

PLANNING COMMISSION

# ANNUAL REPORT



**St. Mary's County, Maryland  
2024 Annual Planning Commission Report**

**Prepared by the Department of Land Use and Growth Management**

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**Sources of Data**

Department of Land Use and Growth Management  
Department of Information Technology  
Department of Economic Development

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## Introduction

The 2024 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.

The yellow-orange areas depicted on the map below highlight St. Mary's County's Priority Funding Areas (PFAs). PFAs were enacted by the State of Maryland in 1997 and are defined as existing communities and places designated by local governments indicating where they want state investment to support future growth. Counties may designate areas as PFAs that meet guidelines for intended use, availability of plans for sewer and water systems, and permitted residential density.



**Section I: New Residential Permits Issued (Inside and Outside the PFA)**  
 (§ 1-208(c)(1)(i) and (c)(3)(ii))

(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 (2024). Enter 0 if no new residential building permits were issued in 2024.

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

Residential – Calendar Year 2024	PFA	Non - PFA	Total
New Residential Permits Issued	86	98	184

**Section II: Amendments and Growth-Related Changes in Development  
 Patterns (§ 1-207(c)(1) through (c)(4))**

(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 zoning regulations or zoning maps? If yes, briefly summarize each amendment, include an updated zoning map, and/or GIS shapefile, if available.

*See Appendix A.*

Y ☒ N ☐

(C) Were there growth-related changes, including land use, annexations, zoning ordinance changes, new schools, changes in water or sewer service areas, municipal annexations that changed municipal or unincorporated area boundaries? If yes, describe or attach a map of the changes and/or GIS shapefile, and describe how they are consistent with internal, state, or adjoining jurisdiction plans.

*See Appendix A.*

Y ☒ N ☐

(D) If yes to municipal annexations, have copies of each adopted resolution been submitted to: Georgeanne Carter, Legislative Counsel Municipal Resolution Reposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-1991?

*N/A*

Y ☐ N ☐

(E) Did your jurisdiction identify and/or implement recommendations related to the following general planning topics, to improve the local planning and/or development process? Please select all that apply.

*See Appendix B.*

Y ☒ N ☐

- (F) Have all Planning (Commission/Board) and Board of Appeals members completed the Maryland Planning Commissioners Association (MPCA) training course?

Y ☐ N ☒

*7 of the 8 Planning Commission Members have completed the course. An additional 3-hour training course was conducted for the Planning Commission by staff on May 13, 2024, the topic covered was the concept site plan process.*

### Section III: Development Capacity Analysis (DCA) (§ 1-208(c)(1)(iii))

- (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 not, such as, no substantial growth changes.

*Development Capacity will be updated in conjunction with the Comprehensive Plan Update. The update to the Comprehensive Plan, St. Mary's 2050: Charting our Tomorrow is still in process. The last DCA submitted was in May 2017.*

- (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 2: Residential Development Capacity (Inside and Outside the PFA)**

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity	6,183	93,676	99,859
Residential Parcel & Lots w/Capacity	1,966	4,256	6,222
Residential Capacity (Units)	10,876	14,590	25,466

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 land was preserved using **local** funds. Enter the value of local program funds, if available.

**Table 3: Locally Funded Agricultural Land Preservation\***

<u>Local</u> Preservation Program Type	Acres	Value (\$)
<b>MARBIDCO Small Area New Grower (SANG) Program *</b>	0	\$0
<b>Maryland Agriculture Land Preservation Easement (MALPF)*</b>	183.45	\$1,225,500
<b>Rural Legacy *</b>	413.57	\$1,566,522
<b>Total</b>	597.02	\$2,792,022

Source: \*Department of Economic Development

- (B) What is the county's established local land use percentage goal? This percentage should include land uses within PFAs, not including PFA comment areas.

