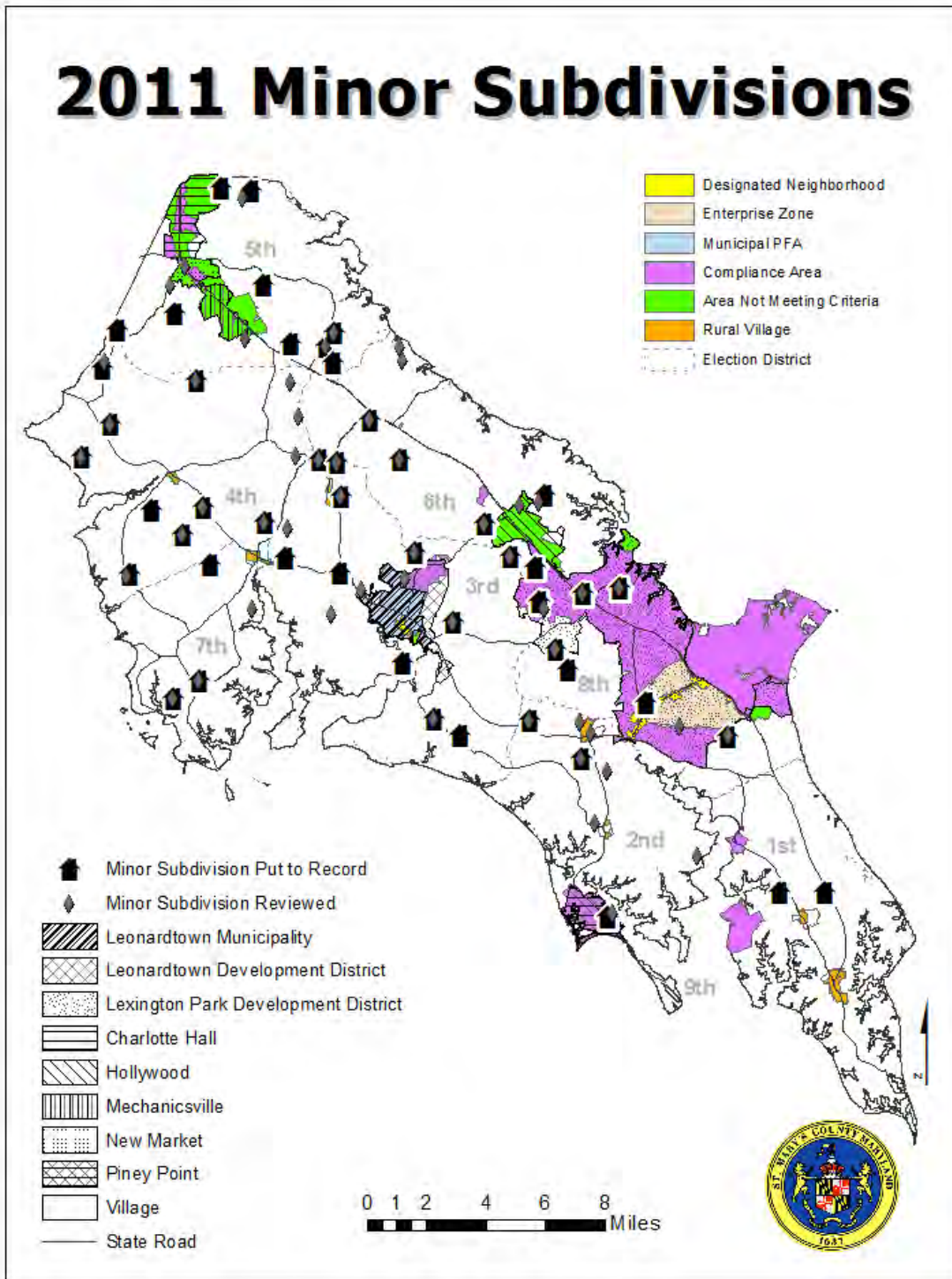
Growth Areas	# Major Subdivisions	# of Lots from Major Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
Dev District					
Leonardtown	0	0	0	0	0
Lexington Park	6	287	175.02	0.58	0
Town Center					
Charlotte Hall	0	0	0	0	0
Mechanicsville	0	0	0	0	0
New Market	0	0	0	0	0
Hollywood	1	2	34.39	1.47	32.98
Piney Point	1	25	23.89	0.39	0
Village Center					
Ridge	0	0	0	0	0
St. Inigoes	0	0	0	0	0
Valley Lee	0	0	0	0	0
Callaway	0	0	0	0	0
Clements	0	0	0	0	0
Chaptico	0	0	0	0	0
Loveville	0	0	0	0	0
Total in Growth Area	8	314	233.3		
Total in Rural Area	4	76	426.94		
Total	12	390	660.24		
Average in Growth Area				0.67	32.98
Average Outside Growth Area				2.09	15.8
Average of All Lots or Farmsteads				1.14	24.39

Table 9

Major Subdivisions Reviewed by Election District

Election District	# Major Subdivisions	# of Lots from Major Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
1	0	0	0	0	0
2	2	44	170.37	0.845	15.8
3	2	212	120.27	0.27	0
4	1	52	193.7	0.22	0
5	1	2	56.19	2.61	0
6	2	5	64.96	2.85	32.98
7	0	0	0	0	0
8	4	75	54.75	0.74	0
9	0	0	0	0	0
Total	12	390	660.24		
Average of All Lots or Farmsteads				1.14	24.39

2. Minor subdivisions



(Map 4: **Minor Subdivisions Put to Record or Reviewed** in relation to PFAs, County Growth Areas and Election Districts.)

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Table 10

Minor Subdivisions Put to Record by PFA

Priority Funding Areas	# Minor Subdivisions	# of Lots from Minor Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.	Estimated Area Committed to Lots
Pre-defined						
Designated Neighborhood	0	0	0	0	0	0
Enterprise Zone	1	2	0.75	0.37	0	0.74
County Certified						
Compliance Area/ Eligible for Funding	6	16	47.17	2.33	0	37.28
Area Not Meeting Criteria	1	1	10.8	1	0	1
Rural Villages/ Community with Water Only	0	0	0	0	0	0
Total in PFA	8	19	58.72			39.02
Total Outside PFA	41	84	2,386.20			479.07
Total	49	103	2,444.92			518.09
Average in PFA				1.23	0.00	
Average Outside PFA				4.41	37.66	
Average Area of All Lots or Farmsteads				5.03	37.66	

Table 11

Minor Subdivisions Put to Record by Growth Area

Growth Areas	# Minor Subdivisions	# of Lots from Minor Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
Dev District					
Leonardtown	0	0	0	0	0
Lexington Park	7	19	86.72	1.97	16.43
Town Center					
Charlotte Hall	1	1	10.8	1	0
Mechanicsville	0	0	0	0	0
New Market	0	0	0	0	0
Hollywood	0	0	0	0	0
Piney Point	1	2	10.5	2.5	0
Village Center					
Ridge	0	0	0	0	0
St. Inigoes	0	0	0	0	0
Valley Lee	0	0	0	0	0
Callaway	0	0	0	0	0
Clements	0	0	0	0	0
Chaptico	0	0	0	0	0
Loveville	0	0	0	0	0
Total in Growth Area	9	22	108.0		
Total in Rural Area	40	81	2,336.92		
Total	49	103	2,444.92		
Average in Growth Area				1.92	16.43
Average Outside Growth Area				4.52	39.29
Average of All Lots or Farmsteads				5.03	37.66

Table 12

Minor Subdivisions Put to Record by Election District

Election District	# Minor Subdivisions	# of Lots from Minor Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
1	2	2	59.72	5	44.72
2	3	5	59.46	5.34	15.47
3	10	25	419.76	4.69	15.98
4	9	15	890.07	7.61	94.24
5	9	20	312.04	30.4	18.4
6	6	12	377.47	4.7	45.34
7	3	3	223.98	3.2	27.14
8	7	21	102.42	12.54	16.43
9	0	0	0	0	0
Total	49	103	2,444.92		
Average of All Lots or Farmsteads				5.0	37.7

Table 13

Minor Subdivisions Reviewed by PFA

Priority Funding Areas	# Minor Subdivisions	# of Lots from Minor Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
Pre-defined					
Designated Neighborhood	0	0	0	0	0
Enterprise Zone	0	0	0	0	0
County Certified					
Compliance Area/ Eligible for Funding	8	14	327.79	4.82	0
Area Not Meeting Criteria	1	1	7.28	7.28	0
Rural Villages/ Community with Water Only	1	2	10.63	5.32	0
Total in PFA	10	17	345.7		
Total Outside PFA	42	84	2,285.06		
Total	52	101	2,630.76		
Average in PFA				5.81	0.00
Average Outside PFA				5.76	36.00
Average Area of All Lots or Farmsteads				5.62	36.00

Table 14

Minor Subdivisions Reviewed by Growth Area

Growth Areas	# Minor Subdivisions	# of Lots from Minor Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
Dev District					
Leonardtwn	1	1	171	23.63	0
Lexington Park	6	13	194.92	2.04	16.43
Town Center					
Charlotte Hall	0	0	0	0	0
Mechanicsville	0	0	0	0	0
New Market	1	1	9.29	3.81	0
Hollywood	1	1	7.28	0	7.28
Piney Point	1	2	1.88	0.94	0
Village Center					
Ridge	0	0	0	0	0
St. Inigoes	0	0	0	0	0
Valley Lee	0	0	0	0	0
Callaway	1	2	10.63	5.32	0
Clements	0	0	0	0	0
Chaptico	0	0	0	0	0
Loveville	0	0	0	0	0
<hr/>					
Total in Growth Area	11	20	395		
Total in Rural Area	41	81	2,235.76		
Total	52	101	2,630.76		
Average in Growth Area				5.12	16.43
Average Outside Growth Area				5.76	37.29
Average of All Lots or Farmsteads				5.61	35.99

