

St. Mary's County Comprehensive Plan 1982

Goals, Objective and Policies

INTRODUCTION

GOALS: This plan was built around the need to supply the county with a flexible set of goals, standards, and development criteria to control, direct, and guide future growth. The central goal of the plan is to establish a program and strategy to guide the future development of St. Mary's county, maintaining and improving the quality of the natural environment while accommodating the projected level of growth in a well-ordered physical environment.

Objective: In developing this process, several stages are presented:

3. Stage three is the preparation of an urban oriented economic growth model which is used to evaluate current potential for future economic growth. The primary objective of this model is to prepare a usable tool for identifying those areas of the County which will experience the pressures for growth so that appropriate strategies for guiding that growth can be prepared.
4. Stage four involves the projection of future growth, based on the conclusions reached in the analysis of previous stages. The objective of this stage is to develop a flexible process of projecting growth that can accommodate unforeseen variations. A population level is identified as the framework for long-range planning, and a staging process is estimated for reaching that population level.
5. Stage five identifies a system of activity centers in the County. Two levels of centers – major centers and community service centers- are identified and a picture is prepared o how the projected growth should be distributed. The overriding objective is to establish a system so that projected growth can be distributed to achieve maximum efficiency in the provision of public and private facilities and services.
6. Stage six recognizes the goal of enhancing the natural environment and ensuring that the issues relating to natural resources are woven into the fabric of the Comprehensive Plan. The natural environment is the most important characteristic of St. Mary's County,

Summary List of Additional Generalized Goals and Objectives

To establish a program and strategy for controlled growth in St. Mary's County, maintaining and improving the quality of the natural environment while accommodating a reasonable level of urban-oriented economic growth.

1. To establish a program and strategy for controlled growth in St. Mary's County, maintaining and improving the quality of the natural environment while accommodating a reasonable level of urban-oriented economic growth.
2. To identify an appropriate rate of growth for the County that is realistic both from past trends and from the County's ability to provide appropriate public services.

3. To develop an economic model for assisting in the identification of areas subject to pressures for development and growth.
4. To protect and enhance the County's environmental qualities through the preparation of a land use plan recognizing nature as a primary component of physical and social design.
5. To provide a planning framework which maximizes potential for stimulating the County's economic base for utilizing and expanding the labor force, for reducing reliance on a single major employer, the Naval Air Test Center, Patuxent River, Maryland.
6. To recognize and protect areas of significant natural beauty and resources, to maintain and improve the quality of the County's waterways.
7. To adequately protect the County's groundwater resources and potential for creation of surface water resources.
8. To provide a framework within the County for an ordered hierarchy of settlements with appropriate services and employment potential.
9. To provide a physical land use configuration designed to minimize trip generation while maximizing the use of available and projected transportation facilities and by so doing decrease the potential for highway related air pollution.
10. To initiate measures and policies aimed at preventing further decline of the agriculture and seafood industries.
11. To provide and develop facilities to support the Naval Air Test Center and to pass such ordinances and resolutions as necessary to ensure the continued operational capabilities and growth of NATC and its outlying facilities.

Major questions involving policy determination of the comprehensive planning process are concentrated in the following sections:

1. Stage 2: discusses the alternative growth strategies available to the County and selects an alternative as the framework of the use plan.
2. Stage 5: distributes the projected population based on policy determinations relating to design and economic efficiency.
3. Stage 6: discusses policy determinations relating to the identified environmental issues.
4. Stage 7: presents a strategy for implantation based on the policies established for future growth.

One of the first steps toward this goal was Resolution No. 74-43 titled "Aircraft Impact Districts" of 13 November 1974. This resolution contains specific guidelines for land use in air Installation Compatible Use Zones.

The objective of this comprehensive plan for St. Mary's County is to propose a "process" as well as a "result." No comprehensive plan can provide definitive answers on how an entire county will or should look in the future. The most important and essential service a plan can provide is really how to identify issues and, once identified, how to incorporate these issues into policies for land use and development. Too often it is expected that a picture of proposed land use is the "ultimate" pattern of growth to be achieved. It is more important, however, to identify the issues being faced in the County and to develop a strategy for dealing with those issues. This plan identifies as the major issue facing the County, the need for dealing with the forces of preservation and development in a compatible manner such that the resulting physical and social environment is enhanced. It is toward this end that a planning strategy has been prepared. The strategy is as important as the picture which will be presented as a result of applying the strategy. Therefore, what this plan is primarily designed to do is build with the County and for the County a tool which can be used to control the pace and direction of growth and development, for if the pace as well as the direction of growth can be controlled then the County and its people are in the enviable position of really helping to define the future.