*The established percentage goal is to direct at least 70% of growth to the PFA and no more than 30% permitted outside the PFA.*

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

*The goal is to annually direct growth to the PFA and obtain land preservation outside of the PFA.*

- (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. The Rural Legacy easements were processed by the Patuxent Tidewater Land Trust and the Southern Maryland Resource Conservation and Development.*

- (E) What are the resources necessary (e.g. legislative actions (programs incentives), functional planning, and capital funding) 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.” The resources being identified in the comprehensive plan establish the framework for implementation.*

*By identifying growth 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. St. Mary’s County’s FY 2025 Transportation Program Priorities Letter to the Maryland Department of Transportation (MDOT) states the number one consolidated transportation program project is the MD 4 merge lane extension, to shift congestion away from the MD 235 and MD 4 intersection. The letter includes highways, alternative pathways, planning, and public transit projects. Calvert and St. Mary’s Transportation Program Priorities noted the importance of the Thomas Johnson Bridge, which connects the two counties and two PFAs. Each County’s letter states that continually prioritizing the bridge is unrealistic since the MDOT budget allocated no money for future years funding, and asks that the next phase of the project, full design, continue to move forward. See Appendix C.*

- (F)** What are the resources necessary (e.g. legislative actions (program incentives and zoning changes), preservation planning, and easement funding) for land preservation outside the PFAs?

*Resources include agricultural preservation programs, the County's comprehensive plan, zoning ordinance, subdivision ordinance, water and sewerage plan, Transfer Development Rights (TDRs), and State Septic Bill ((SB 236)(2012)).*

*The County supports land preservation programs with financial resources under the Maryland Agriculture Land Preservation Foundation program (MALPF).*

*Other Land Preservation Resources are:*

- *Patuxent Tidewater Land Trust*
- *Southern Maryland Resource Conservation & Development utilizing the Rural Legacy Funds*
- *Maryland Historic Trust*
- *Maryland Environmental Trust*



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

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

<b>Residential – Calendar Year 2024</b>	<b>PFA</b>	<b>Non - PFA</b>	<b>Total</b>
<b>1.Total Units Approved on an Existing Lot</b>	238	0	238
<b>2.Gross Acres of Existing Lots in Row 1</b>	17.29	0	17.29
<b>3.Net Acres of Existing Lots in Row 1</b>	9.67	0	9.67
<b>4.Total Minor Subdivisions Approved</b>	4	20	24
<b>5.Total Minor Subdivision Lots Approved</b>	8	51	59
<b>6.Total Residential Units Approved in Minor Subdivisions*</b>	8	51	59
<b>7.Gross Acres of All Approved Minor Subdivisions</b>	102.93	1712.42	1815.35
<b>8.Net Lot Area** in Acres of All Approved Minor Subdivisions</b>	102.93	1712.42	1815.35
<b>9.Total Major Subdivisions Approved</b>	0	0	0
<b>10.Total Major Subdivision Lots Approved</b>	0	0	0
<b>11.Total Residential Units Approved in Major Subdivisions</b>	0	0	0
<b>12.Gross Acres of All Approved Major Subdivisions</b>	0	0	0
<b>13.Net Lot Area** in Acres of All Approved Major Subdivisions</b>	0	0	0
<b>14.Total Residential Units Approved (Minor + Major Subdivisions + Existing Lots)</b>	246	51	297
<b>15.Total Residential Units Constructed (Certificates of Occupancy)</b>	125	108	233
<b>16.Total Residential Units Demolished</b>	8	4	12
<b>17.Total Residential Units Reconstructed/Replaced</b>	7	38	45

\* Residential units may be greater than lots if they include duplexes, triplexes, or multifamily.

\*\*Net lot area is the sum of all developed lots, minus open spaces and right-of-way, other publicly dedicated land.

**Table 4B: Net Density of Residential Growth (Inside and Outside PFAs)**

Residential – Calendar Year 2024	PFA	Non – PFA	Total
1.Total Units Approved on an Existing Lot	238	0	238
2.Total Gross Acres of Existing Lots in Row 1	17.29	0	17.29
3.Total Net Acres of Existing Lots in Row 1	9.67	0	9.67
4.Total Residential Units Approved (Major + Minor Subdivisions + Existing Lots)	246	51	297
5.Total Approved Net Lot Area* (Major + Minor Subdivisions + Existing Lots)	102.93	1712.42	1,815.35

\*Net lot area is the sum of all developed lots, minus open spaces and right-of-way, other publicly dedicated land.