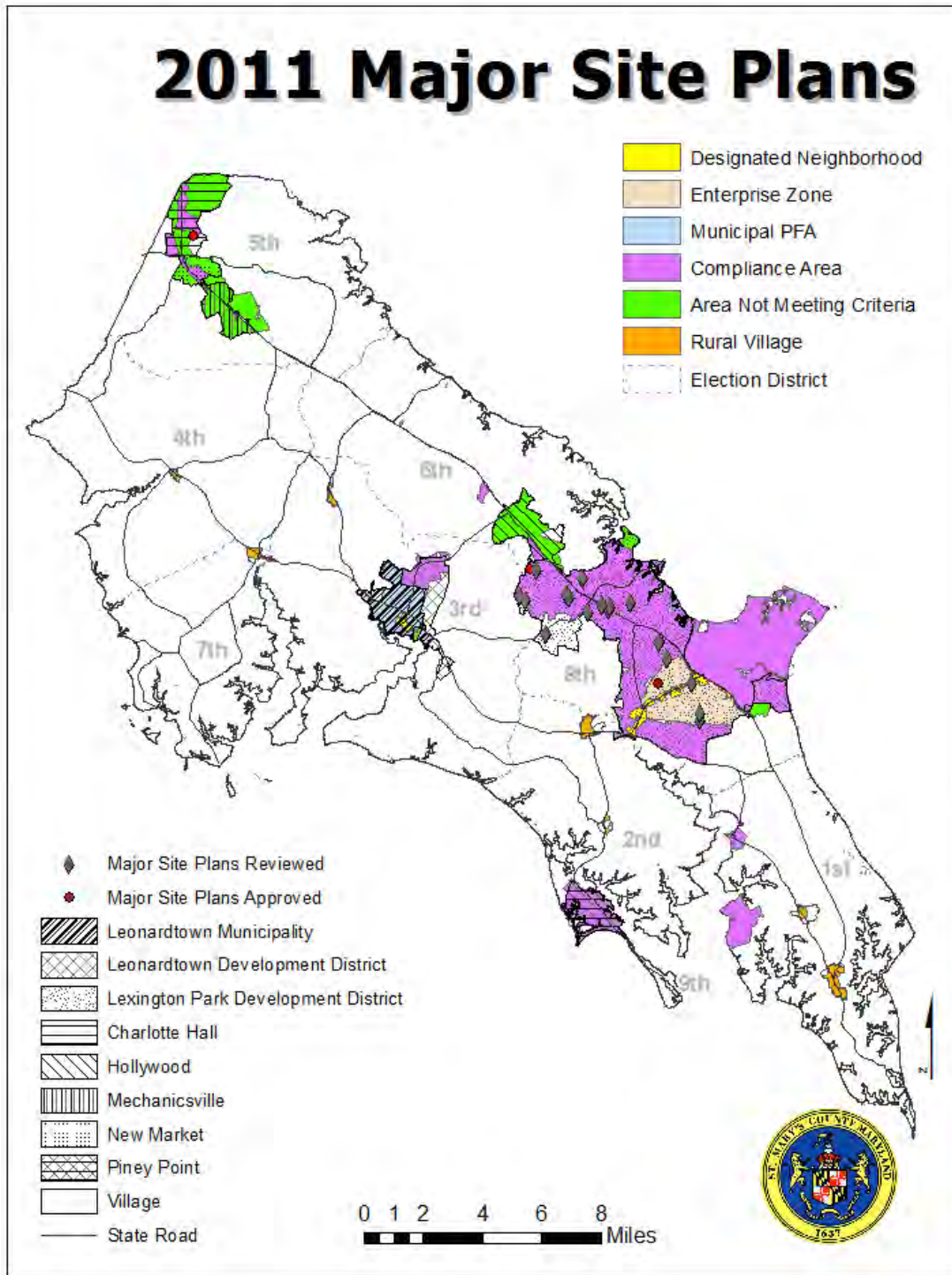
Table 15

Minor Subdivisions Reviewed by Election District

Election District	# Minor Subdivisions	# of Lots from Minor Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
1	0	0	0	0	0
2	8	13	130.96	6.25	18.55
3	10	15	510.57	6.88	15.98
4	11	23	1,006.86	6.44	63.68
5	6	12	116.91	5.11	18.36
6	8	21	505.21	5.46	40.16
7	3	4	165.33	4.64	27.14
8	6	13	194.92	2.04	16.43
9	0	0	0	0	0
<hr/>					
Total	52	101	2,630.76		
<hr/>					
Average of All Lots or Farmsteads				5.61	35.99

Site Plans

- 1. Major site plans



(Map 4: Major Site Plans Approved or reviewed and distribution in relation to PFAs, Growth Areas and Election Districts.)

Table 16

Major Site Plans Approved by PFA

Priority Funding Areas	# Major Site Plans	# of Lots/ Dwelling Units if Residential	Square Footage
Pre-defined			
Designated Neighborhood	0	0	0
Enterprise Zone	1	120	0
County Certified			
Compliance Area/ Eligible for Funding	4	6	83,040
Area Not Meeting Criteria	1	0	900
Rural Villages/ Community with Water Only	0	0	0
Total in PFA	6	126	83,940
Total Outside PFA	0	0	0
Total	6	126	83,940

Table 17

Major Site Plans Approved by Growth Area

Growth Areas	# Major Site Plans	# of Lots/ Dwelling Units if Residential	Square Footage
Dev District			
Leonardtown	0	0	0
Lexington Park	5	126	83,040
Town Center			
Charlotte Hall	1	0	900
Mechanicsville	0	0	0
New Market	0	0	0
Hollywood	0	0	0
Piney Point	0	0	0
Village Center			
Ridge	0	0	0
St. Inigoes	0	0	0
Valley Lee	0	0	0
Callaway	0	0	0
Clements	0	0	0
Chaptico	0	0	0
Loveville	0	0	0
Total in Growth Area	6	126	83,940
Total in Rural Area	0	0	0
Total	6	126	83,940

Major Site Plans Approved by Election District

Table 18

Election District	# Major Site Plans	# of Lots/ Dwelling Units if Residential	Amount of Square Footage if Nonresidential
1	0	0	0
2	0	0	0
3	1	6	0
4	0	0	0
5	1	0	900
6	1	0	69,610
7	0	0	0
8	3	120	13,430
9	0	0	0
Total	6	126	83,940

Table 19

Major Site Plans Reviewed by PFA

Priority Funding Areas	# Major Site Plans	# of Lots/ Dwelling Units if Residential	Square Footage
Pre-defined			
Designated Neighborhood	0	0	0
Enterprise Zone	3	158	108,289
County Certified			
Compliance Area/ Eligible for Funding	13	629	3,156,775
Area Not Meeting Criteria	0	0	0
Rural Villages/ Community with Water Only	0	0	0
Total in PFA	16	787	3,265,064
Total Outside PFA	1	333	0
Total	17	1,120	3,265,064

Table 20

Major Site Plans Reviewed by Growth Area

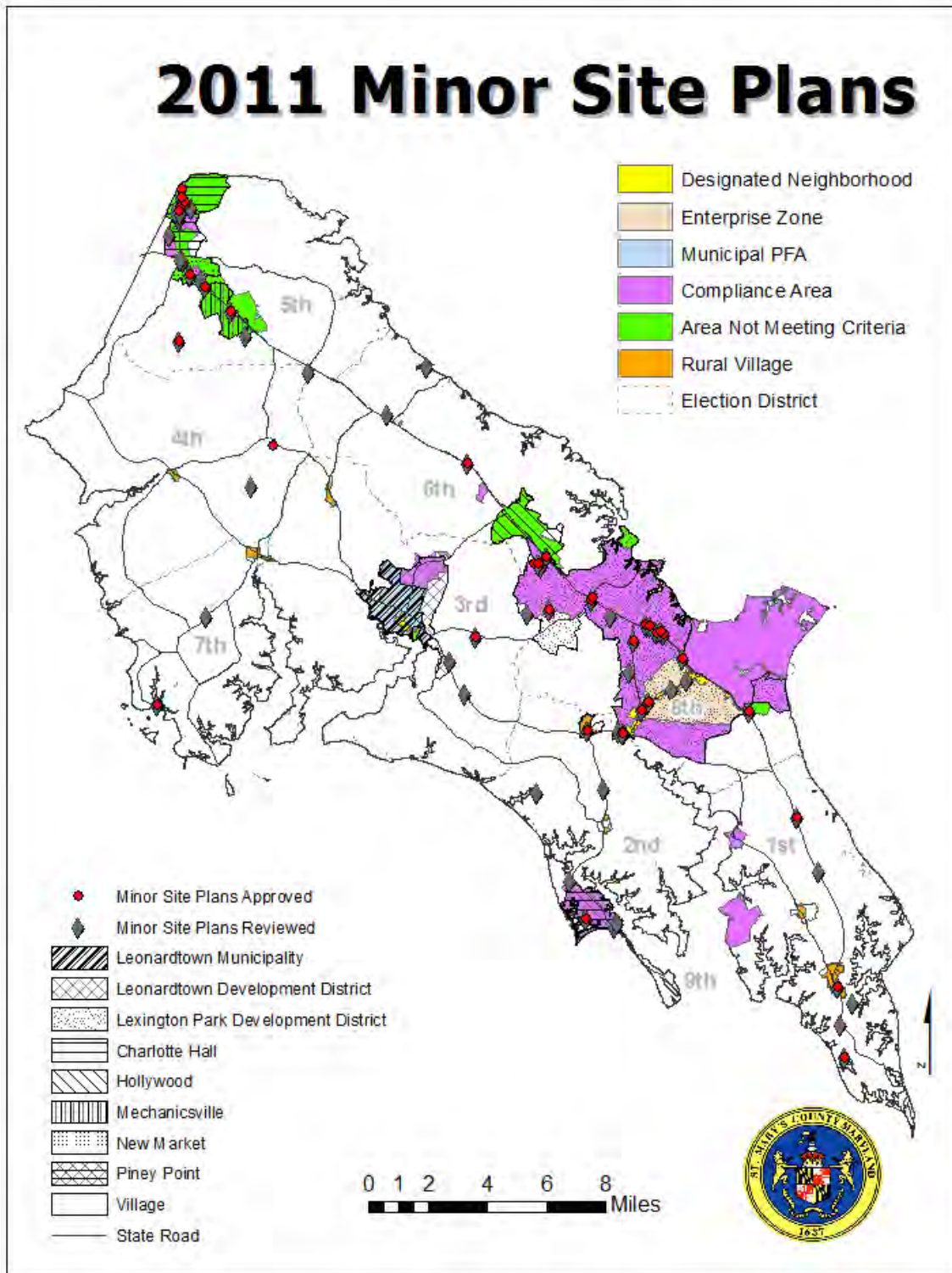
Growth Areas	# Major Site Plans	# of Lots/ Dwelling Units from Major Site Plans	Amount of Square Footage if Nonresidential
Dev District			
Leonardtown	0	0	0
Lexington Park	17	1,120	3,265,064
Town Center			
Charlotte Hall	0	0	0
Mechanicsville	0	0	0
New Market	0	0	0
Hollywood	0	0	0
Piney Point	0	0	0
Village Center			
Ridge	0	0	0
St. Inigoes	0	0	0
Valley Lee	0	0	0
Callaway	0	0	0
Clements	0	0	0
Chaptico	0	0	0
Loveville	0	0	0
Total in Growth Area	17	1,120	3,265,064
Total in Rural Area	0	0	0
Total	17	1,120	3,265,064