The No Growth Policy

The concept of "no growth" has come into the forefront of discussion particularly in the Washington Metropolitan area and other metropolitan areas throughout the country. The impetus for a no growth policy has been the fact that the pace of development in the metropolitan areas has far outpaced the public sector's ability to provide adequate sewer, water, education, and other infrastructure facilities. Counties have been unable to plan for and control the unexpected increases in residential development; and, in general, residential development per se has not been able to financially support the service facilities required. The lag effect, rather than improving over time, has actually worsened to the point of making moratoriums against development necessary facilities.

St. Mary's County is now at the stage where a determination of policies concerning growth or no growth are absolutely essential, and it is also necessary to define exactly what is meant by "no growth." Considering the fact that the average natural growth rate in the country is approximately two percent, some growth in population levels is required to accommodate the offspring of present residents, if this is desired. A compound two percent growth rate would imply that the population of the County would double in 35 years. The average yearly growth rate to 2.8% would imply a doubling of the population in 25 years. In general, it appears that the average yearly population growth rate for the County is increasing.

The concentration of future growth and development in designated centers is a land use policy which can accommodate any proposed growth according to a well-established rate.

The process is designed to incorporate a system of interdependent activity centers with concentrations of both population and services. Although the growth center is most often applied on the regional scale in the identification and designation of a hierarchy of urban centers, it can also be applied on a sub-regional scale since it is still possible to determine a

system of interdependent centers or "poles" of activity. The physical space characteristics on the County scale parallel those associated with the larger scale regional setting.

Several poles of activity have already been identified in the County: Lexington Park, Leonardtown, and St. Mary's City, and each center has a distinct role. Lexington Park represents the strongest economic center in the County, since this is where the Naval Station is located. In a sense, the station represents the strong center along with the surrounding residential subdivisions which primarily service a population associated either directly or indirectly with the base. Lexington Park is the largest urban area in the County, and the economic structure is presently geared to perpetuate this status. The second largest center is Leonardtown, the County Seat. It serves as the local government center for the County offices and the Courthouse. The third area, which is more in terms of potential rather than reality, is St. Mary's City. St. Mary's College is located here along with the most prominent historical sites in the County. The Charlotte Hall New Market service center is rapidly expanding. These four areas are the primary activity centers in the County.

There are other arguments for following a growth center concept. In addition to minimizing the cost of attracting new economic activities by the concentration of desired inputs, a growth center approach can divert activity from competing areas while protecting existing agricultural land uses as well. By concentrating the economic inputs in terms of location and labor force potential new activities can be encouraged to locate in areas planned for such activities, improving the efficiency and therefore the effectiveness of the planning process. This, too, is a desirable goal of the comprehensive plan.

The Fifth Stage- Designation of Activity Centers

The Major Centers

Lexington Park

Opportunities for creating a superior living environment in Lexington Park hinge on two major factors that can and must be accommodated by future growth. The continued operations of the PNATC are essential to the continued economic viability of the County, and this fact reinforces the need for planning compatible land uses within the designated noise impact zones of the airport. Continued concentrations of residential land use within the noise impact zones will seriously inhibit the quality of the living environment as well as threaten the future operations of the airport. As a result, it is essential to shift the major concentrations of population away from the designated noise zones, offering incentives for new development in unaffected areas. The rationale for this policy of future growth in Lexington Park is discussed in considerable detail in the special section of this Comprehensive County Plan devoted to the Master Plan for Lexington Park. It is important, however, to present the general framework for development of the Lexington Park area and the general potential for growth in this area since Lexington Park is the major urban center of the County and will continue to be the major center. It is important, therefore, to recognize the potential for inhibiting elements and plan accordingly to assure a high quality physical as well as economic development.

The second important element offering potential for the creation of a superior residential community in Lexington Park is the new state park presently being acquired for future development. This state park, which eventually will include 2,480 acres plus 300 acres of County Park, must be integrated into the living fabric of the community. Access from all parts of the community, as well as the County, must be accentuated to assure adequate open space and recreation opportunities within easy reach of all residents.