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

Residential – Calendar Year 2024	PFA	Non – PFA	Total
1.Total Units Approved on an Existing Lot	238	0	238
2.Gross Acres of Existing Lots in Row 1	17.29	0	17.29
3.Net Acres of Existing Lots in Row 1	9.67	0	9.67
4.Total Units Approved (Major + Minor Subdivisions + Existing Lots + Units in Commercial Site Plans)	246	51	297
5. % of Total Units (Approved Residential Units)	82.8%	17.2%	100%

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

Commercial – Calendar Year 2024	PFA	Non - PFA	Total
Site Plans			
1.Total # of Commercial Site Plans Approved*	5	0	5
2.Gross Acres of All Approved Commercial Site Plans	86.82	0	86.82
3.Gross Building Area Approved in Square Feet for Commercial Site Plans	169,598	0	169,598
Building Permits			
4.Total Commercial Building Permits Issued	8	0	8
5.Gross Building Area Constructed in Square Feet for issued Building Permits	65,521	0	65,251

\*Concept site plans for commercial site plans.

Section VI: Adequate Public Facility Ordinance (APFO) Restrictions (§ 7-104) (Section VI is only required by jurisdictions with adopted APFOs)

(A) Does your jurisdiction have an adopted APFO? Y ☒ N ☐

(B) What type of infrastructure is monitored and may trigger development approval restrictions or require a developer to address deficiencies? (List each for schools, roads, water, sewer, stormwater, health care, fire, police or solid waste.)

*CZO Article 7 Chapter 70 addresses Adequate Public Facilities.*

*Categories include roads, sewerage, water, storm drainage, schools, and fire prevention and suppression:*

*[https://www.stmaryscountymd.gov/docs/CZO\\_with\\_Amendments\\_and\\_Index.pdf?202212200848](https://www.stmaryscountymd.gov/docs/CZO_with_Amendments_and_Index.pdf?202212200848)*

(C) Has APFO impacted development approvals within the PFA?

*No*

(D) If APFO has delayed, limited, or denied development, defined here as a “restriction”:

a. Are there infrastructure or service facility deficiencies that have triggered denials of development requests, or held up development approvals?

*No*

b. Can the impact area of facility deficiencies/ development restrictions, which temporarily delay development approvals, be mapped?

*N/A*

(E) If yes for (D)(b), where is each restriction located? (Identify on a map, including PFA boundary.)

*N/A*

(F) Describe what is causing each restriction.

*N/A*

(G) If applicable, what is the proposed resolution of each restriction?

*N/A*

(H) If applicable, what is the estimated date to resolve each restriction?

*N/A*

(I) If a development restriction has been addressed, what was the resolution that lifted each restriction?

*N/A*

(J) If a development restriction has been addressed, when was each restriction lifted?

*N/A*

## Section VII: Planning Survey Questions (Optional)

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

1. Plan name

*The plan is part of the St. Mary's County Transportation Plan, please see (B).*

2. Date Completed

*August 2006*

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 20 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 a comprehensive plan? Y ☒ N ☐

1. Plan name

*St. Mary's County Transportation Plan - St. Mary's County, MD*  
*(stmaryscountymd.gov)*

2. Date completed

*August 2006*

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?

*The Transportation Plan update is currently underway and is anticipated to be adopted by the Commissioners of St. Mary's County in 2025. The plan is updated every 20 years.*

(C) Has your jurisdiction completed and submitted a five-year mid-cycle comprehensive plan implementation review report this year?

Y ☐ N ☒

## Appendices

### Appendix A

#### **Zoning Text Amendment**

*Zoning Text Amendment 03-341 Adding Use Type 74 (Fast Food Restaurant) as an Allowable Use in LCI and APZ-2 Zoning Overlay.*

*The Air Installations Compatible Use Zone (“AICUZ”) is established to ensure land use compatibility around the Patuxent River Naval Air Station. The AICUZ is implemented in St. Mary’s County through the creation of three zoning overlays. Accident Potential Zone 2 (“APZ-2”), the rendezvous dispersion zone, an area over which aircraft are normally in a vulnerable flight attitude with variable power settings on landing and high-power settings on takeoff, representing the areas where there is the least potential for aircraft accidents and risks within the AICUZ.*