Table 21

Major Site Plans Reviewed by Election District

Election District	# Major Site Plans	# of Lots/Dwelling Units if Residential	Amount of Square Footage if Nonresidential
1	0	0	0
2	0	0	0
3	2	117	1,378,238
4	0	0	0
5	0	0	0
6	1	0	90,748
7	0	0	0
8	14	1,003	1,796,078
9	0	0	0
Total	17	1,120	3,265,064

2. Minor site plans



(Map 5: *Minor Site Plans Approved and Reviewed and the site distribution in relation to PFAs, growth areas and Election Districts.*)

Table 22

Minor Site Plans Approved by PFA

Priority Funding Areas	# Minor Site Plans	Square Footage From Minor Site Plans
Pre-defined		
Designated Neighborhood	3	14,228
Enterprise Zone	0	0
County Certified		
Compliance Area/ Eligible for Funding	21	888,369
Area Not Meeting Criteria	3	15,329
Rural Villages/ Community with Water Only	2	661
Total in PFA	29	918,587
Total Outside PFA	8	301,774
Total	37	1,220,361

Table 23

Minor Site Plans Approved by Growth Area

Growth Areas	# Minor Site Plans	Square Footage From Minor Site Plans
Dev District		
Leonardtown	0	0
Lexington Park	16	886,686
Town Center		
Charlotte Hall	6	8,991
Mechanicsville	2	10,509
New Market	1	5,920
Hollywood	1	192
Piney Point	1	1,000
Village Center		
Ridge	1	630
St. Inigoes	0	0
Valley Lee	0	0
Callaway	1	31
Clements	0	0
Chaptico	0	0
Loveville	0	0
Total in Growth Area	29	913,959
Total in Rural Area	8	306,402
Total	37	1,220,361

Table 24

**Minor Site Plans Approved by Election
District**

Election District	# Minor Site Plans	Square Footage From Minor Site Plans
1	3	5,851
2	4	11,341
3	1	289,000
4	1	4,222
5	10	27,511
6	4	4,912
7	1	300
8	13	877,224
9	0	0
Total	37	1,220,361

Table 25

Minor Site Plans Reviewed by PFA

Priority Funding Areas	# Minor Site Plans	Square Footage From Minor Site Plans
Pre-defined		
Designated Neighborhood	5	15,528
Enterprise Zone	0	0
County Certified		
Compliance Area/ Eligible for Funding	36	1,069,100
Area Not Meeting Criteria	5	18,499
Rural Villages/ Community with Water Only	2	661
Total in PFA	48	1,103,788
Total Outside PFA	21	982,984
Total	69	2,086,772

Table 26

Minor Site Plans Reviewed by Growth Area

Growth Areas	# Minor Site Plans	Square Footage From Minor Site Plans
Development District		
Leonardtown	1	1,100
Lexington Park	22	915,881
Town Center		
Charlotte Hall	12	25,011
Mechanicsville	2	10,509
New Market	4	9,182
Hollywood	1	192
Piney Point	5	137,724
Village Center		
Ridge	1	630
St. Inigoes	0	0
Valley Lee	0	0
Callaway	1	31
Clements	0	0
Chaptico	0	0
Loveville	0	0
Total in Growth Area	49	1,100,260
Total in Rural Area	20	986,512
Total	69	2,086,772

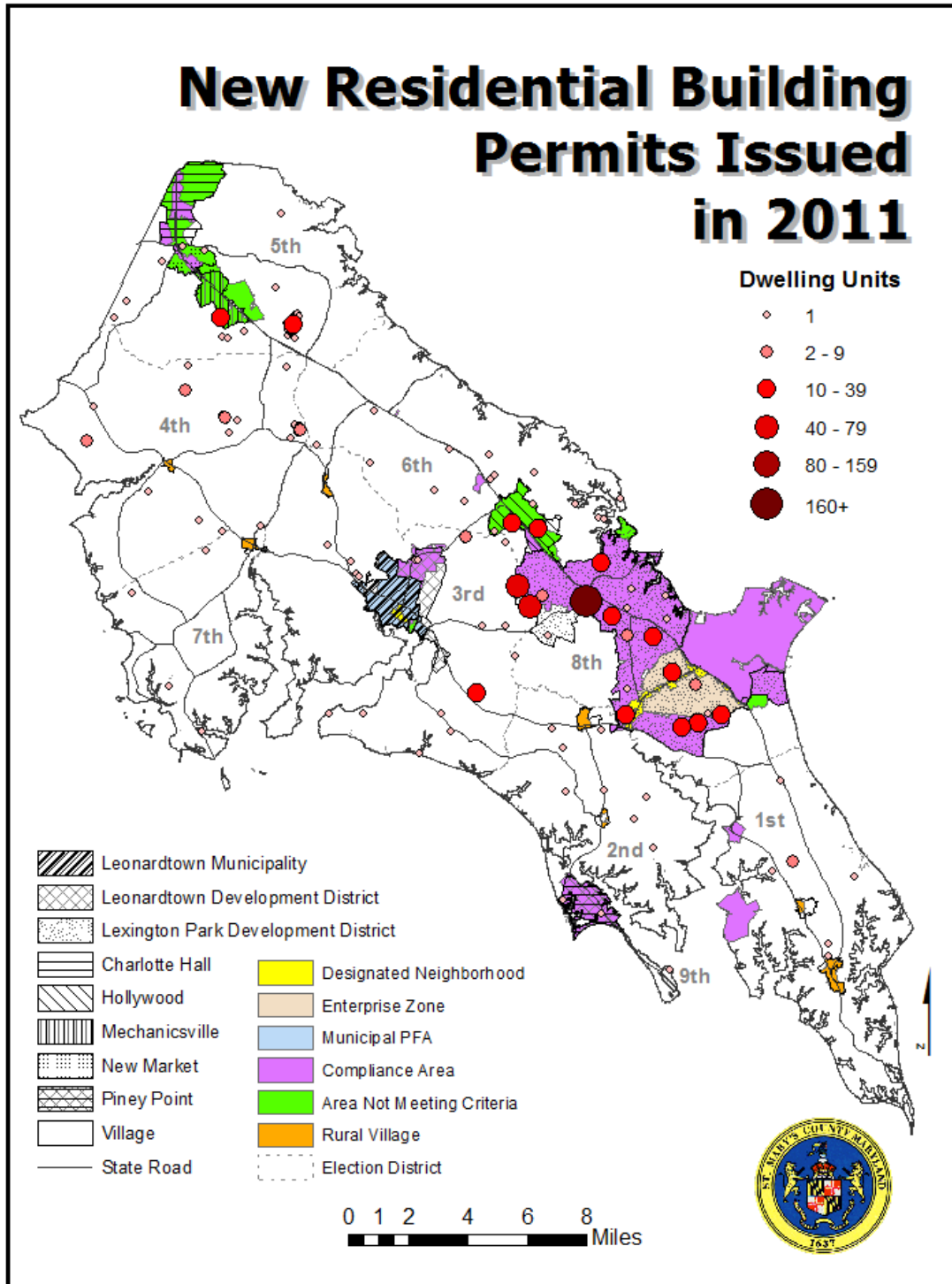
Table 27

Minor Site Plans Reviewed by Election District

Election District	# Minor Site Plans	Square Footage From Minor Site Plans
1	6	7,533
2	10	154,545
3	4	897,834
4	2	6,168
5	20	48,369
6	6	58,349
7	2	4,300
8	19	909,674
9	0	0
Total	69	2,086,772

B. Residential

1. Building permits



(Map 6: **Building Permits** by PFA, Growth Areas and Election Districts. The map illustrate that the majority of permits for new dwellings were issued in or around the Lexington Park Development District.)