The existence of Lexington Park as the largest existing center in the County reflects the fact that the major portion of the County's investment is here. Expanding and solidifying this position in the County is essential. Indeed, under present circumstances the County cannot afford to accommodate growth in scattered areas - the process should be developed to concentrate growth for more efficient provision of public services. Effort must be directed toward the creation of a viable urban center in the County as the basis for long-term growth. Achievement of this goal will go a long way toward preservation of the important land and ecological qualities of the County while beginning a process concentrated growth that will allow the provision of services and activities not otherwise available to a more dispersed population. That the basis for such concentration already exists in and around Lexington Park is apparent both from the economic as well as the facility analysis presented to this point. It is the major goal of this land use plan, therefore, to concentrate the great portion of future growth in the Lexington Park area, encompassing a population reaching 40,000 over the next thirty years, with eighth election district reaching a total population of approximately 43,000. Extraordinary efforts will have to be exerted by the County to accomplish this end, and the success of these efforts must be re-evaluated continuously to keep pace with the process of development in and around the County.

The potential for future development – physical, social and economic – in Lexington Park is therefore a function of several important elements. The strong economic opportunities related to the PNATC and potential for local commercial operations, the opportunities presented by the new Patuxent River Crossings and the potential for a high quality living environment based on superior open space recreation potential all contribute to the conclusion that Lexington Park can, and should, continue to develop as the major urban center of the County. This potential forms the basis for the Master Plan for the Lexington Park area that is prepared as a special section of the Comprehensive plan.

St. Mary's City

As is evident from the March 1970 Plan for St. Mary's City prepared by Robert L. Plavnick: A.I.P.; St. Mary's City: A Plan for the Preservation and Development of Maryland's First Capital, any plan for development of the area will require a very strong design statement concerning the plan and its relationship to the surrounding environment. The physical beauty of the area coupled with the historic importance must become the controlling design policy. There is no reason why this concept cannot be compatible with creation of an important education and visitor center for the region; and the first step, as presented in the St. Mary's City

Plan, is the determination and delineation of the historic district for preservation and reconstruction of the archaeological sites. The provision of appropriate tourist facilities must be guided by strong design criteria to preserve and enhance the importance of the area. Very strict control must be exerted over design quality to ensure a high level of implementation of a well-delineated and strong comprehensive plan for St. Mary's City. The current preservation plan should serve as the base for a more extensive process. Estimates have been prepared by Hammer, Siler, George Associates showing that 250,000 visitors a year could be expected to come to St. Mary's City if a minimum development program were undertaken for the historical area.

The Community Service Centers

Several major assumptions and policy decisions are being made in the designation of these village centers and in the distribution of the remaining 23,000 people projected for the year 2003. The best way to describe these questions is in the relation to the existing elections districts and their present population, since data is available only for these geographic areas. Specifically, three of the affected election districts, election districts five, six and seven, show major changes from existing patterns of growth. In election districts five and six considerable pressures must be exerted to control and limit future residential growth to an overall rate of approximately one percent. Under present conditions the major growth experienced in these areas contributes markedly to the residential sprawl pattern that will eventually choke off the efficient operation of the Route 235 corridor if allowed to continue as well as exhaust the County's fiscal capacity. Recognition of the importance of this corridor to the growth and vitality of the County has led to the formation of the growth center at Lexington Park, aimed at concentrating future growth in an efficient land use and economic pattern. This concentrated approach must be reinforced to assure its realization. Continued sprawl development along the major transportation corridor would be contrary to this goal. Besides spreading the development pressures beyond the proposed center, continued sprawl in the Hollywood area would serve to restrict the free flow of traffic and goods from the entrance to the County to the major employment and economic center at Lexington Park. Decreasing the efficiency of this arterial flow would slow down the rate of growth in Lexington Park. For these reasons, the proposal is to limit growth in the sixth election district to approximately 0.8% through the next thirty years so that the present population of approximately 6,100 would grow to about 7,500 by the year 2003. In election district five, because of the undesirable potential for a commuter population, the proposal is to limit growth to a rate only slightly greater than 1.0 (accommodating existing commitments) through the next thirty years so that the present population of approximately 4,100 would grow to 6,000 by the year 2003. This restricted growth potential for the Hollywood and Mechanicsville areas is a major change from existing patterns, but it is essential to the viability of the growth center for Lexington Park and to the continued efficiency of the route 235 highway artery.

Residential

The County's shoreline is speckled with small and large housing developments and expansion pressures are continuously increasing. The result has been haphazard placement of housing with no provision for public services including schools, fire stations, sewer and water, and roads. The major portion of fields, and severe water quality problems exist in many of these unwisely developed areas. In general, the population requires an adequate supply of housing, and one cannot argue that a waterfront location would not be a most desirable one. However, if existing methods of development are not altered, shore access will eventually be limited to those few holding riparian rights while overall water quality will be degraded for all. To solve existing water quality problems, overcrowded schools and to retain public access to appropriate beach areas, the County should assume the following policies:

1. Base the approval of residential building permits on the availability of public sewerage and water, adequate schools, and appropriate road construction and maintenance programs.
2. Combine the process of granting building permits with the overall land use plan and the capital improvements program designed to concentrate housing developments as described in the growth center concept while maintaining other areas for essential agriculture and recreational needs. This process would facilitate the provision of adequate sewage treatment facilities, helping to alleviate water pollution problems.
3. Improve subdivision standards and create models for waterfront developments.