*The Limited Commercial Industrial District (“LCI”) was established to allow for low occupancy commercial and industrial uses appropriate for location within the AICUZ. The LCI zoning district provides property owners with a range of economically viable uses that are appropriate for locations within or adjacent to the AICUZ. Uses allowed in the LCI zoning district are identified in CZO Schedule 50.4 - Use Classifications. All property zoned LCI is in the immediate vicinity of NAS PAX Gate 2. The majority of all LCI land is within the APZ-2 overlay; no LCI land is in either the CZ or APZ-1 overlays.*

*Use Type #74, Fast Food, was not allowed in any AICUZ overlay. The restriction did not conform to the Navy Department’s most recent guidance on recommended land uses in the AICUZ. Issued on April 11, 2022, OPNAVINST 11010.36D recommends allowing fast food restaurants with drive through service – and similar uses – in the APZ-2 overlay so long as the predominant purpose of the use is not “to provide food and beverage to persons seated on premises.”*

*The applicant’s request for this zoning text amendment relates to Concept Site Plan 23-0152 and Major Site Plan 23-0339, both concerning Applicant’s proposal to renovate Pax River Village Center, previously known as Millison Plaza. Following a public hearing the Planning Commission unanimously approved the project’s concept site plan on November 13, 2023. The need for a text amendment was noted at that hearing and adoption of this amendment was made a condition of the Planning Commission’s approval.*

*The Commissioners of St. Mary’s County conducted a public hearing on January 30, 2024 and voted to approve the text amendment request and signed Ordinance No. 2024-04 on February 13, 2024.*

## Comprehensive Water and Sewerage Plan Amendments

*Comprehensive Water and Sewerage Plan (CWSP) Amendment for Sullivan in Lexington Park, Case No. CWSP23-0275.*

*Amended 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 0.68 acres described as Tax Map 35A, Grid 15, Parcel 7 in the 8th Election District, Tax ID 013136. The Property is located at 45536 Poplar Lane in Lexington Park. This amendment was requested to facilitate community sewerage service for an existing single-family home.*

*The Planning Commission reviewed and recommended approval of the Comprehensive Water and Sewer Plan Amendment on November 6, 2023. The Commissioners of St. Mary's County Designee, Director of Land Use and Growth Management, approved the amendment on January 10, 2024.*

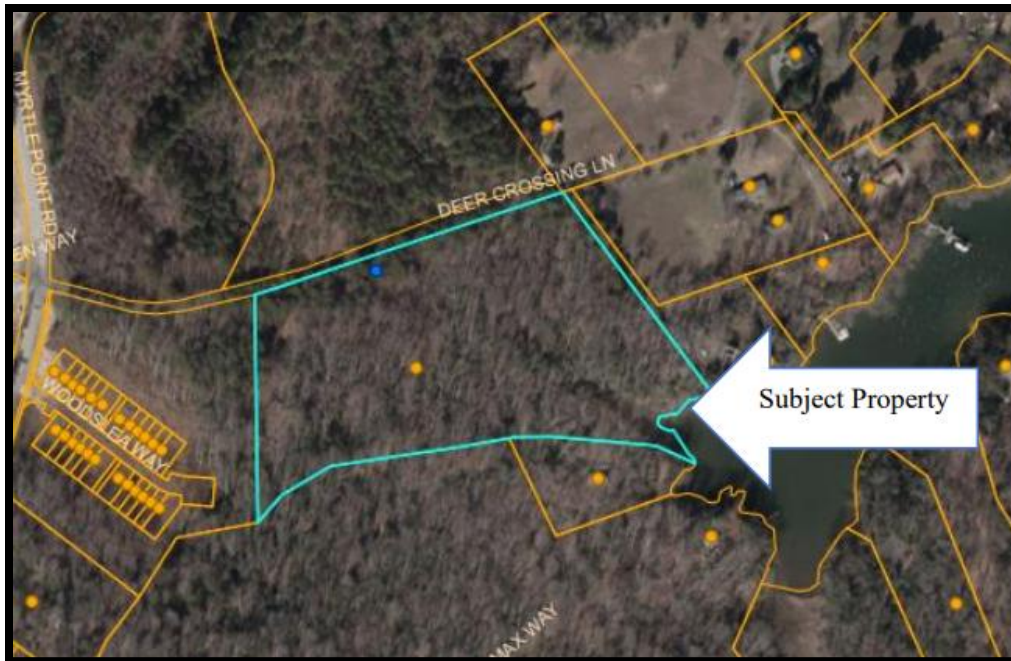




*Comprehensive Water and Sewerage Plan (CWSP) Woods at Myrtle Point, Lot 224 in California, Case No. CWSP23-0301.*