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Table 28

Building Permits Issued for New Dwellings by PFA

Priority Funding Areas	SFD -								Total # of Dwelling Units
	Detached	Mobile Home	Modular Home	Attached (Town House)	Duplex	Multi Family 3-4 Units	Multi Family 5+ Units		
Pre-defined									
Designated Neighborhood	5	0	0	0	0	0	0	5	
Enterprise Zone	21	0	0	13	0	0	0	34	
County Certified									
Compliance Area/ Eligible for Funding	130	0	0	81	36	0	240	487	
Area Not Meeting Criteria	53	1	0	0	0	0	0	54	
Rural Villages/ Community with Water Only	0	0	0	0	0	0	0	0	
Total in PFA	209	1	0	94	36	0	240	580	
Total Outside PFA	117	7	2	0	0	0	0	126	
Total	326	8	2	94	36	0	240	706	

Table 29

Building Permits Issued for New Dwellings by Growth Area

Growth Areas	SFD -								Total # of Dwelling Units
	Detached	Mobile Home	Modular Home	Attached (Town House)	Duplex	Multi Family 3-4 Units	Multi Family 5+ Units		
Dev District									
Leonardtwn	2	0	0	0	0	0	0	2	
Lexington Park	155	0	0	94	36	0	240	525	
Town Center									
Charlotte Hall	0	0	0	0	0	0	0	0	
Mechanicsville	11	0	0	0	0	0	0	11	
New Market	2	0	0	0	0	0	0	2	
Hollywood	42	0	0	0	0	0	0	42	
Piney Point	2	0	0	0	0	0	0	2	
Village Center									
Ridge	0	0	0	0	0	0	0	0	
St. Inigoes	0	0	0	0	0	0	0	0	
Valley Lee	0	0	0	0	0	0	0	0	
Callaway	0	0	0	0	0	0	0	0	
Clements	0	0	0	0	0	0	0	0	
Chaptico	0	0	0	0	0	0	0	0	
Loveville	0	0	0	0	0	0	0	0	
Total in Growth Area	214	0	0	94	36	0	240	584	
Total in Rural Area	112	8	2	0	0	0	0	122	
Total	326	8	2	94	36	0	240	706	

Chart 1

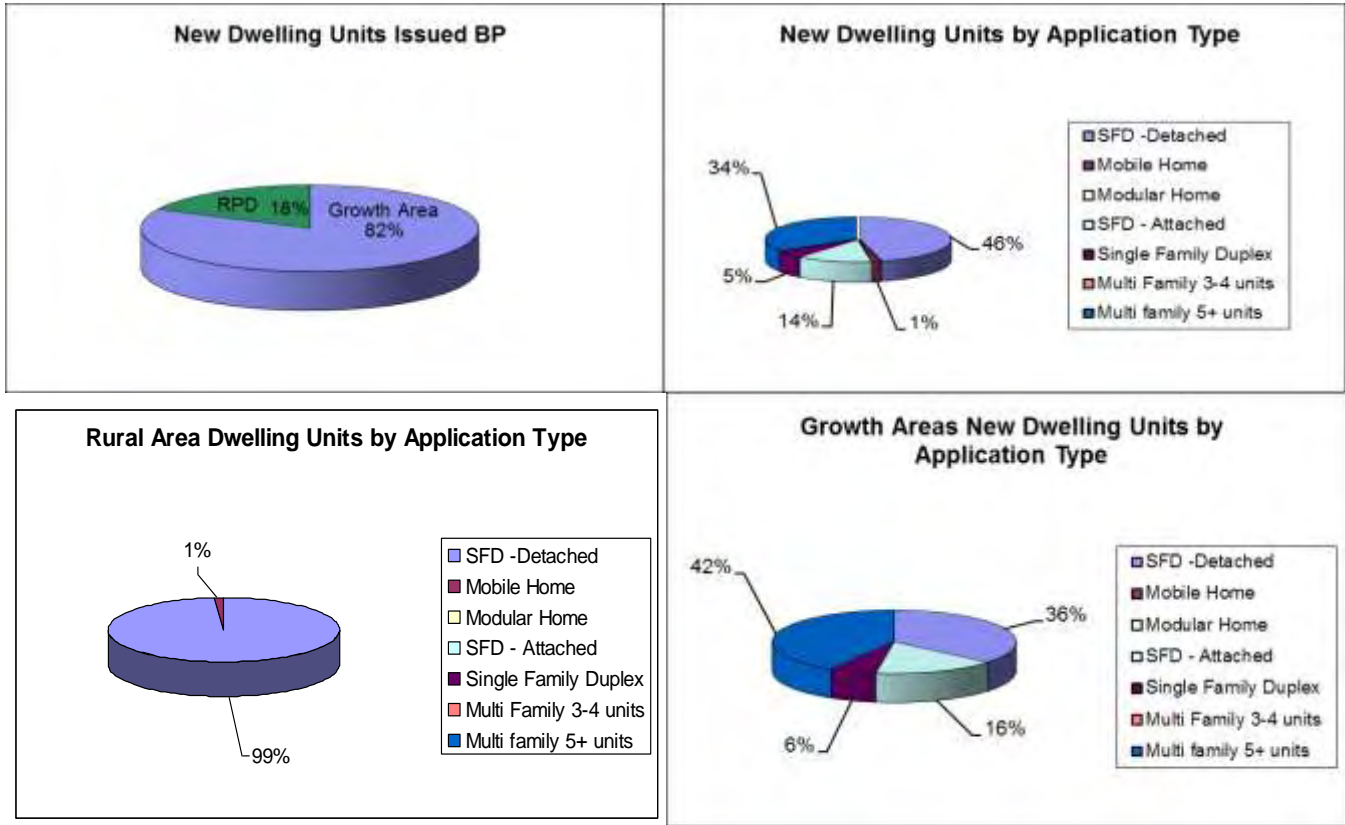
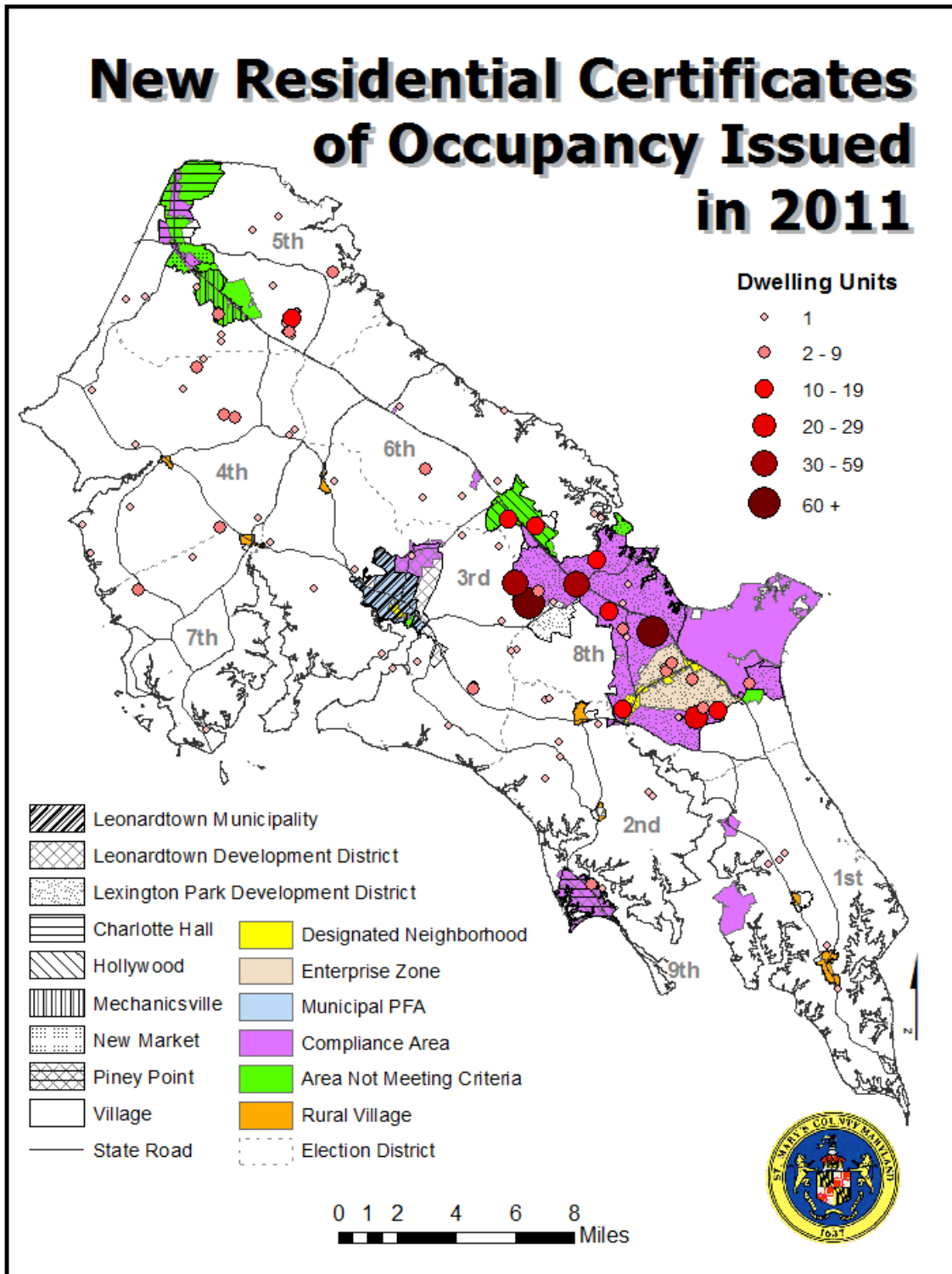


Table 30

Building Permits Issued for New Dwellings by Election District

Election District	SFD - Detached	Mobile Home	Modular Home	SFD - Attached (Town House)	Duplex	Multi Family 3-4 Units	Multi Family 5+ Units	Total # of Dwelling Units
1	4	2	1	0	0	0	0	7
2	9	1	0	0	0	0	0	10
3	71	1	1	59	20	0	0	152
4	29	1	0	0	0	0	0	30
5	40	0	0	0	0	0	0	40
6	54	3	0	0	0	0	0	57
7	4	0	0	0	0	0	0	4
8	114	0	0	35	16	0	240	405
9	1	0	0	0	0	0	0	1
Total	326	8	2	94	36	0	240	706

2. Certificates of occupancy for new dwellings.



(Map 7: *Certificates of Occupancy for New Dwellings* relation to PFAs, Growth Areas and Election Districts. The map illustrates that the majority of dwellings are in or around the Lexington Park Development District.)

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Table 31

Certificates of Occupancy Issued for New Dwellings by PFA

Priority Funding Areas	SFD - Detached	Mobile Home	Modular Home	SFD - Attached		Multi Family 3-4 Units	Multi Family 5+ Units	Total # of Dwelling Units
				(Town House)	Duplex			
Pre-defined								
Designated Neighborhood	5	0	0	0	0	0	0	5
Enterprise Zone	20	0	0	5	0	0	0	25
County Certified								
Compliance Area/ Eligible for Funding	125	0	0	81	18	0	105	329
Area Not Meeting Criteria	41	0	0	0	0	0	0	41
Rural Villages/ Community with Water Only	0	0	0	0	0	0	0	0
Total in PFA	191	0	0	86	18	0	105	400
Total Outside PFA	104	2	0	1	0	0	0	107
Total	295	2	0	87	18	0	105	507

Table 32

Certificates of Occupancy Issued for New Dwellings by Growth Area

Growth Areas	SFD - Detached	Mobile Home	Modular Home	SFD - Attached		Multi Family 3-4 Units	Multi Family 5+ Units	Total # of Dwelling Units
				(Town House)	Duplex			
Dev District								
Leonardtown	1	0	0	0	0	0	0	1
Lexington Park	148	0	0	86	18	0	105	357
Town Center								
Charlotte Hall	0	0	0	0	0	0	0	0
Mechanicsville	7	0	0	0	0	0	0	7
New Market	0	0	0	0	0	0	0	0
Hollywood	36	0	0	0	0	0	0	36
Piney Point	3	0	0	0	0	0	0	3
Village Center								
Ridge	0	0	0	0	0	0	0	0
St. Inigoes	0	0	0	0	0	0	0	0
Valley Lee	0	0	0	0	0	0	0	0
Callaway	0	0	0	0	0	0	0	0
Clements	0	0	0	0	0	0	0	0
Chaptico	0	0	0	0	0	0	0	0
Loveville	0	0	0	0	0	0	0	0
Total in Growth Area	195	0	0	86	18	0	105	404
Total in Rural Area	100	2	0	1	0	0	0	103
Total	295	2	0	87	18	0	105	507

Chart 2

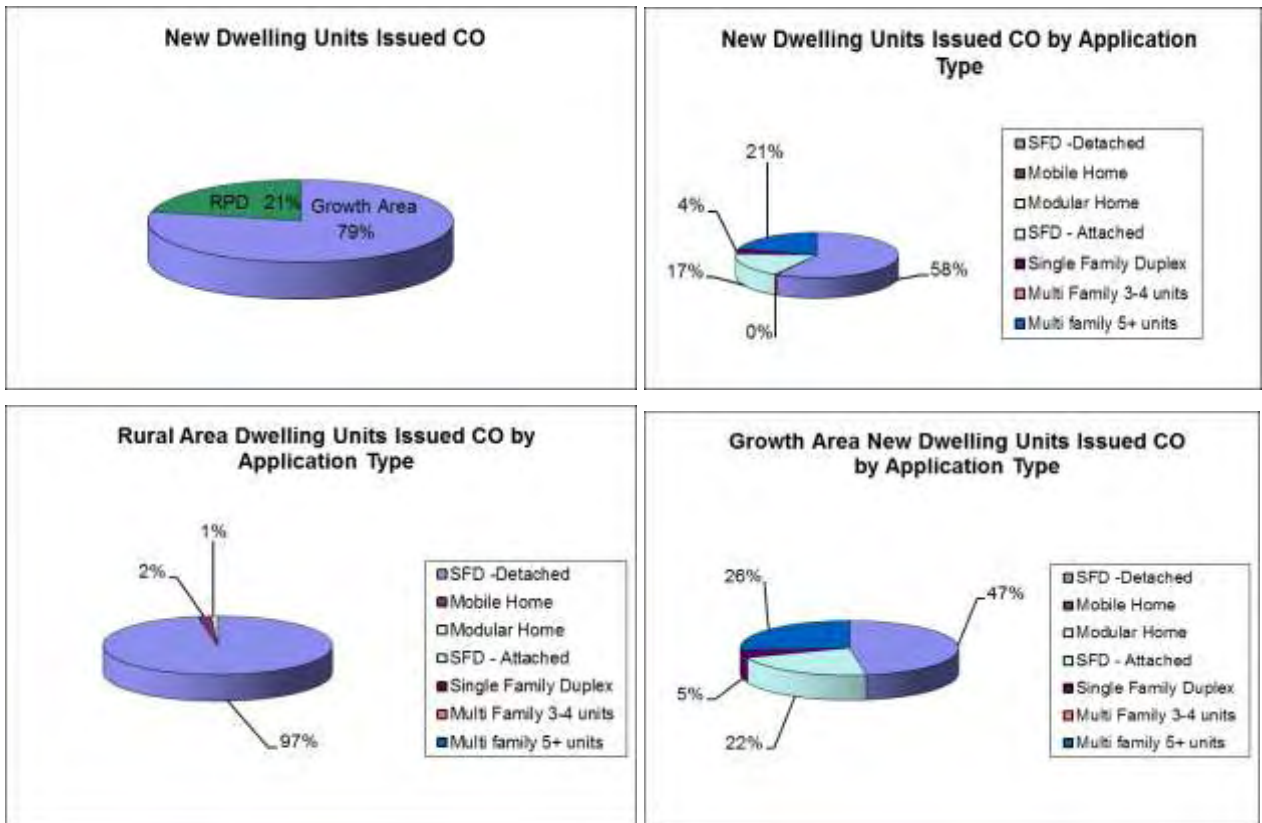


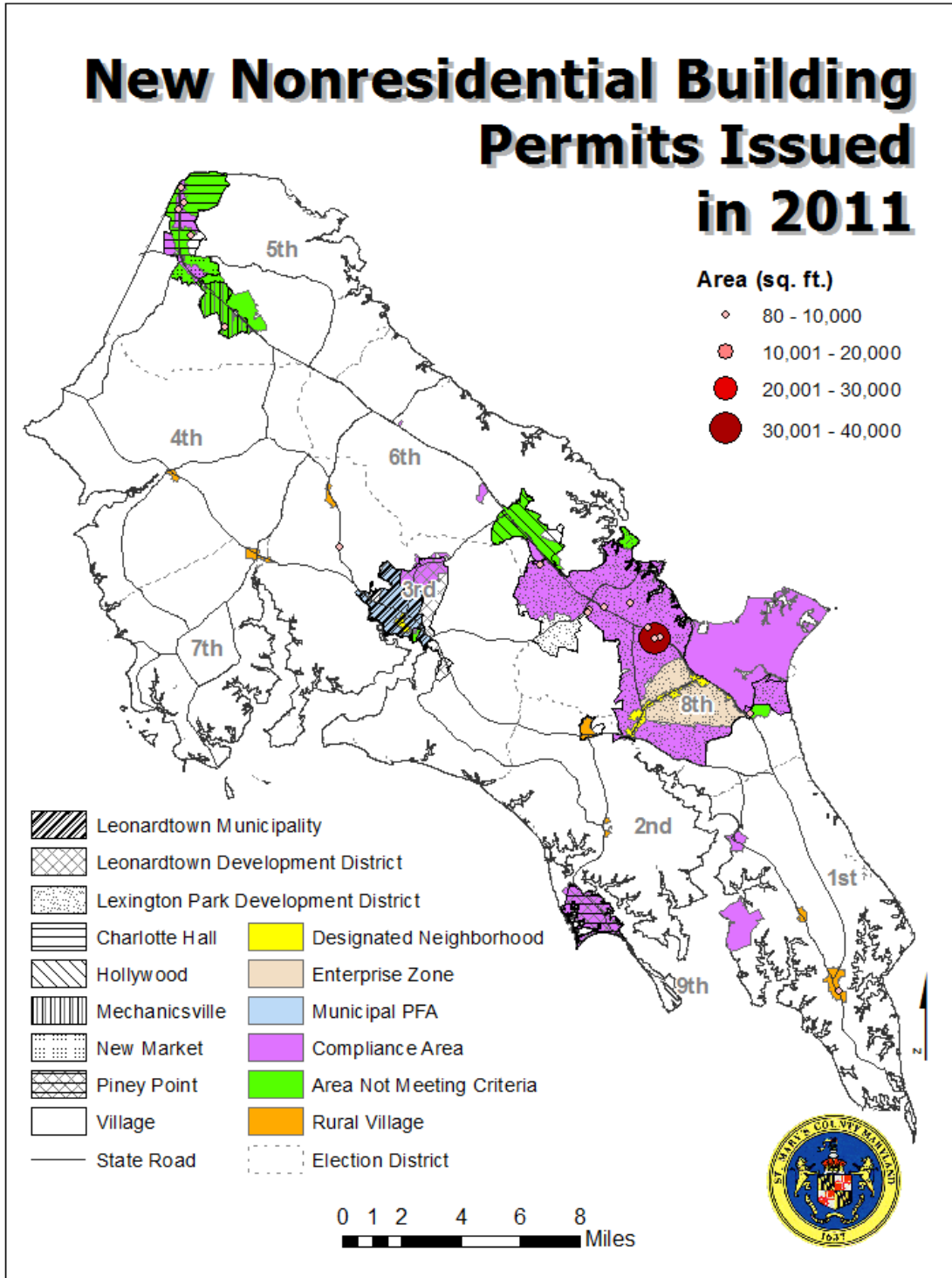
Table 33

Certificates of Occupancy Issued for New Dwellings by Election District

Election District	SFD - Detached	Mobile Home	Modular Home	SFD - Attached (Town House)	Duplex	Multi Family 3-4 Units	Multi Family 5+ Units	Total # of Dwelling Units
1	5	0	0	0	0	0	0	5
2	10	1	0	0	0	0	0	11
3	61	0	0	64	12	0	0	137
4	20	0	0	0	0	0	0	20
5	39	0	0	0	0	0	0	39
6	46	0	0	0	0	0	0	46
7	3	1	0	0	0	0	0	4
8	111	0	0	23	6	0	105	245
9	0	0	0	0	0	0	0	0
Total	295	2	0	87	18	0	105	507

C. Nonresidential Uses

1. Building permits



(Map 8: **Building Permits for New Nonresidential Uses** and the site distribution in relation to PFAs, Growth Areas and Election Districts.)