*Amended 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 10.18 acres described as Tax Map 34, Grid 6, Parcel 587 in the 8th Election District, Tax ID 076553. The Property is located at 45493 Deer Crossing Lane in California. This amendment was requested to facilitate community sewerage service for a proposed single-family home.*

*The Planning Commission reviewed and recommended approval of the Comprehensive Water and Sewer Plan Amendment on December 12, 2023. The Commissioners of St. Mary's County Designee, Director of Land Use and Growth Management, approved the amendment on March 21, 2024.*

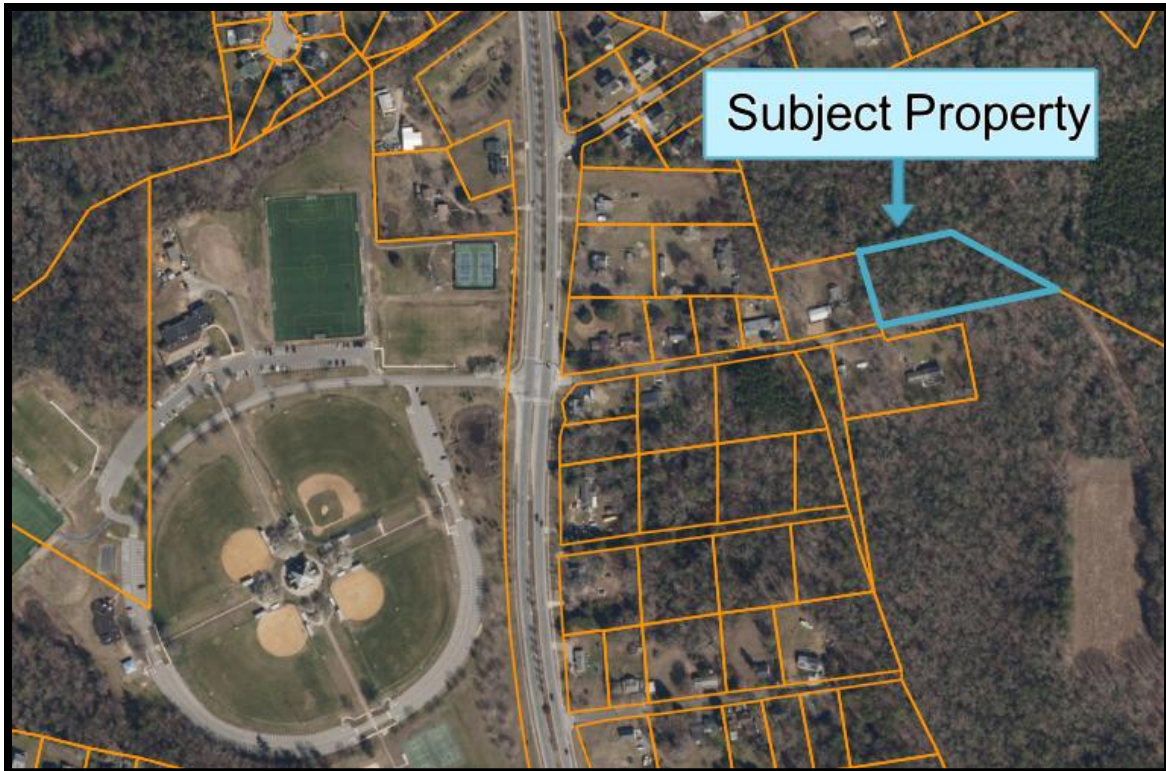




*Comprehensive Water and Sewerage Plan (CWSP) Strickland, Lot 1 in Great Mills, Case No. CWSP23-0359.*

*Amended the water service category from W-6D (service in 6 to 10 years, developer financed) to W-3D (service in 3 to 5 years, developer financed) for 1.69 acres of the 64.17 acre lot, described as Tax Map 43, Grid 19, Parcel 574 in the 8th Election District, Tax ID 146586. The Property is located at 00000 Nancy Lane in California. This amendment was requested to facilitate community sewerage service for a proposed single-family home.*