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Table 34

Building Permits Issued for New Nonresidential Square Footage PFA

Priority Funding Areas	Amusement & Recreational	Office, Banks, Professional Building	Schools & Educational	Stores & Customer Service	Other Nonresidential	Nonresidential Addition	Total Amount of Square Footage
Pre-defined							
Designated Neighborhood	0	0	0	0	0	0	0
Enterprise Zone	0	0	0	0	0	0	0
County Certified							
Compliance Area/ Eligible for Funding	6,000	0	5,413	58,976	1,080	1,236	72,705
Area Not Meeting Criteria	0	528	0	5,124	341	0	5,993
Rural Villages/ Community with Water Only	0	0	0	0	0	630	630
Total in PFA	6,000	528	5,413	64,100	1,421	1,866	79,328
Total Outside PFA	0	0	1,728	0	0	0	1,728
Total	6,000	528	7,141	64,100	1,421	1,866	81,056

Table 35

Building Permits Issued for New Nonresidential Square Footage Growth Area

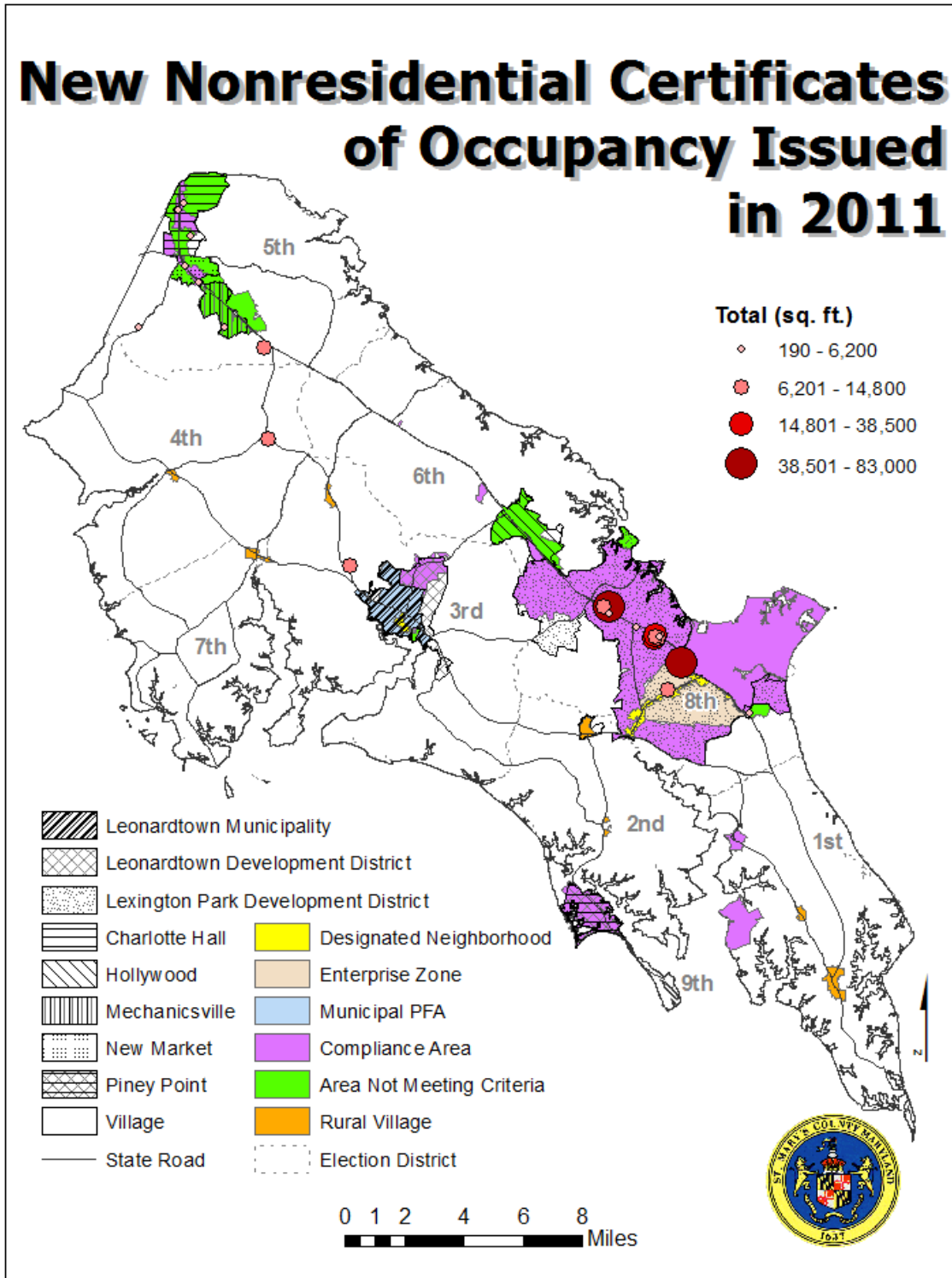
Growth Areas	Amusement & Recreational	Office, Banks, Professional Building	Schools & Educational	Stores & Customer Service	Other Nonresidential	Nonresidential Addition	Total Amount of Square Footage
Dev District							
Leonardtown	0	0	0	0	0	0	0
Lexington Park	6,000	0	5,413	54,789	1,080	960	68,242
Town Center							
Charlotte Hall	0	0	0	4,187	341	276	4,804
Mechanicsville	0	528	0	0	0	0	528
New Market	0	0	0	0	0	0	0
Hollywood	0	0	0	0	0	0	0
Piney Point	0	0	0	0	0	0	0
Village Center							
Ridge	0	0	0	0	0	630	630
St. Inigoes	0	0	0	0	0	0	0
Valley Lee	0	0	0	0	0	0	0
Callaway	0	0	0	0	0	0	0
Clements	0	0	0	0	0	0	0
Chaptico	0	0	0	0	0	0	0
Loveville	0	0	0	0	0	0	0
Total SqFt in Growth Area	6,000	528	5,413	58,976	1,421	1,866	74,204
Total SqFt in Rural Area	0	0	1,728	5,124	0	0	6,852
Total Square Footage	6,000	528	7,141	64,100	1,421	1,866	81,056

Table 36

Building Permits Issued for New Nonresidential Square Footage by Election District

Election District	Amusement & Recreational	Office, Banks, Professional Building	Schools & Educational	Stores & Customer Service	Other Nonresidential	Nonresidential Addition	Total Amount of Square Footage
1	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0
3	0	0	1,728	0	0	0	1,728
4	0	0	0	0	0	0	0
5	0	528	0	4,187	341	276	5,332
6	0	0	0	0	0	960	960
7	0	0	0	0	0	0	0
8	6,000	0	5,413	59,913	1,080	0	72,406
9	0	0	0	0	0	0	0
Total Square Footage	6,000	528	7,141	64,100	1,421	1,866	81,056

2. Certificates of occupancy



(Map 9: Map showing locations of new nonresidential certificates of occupancy in 2011 and the site distribution in relation to PFAs, County growth areas and Election Districts.)

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Table 37

Certificate of Occupancy Issued for New Nonresidential Square Footage by PFA

Priority Funding Areas	Hotels / Motels	Church & Religious Building	Office, Banks, Professional Building	Stores & Customer Service	Other Nonresidential	Nonresidential Addition	Total Amount of Square Footage
Pre-defined							
Designated Neighborhood	0	0	0	0	0	0	0
Enterprise Zone	65,087	0	13,078	0	0	0	78165
County Certified							
Compliance Area/ Eligible for Funding	0	0	106,989	87,540	3,168	1,632	199329
Area Not Meeting Criteria	0	0	528	5,124	341	0	5993
Rural Villages/ Community with Water Only	0	0	0	0	0	0	0
Total in PFA	65,087	0	120,595	92,664	3,509	1,632	283,487
Total Outside PFA	0	16,361	18,000	0	5,500	1,600	41,461
Total	65,087	16,361	138,595	92,664	9,009	3,232	324,948

Table 38

Certificates of Occupancy Issued for New Nonresidential Square Footage by Growth Area

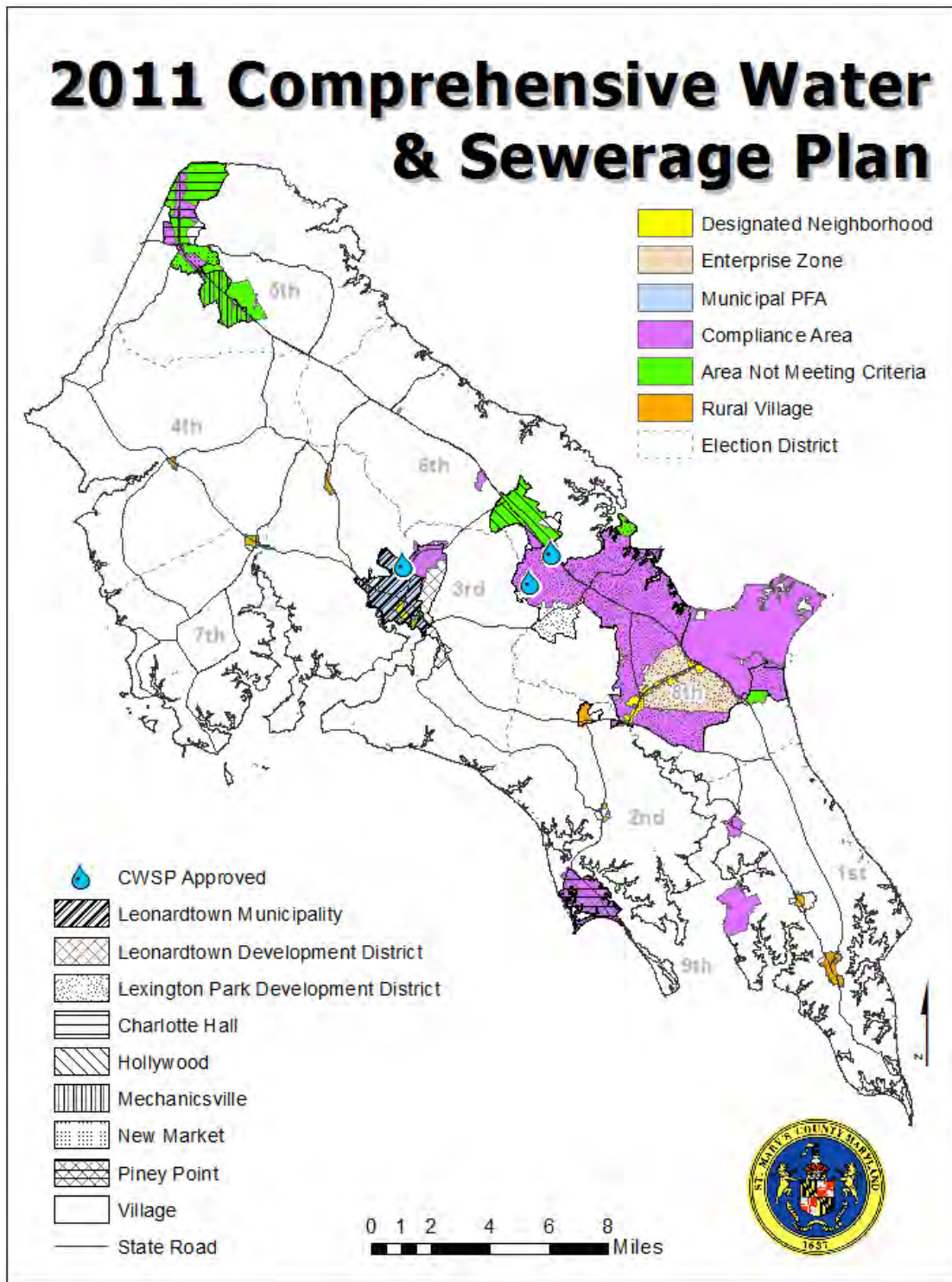
Growth Areas	Hotels / Motels	Church & Religious Building	Office, Banks, Professional Building	Stores & Customer Service	Other Nonresidential	Nonresidential Addition	Total Amount of Square
Dev District							
Leonardtwn	0	0	0	0	0	0	0
Lexington Park	65,087	0	119,347	81,071	0	1440	266,945
Town Center							
Charlotte Hall	0	0	720	6,469	341	192	7,722
Mechanicsville	0	0	528	0	0	0	528
New Market	0	0	0	0	3,168	0	3,168
Hollywood	0	0	0	0	0	0	0
Piney Point	0	0	0	0	0	0	0
Village Center							
Ridge	0	0	0	0	0	0	0
St. Inigoes	0	0	0	0	0	0	0
Valley Lee	0	0	0	0	0	0	0
Callaway	0	0	0	0	0	0	0
Clements	0	0	0	0	0	0	0
Chaptico	0	0	0	0	0	0	0
Loveville	0	0	0	0	0	0	0
Total SqFt in Growth Area	65,087	0	120,595	87,540	3,509	0	276,731
Total SqFt in Rural Area	0	16,361	18,000	5,124	5,500	3,232	48,217
Total Square Footage	65,087	16,361	138,595	92,664	9,009	3,232	324,948

Table 39

Certificates of Occupancy Issued for New Nonresidential Square Footage by Election District

Election District	Hotels / Motels	Church & Religious Building	Office, Banks, Professional Building	Stores & Customer Service	Other Nonresidential	Nonresidential Addition	Total Amount of Square Footage
1	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0
3	0	0	18,000	0	0	0	18,000
4	0	10,127	0	0	0	0	10,127
5	0	6,234	1,248	6,469	9,009	1,792	24,752
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0
8	65,087	0	119,347	86,195	0	1,440	272,069
9	0	0	0	0	0	0	0
Total Square Footage	65,087	16,361	138,595	92,664	9,009	3,232	324,948

D. Comprehensive Water and Sewerage Plan



(Map 10: Comprehensive Water and Sewerage Plan Amendments (CWSP) approved and reviewed and the site distribution in relation to PFAs, growth areas and Election Districts. In 2011, there were three CWSP amendments reviewed and approved; there were none that were only reviewed or denied.)

Table 40

Approved Comprehensive Water & Sewerage Plan by PFA

Priority Funding Areas	# of Approved Applications
Pre-defined	
Designated Neighborhood	0
Enterprise Zone	0
County Certified	
Compliance Area/ Eligible for Funding	2
Area Not Meeting Criteria	1
Rural Villages/ Community with Water Only	0
Total in PFA	3
Total Outside PFA	0
Total	3

Table 41

Approved Comprehensive Water & Sewerage Plan by Growth Area

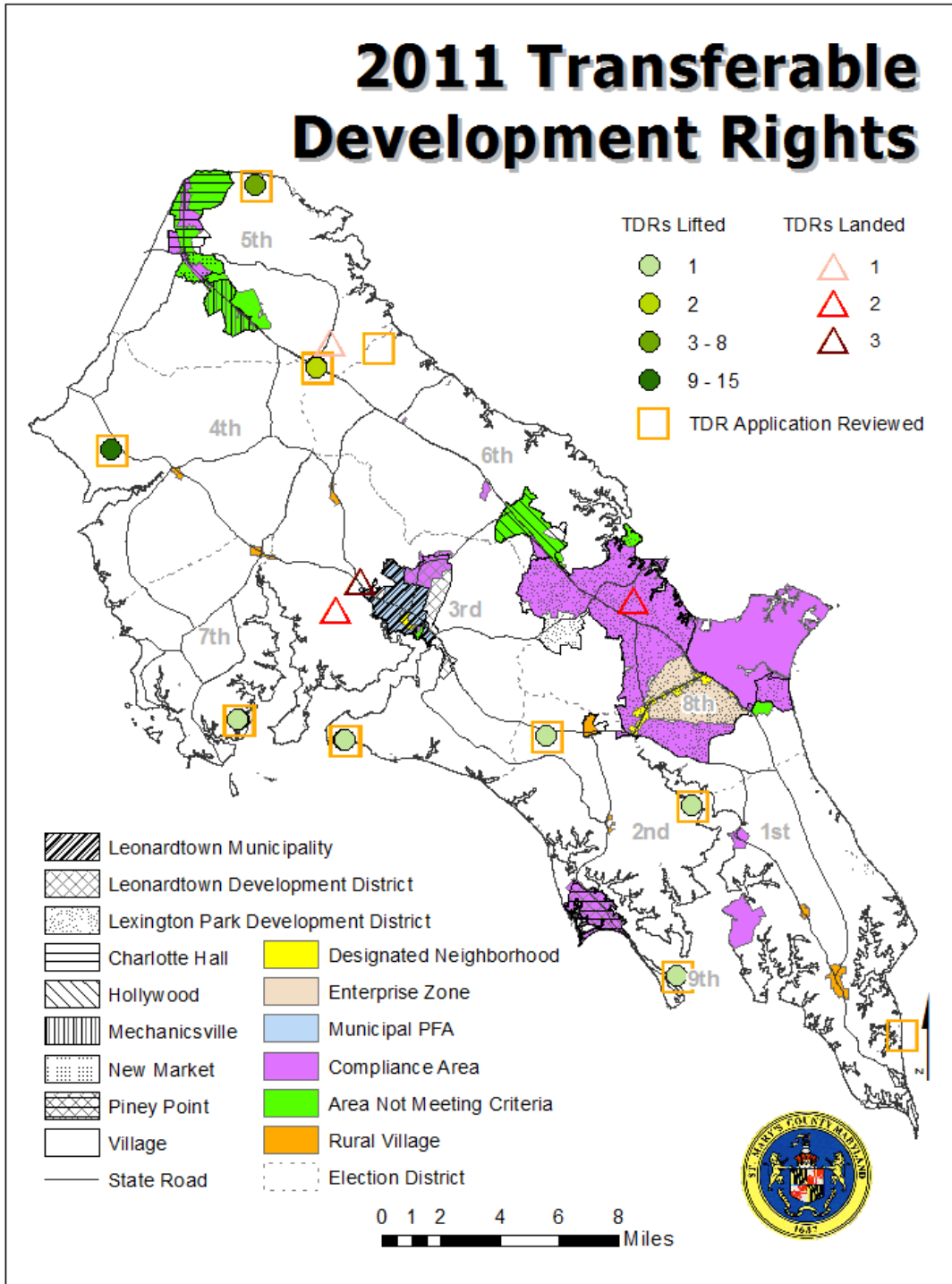
Growth Areas	# of Approved Applications
Dev District	
Leonardtown	1
Lexington Park	1
Town Center	
Charlotte Hall	0
Mechanicsville	0
New Market	0
Hollywood	1
Piney Point	0
Village Center	
Ridge	0
St. Inigoes	0
Valley Lee	0
Callaway	0
Clements	0
Chaptico	0
Loveville	0
Total in Growth Area	3
Total in Rural Area	0
Total	3

Table 42

Approved Comprehensive Water & Sewerage Plan by Election District

Election District	# of Approved Applications
1	0
2	0
3	2
4	0
5	0
6	1
7	0
8	0
9	0
Total	3

Transferable Development Rights



*(Map 11: **Transferable Development Rights.** Map showing locations of the lifting or landing of transferable development rights (TDRs) and reviewed requests to lift TDRs in 2011 and the site distribution in relation to PFAs, County growth areas and Election Districts. In 2011, 35 TDRs were lifted from property outside of the PFAs and Growth Areas to preserve 122.59 acres.)*

Table 43

Lifted TDRs by Election District

Election District	# of Approved Applications	# of TDRs Created	Acreage Preserved
1	0	0	0
2	2	2	3.12
3	2	5	0.85
4	1	15	75
5	1	8	40
6	1	2	0.12
7	2	2	2
8	0	0	0
9	1	1	1.5
Total	10	35	122.59

Table 44

Landed TDRs by Election District

Election District	# of Approved Applications	# of TDRs Used
1	0	0
2	0	0
3	2	5
4	0	0
5	1	1
6	0	0
7	0	0
8	1	2
9	0	0
Total	4	8

VII. Conclusions

A. Development Patterns

1. Changes that resulted from comprehensive plan updates.
None in 2011
2. Land preservation

A total of 123 acres were preserved in 2011 through the TDR program. This is a 32% decrease from 2010. There were no new applications approved for ALPD projects in 2011.