*The Planning Commission reviewed and recommended approval of the Comprehensive Water and Sewer Plan Amendment on March 25, 2024. The Commissioners of St. Mary's County Designee, Director of Land Use and Growth Management, approved the amendment on April 24, 2024.*



*Comprehensive Water and Sewerage Plan (CWSP) Buckler in California, Case No. CWSP24-0179.*

*Amended the sewer service category from S-6D (service in 6 to 10 years, developer financed) to S-1 (existing service) for 2 acres described as Tax Map 33, Grid 1, Parcel 291 in the 3rd Election District, Tax ID 057925. The Property is located at 23822 Speith Road in Leonardtown. This amendment was requested to facilitate community sewerage service for an existing sewerage connection to a single-family home.*

*Since the property connected to public sewer in the 1990's, this was an administrative amendment to correct a mistake in the Comprehensive Water and Sewerage Plan 2017. The Planning Commission did not review the administrative amendment. The Commissioners of St. Mary's County Designee, Director of Land Use and Growth Management, approved the amendment on August 1, 2024.*





*Comprehensive Water and Sewerage Plan (CWSP) Villages at Clark's Mill in Hollywood, Case No. CWSP23-0369.*

*Amended the water service category from W-6D (service in 6 to 10 years, developer financed) to W-3D (service in 3-5 years, developer financed) for 3.7 acres described as Tax Map 34, Grid 8, Parcel 613 in the 6th Election District, Tax IDs 068294, 068308, 068286, 068316, 049621, and 068324. The Property is located at K&R Way in Hollywood. This amendment was requested to facilitate community water service for eighteen proposed townhouses.*

*The Planning Commission reviewed and recommended approval of the Comprehensive Water and Sewer Plan Amendment on March 11, 2024. The Commissioners of St. Mary's County approved the amendment on July 30, 2024.*



## Appendix B

### **Ongoing discussions for improvements include:**

*Discussions with surveyors / engineers on 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 completes 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 have been expanded over the last several years to include the zoning within the Lexington Park Development District, hurricane evacuation zones, FEMA flood layers, and airport environs zones. The traffic count locations on state highways and major county roads are shown. Each historic site is connected to the Maryland Inventory of Historic Properties Form from the Maryland Historical Trust. Through the GIS map, the general public and stakeholders can research previous and current projects and permits. Staff will continue to seek further improvements.*

*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.*

*"St. Mary's 2050: Charting Our Tomorrow" is the update to "St Mary's County Comprehensive Plan Quality of Life in St. Mary's County - A Strategy for the 21st century, Adopted: March 23, 2010" and is in progress. In 2024, the contract was awarded to Clarion Associates, a consultant agency based in North Carolina, who kicked off the project in the Fall. The anticipated timeline includes three community engagement windows and plan adoption in Winter 2025-Spring 2026. More information can be found on the project website: <https://www.stmaryscountymd.gov/StMarys2050/>*

## Appendix C

### **1. FY 2025 Transportation Priority Letters**

Click [HERE](#) for St. Mary's County's MDOT Priority Letter

Click [HERE](#) for Calvert County's MDOT Priority Letter

## Appendix D

### 2024 Concept Site Plans Reviewed and Approved by the Planning Commission

Project #	Project Name	Site Address	Election District	PFA	SF/Units
18-13200022	Bay Ridge Estates Section 5 Townhomes	Bay Ridge Circle	8th	PFA	60 units
CSP22-0234	Golden Beach Development	29920 Three Notch Rd	5th	PFA	59,632 SF
CSP22-0225	The Villages at Clark's Mill Townhomes	44410 K & R Way	6th	PFA	18 units
CSP23-0239	Weis Market #282 Gas N Go	21003 Point Lookout Rd	2nd	PFA	2,295 SF
CSP22-0265	Honda Kia Dealership	23140 Three Notch Rd	8th	PFA	47,538 SF
CSP23-0266	Park Place Apartments	23160 Park Place Way	8th	PFA	160 units
CSP23-0268	Sheetz Charlotte Hall	John Knight Dr	5th	Non-PFA	10,939 SF
CSP23-0381	Medstar Shah Bean Medical Center	24035 Three Notch Rd	6th	PFA	53,994 SF

END

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