B. Continued Implementation of the Comprehensive Plan

The plan was adopted on March 23, 2010. In 2011, the following were some of the projects underway to implement it or should be initiated in 2012:

1. Update the comprehensive water and sewerage plan.

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2. Review and refine the extent of priority funding areas.
3. Prepare a capital improvements program to support the recommendations of the new comprehensive plan.
4. Continue to update the critical area program.
5. Continue to update the Lexington Park Development District Master Plan.
6. Refine the water resources element; update the supplemental appendix as needed.
7. Set a schedule for preparing small area plans.
8. Monitor and comply with PlanMaryland and the Watershed Implementation Plan.
9. Assist the Department of Recreation and Park with updating the Land Preservation, Parks, and Recreation Plan.

C. Measures Needed to Improve the Local Planning and Development Process

1. Streamline the text amendment process.
2. Small area planning and conclude updating LPDD
3. Improve public participation in forums and expand the use of social media.
4. Continue to improve the annual report to promote plan implementation.

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VIII. Agenda Summary

Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	No. of Lots	E.D	Zoning	Action Taken
01/10/11	1	Discussion: PC Budget								None
01/10/11	2	Briefing: Director's report on major land use issues coming before the Planning Commission in 2011 and 2012								None
01/24/11	1	Development Review: #10-11000017 Bachelors Rest Preliminary review of 1 additional lot around existing conditions on a private road	24	15	37	44.26	1	4	RPD	Passed by a 6-0 vote
01/24/11	2	Briefing: Wildewood Planned Unit Development (PUD) Update								None
01/24/11	3	Briefing: FDR Boulevard								None
02/28/11	1	Public Hearing: CWSP #10-20000004 Leonardtown Treated Wastewater Land Application and Service Category for the "Hayden Property"	32	11	339 & 225	92.31		3	RPD	Record left open for 14 days
02/28/11	2	Discussion: Priority Funding Area Revisions								None
02/28/11	3	Discussion: St. Mary's Crossing Traffic Impact Issues								Postponed to 03/14/11 meeting
03/14/11	1	Public Hearing: CWSP #10-20000003 Tractor Supply Company Amend service area maps III-34 and IV-34 to change the water and sewer service categories in anticipation of providing community water and sewerage service to a proposed retail sales establishment	34	2	190	3		6	TMX	Passed by a 6-0 vote
03/14/11	2	Decision: Capital Improvement (CIP) 2012 Proposed Budget and Plan Recommendation Requesting approval of CIP								Passed by a 6-0 vote
03/14/11	3	Discussion: St. Mary's Traffic Impact Issues								None

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Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	No. of Lots	E.D	Zoning	Action Taken
04/11/11	1A	Decision: CWSP #10-2000004 service category for the "Hayden Property"	32	11	339 & 225	92.31		3	RPD	Passed by a 6-0 vote
04/11/11	1B	Decision: CWSP #10-2000004 to describe the future expansion of the Leonardtown Wastewater Treatment Plant capacity through land application of treated wastewater.								Motion FAILED by a 2-4 vote with Mr. Hayden, Ms. Guazzo, Mr. Seibert, and Ms. McNeill opposed. A motion to send a letter to the commissioners indicating a negative vote for treated wastewater land application passed 6-0.
04/11/12	2	Development Review: FSUB #03-1200036 Broad Creek Subdivision Request to change the conditions set forth by the Planning Commission's July 26, 2004 Preliminary Plan Approval of the 183-lot subdivision	26	24	85	92.827	183	6	RL, AE	Tabled for 6 weeks
04/11/11	3	Discussion: Annual School Capacity Report								None
04/11/11	4	Discussion: Equivalent Dwelling Units (EDU) Reconciliation								None
05/09/11	1	Public Hearing: Text Amendment to Chapter 50, Use Classifications, for distilleries								Record left open for 10 days
05/09/11	2	Public Hearing: Text Amendment to Chapter 51, Use Regulations and Standards, for distilleries								Record left open for 10 days
05/09/11	3	Public Hearing: Text Amendment to Chapter 64, Off-Street Parking and Loading, for distilleries								Record left open for 10 days
05/09/11	4	Public Hearing: Text Amendment to Chapter 90, Definitions, for distilleries								Record left open for 10 days

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Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	No. of Lots	E.D	Zoning	Action Taken
05/09/11	5	Family Conveyance: MSUB #10-11000033 Brick House Farm Preliminary review of 1 additional lot around existing conditions on a private road	33	6	287	24.17	1	3	RPD	Passed by a 6-0 vote
05/09/11	6	Development Review: MSUB #04-12000039 The Crossing at Riverside Farm Re-approval of a revised preliminary plan for 19 lots	58	20	98	146.48	19	2	RPD	Passed by a 6-0 vote
05/09/11	7	Discussion: Metropolitan Commission Capital Improvement Plan and Budget								Passed by a 6-0 vote
05/23/11	1	Decision: Text Amendment to Chapter 50, Use Classifications, for distilleries								Passed by a 7-0 vote
05/23/11	2	Decision: Text Amendment to Chapter 51, Use Regulations and Standards, for distilleries								Passed by a 7-0 vote
05/23/11	3	Decision: Text Amendment to Chapter 64, Off-Street Parking and Loading, for distilleries								Passed by a 7-0 vote
05/23/11	4	Decision: Text Amendment to Chapter 90, Definitions, for distilleries								Passed by a 7-0 vote
05/23/11	5	Public Hearing: Text Amendment to Chapter 50, Use Classifications, for Campground and Day or Boarding Camp								Passed by a 6-1 vote with McNeill opposed
05/23/11	6	Public Hearing: Text Amendment to Chapter 51, Use Regulations and Standards, for Campground and Day or Boarding Camp								Passed by a 6-1 vote with McNeill opposed
05/23/11	7	Public Hearing: Map Amendment to Buzz's Marina To correct a map mistake for a prior existing marina	71	20	246	5.31		1	RCA	Left the record open for 10 days
05/23/11	8	Development Review: CCSP #11-13200001 Fair Office Park Review and approval of a Concept Site Plan for a 7,796 sq. ft. office building	34	22	170	1.52		8	RMX	Passed by a 7-0 vote

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Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	No. of Lots	E.D	Zoning	Action Taken
05/23/11	9	Briefing: PlanMaryland								None
05/23/11	10	Decision: Planning Commission Annual Report								Passed by a 7-0 vote
05/23/11	11	Briefing: Annual Growth Policy Report								None
06/13/11	1	Decision: Map Amendment Buzz's Marina Request approval to correct a map mistake for a prior existing marina	71	20	246	5.31		1	RCA	Passed by a 6-0 vote
06/13/11	2	Development Review: CCSP #10-13200019 Tractor Supply Company Review and approval of a concept site plan	34	2	190	3.02		6	TMX/ AE	Passed by a 6-0 vote
06/13/11	3	Development Review: MSUB #08-11000049 Watson Subdivision Removal of intra-family transfer restriction from lot 1				2.00			RPD/ RCA	Passed by a 4-2 vote with Meinert and McNeill opposed
06/13/11	4	Briefing: Priority Funding Area Revisions								None
07/11/11	1	Briefing: DECD on Local Economic and Business Climate								None
08/22/11	1	Family Conveyance: MSUB #11-11000011 Abells Subdivision Lots 3 & 4 Preliminary review of 1 additional lot around existing conditions on a private road	57	4	159	16.35	1	2	RPD	Passed by a 7-0 vote
08/22/11	2	Development Review: CCSP #05-13200028 Alloy (Triton Metals Industrial Park) Re-review and re-approval of a concept site plan for a 34,400 sq. ft. addition	34	7	548	13.95		6	I	Tabled to next meeting by a 7-0 vote
08/22/11	3	Development Review: CCSP #11-13200010 Patuxent River Naval Air Museum Re-review and re-approval of a concept site plan for a 16,200 sq. ft. museum	43	16	51	1.099		8	CMX	Passed by a 7-0 vote

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Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	No. of Lots	E.D	Zoning	Action Taken
08/22/11	4	Briefing: Board of Education Educational Facilities Master Plan								None
08/22/11	5	Briefing: Wildewood PUD Presentation								None
09/12/11	1	Briefing: Wildewood PUD Update								None
10/11/11	1	Family Conveyance: MSUB #09-1100044 Hazel Minor Subdivision Preliminary review of 2 additional lots on a private road	57	5	10 & 328	24.67	2	2	RPD	Passed by a 5-0-1 vote with Siebert abstaining
10/11/11	2	Development Review: CCSP #05-13200028 Alloy (Triton Metals Industrial Park) Re-review and re-approval of a concept site plan for a 34,400 sq. ft. addition	34	7	548	13.95		6	I	Passed by a 6-0 vote
10/11/11	3	Development Review: CCSP #11-13200008 Three Notch Crossing (Longhorn Steakhouse) Review of a concept site plan for a restaurant and personal business services	34	23	75 & 76	3.21		8	RMX, AE	Passed by a 6-0 vote
10/11/11	4	Development Review: CCSP #11-13200009 SOMD Bounty Review and approval of a concept site plan for a farmers market	35A	0	1	1.64		8	RMX	Passed by a 4-2 vote with Hayden and Guazzo opposed
10/11/11	5	Briefing: Religious Freedom National Scenic Byway Presentation								None
10/11/11	6	Briefing: The Star Spangled Banner Byway								None
10/11/11	7	Briefing: Lexington Park Recreation and Parks' Plan Presentation								None
10/24/11	1	Briefing: Lexington Park Development District Plan Update								None

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Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	No. of Lots	E.D	Zoning	Action Taken
11/14/11	1	Development Review: MSUB #11-1200002 Wilson Copsey Subdivision Lots 7 & 8 Preliminary approval of an additional 2 lots	8	11	21	56.19		5	RPD	Passed by a 6-0 vote
11/14/11	2	Briefing: Planning Commission, Technical Evaluation Committee, and Pre-Application 2012 Schedules								None