The increasing shore development pressures are placing wetlands in economic competition with other demands for coastal uses. Wetlands are so vital to our life cycle that rampant destruction of St. Mary's County's wetlands cannot be permitted. In addition to the small protection provided by the State Wetlands Legislation, the County can institute other actions and policies:

1. Residential developments should be grouped inland and at a protective distance from the tidal wetlands. This policy is reflected in the growth center concept under which the land use plan has been developed.
2. Boat marinas should be constructed in harbors rather than individual boat docks strung through wetland areas.
3. Wastes should be recycled, or disposed of in existing County sanitary landfill areas.
4. Agricultural drainage should be controlled as suggested in the previous sections.
5. Industrial locations should be away from wetland areas in properly prepared sites as proposed in proceeding pages.
6. Particularly vital or ecologically fragile wetlands should be included in open space system wetlands areas or other designations for permanent preservation.

General Goals for the Waterfront Protection Zone

1. To allow the development of low density residential, selected commercial and industrial expansion and agricultural activities in a manner that is not detrimental to the natural environment.
2. To maintain and improve the water quality of the rivers, streams and bays so that shell fishing, fishing and water-oriented economic activities will not be curtailed.
3. To preserve the vegetation, natural features and stream courses adjacent to the waterfront areas.
4. To prevent significant problems of erosion, sedimentation and drainage.
5. To protect public and private investments from flood and flood damage.
6. To assure appropriate land use design in harmony with the environmental and natural features of the area.
7. To protect and maintain prime agricultural areas.
8. To allow development in areas that are suitable for development by virtue of their natural features and so preserve areas through private action that are naturally unsuitable for development.

Development Policies

Any development proposed for the Waterfront Protection Zone shall be subject to the following development policies. Appropriate review mechanisms and implementation procedures shall be developed in the zoning ordinance and other ordinances of the County to implement these development policies.

Policies for Stream Valleys and Drainage Courses

Definition: Stream valleys consist of the watercourse and flood plain which serve as the natural reservoir and channel for water runoff from the land and the side slopes of the flood plain running with the stream from its origin to point of confluence with a larger body of water.

1. Development shall not take place within stream valleys and drainage courses.
2. Floodplain maps and delineation of stream valleys should be undertaken in the Waterfront Protection Zone and utilized as a guide in the review of development proposals.
3. Vegetation should be maintained on the slopes of stream valleys to prevent erosion and sedimentation.
4. All structures should be setback at least (50) feet from the edge of the stream or tributary.

Policies for Shoreline Waters

Definition: These are waters which have the capability of supporting shellfish harvesting, clams and oyster beds.

1. No dredging should be performed in these waters except for approved maintenance dredging on existing public navigation channels.

2. Stringent water run-off controls should be imposed on development adjacent to these waters and all developers of land contiguous to these waters should attempt to contain on site, all wastes generated by development (including agriculture) in order to prevent degradation of water quality.
3. Oysters and clam beds, marine grass beds which serve as important habitats for marine organisms and spawning should not be modified.

Policies for Flood Zone

Definition: The flood zone consists of lanes between the shoreline and the 100-year flood line. It is area subject to flooding by storm-driven tides on a statistical probability of once every 100 years.

1. Any development in the flood zone which would unnecessarily jeopardize public health, safety or welfare should be prevented. Examples include sewage treatment plants, industrial holding ponds or other potential polluting facilities.
2. All residential construction in a flood zone should have ground floor elevations above the level subject to flooding by statistical 100-year flood.
3. All high intensity development in the flood zone should be serviced by central sewer systems.

Policies for Wetlands

Definition: Wetlands consist of those land areas which are covered with water for periods sufficient to support aquatic or semi-aquatic vegetation.

1. Wetlands shall be given the highest level of protection to minimize the alteration of their natural features and purposes.
2. No construction shall be permitted within wetlands excepting for the purposes of providing public access within carefully restricted area for nature study or other passive recreational uses.
3. No platting shall be permitted within wetlands excepting for the purposes of providing public access within carefully restricted areas for nature study or other passive recreational uses.
4. Continues effort shall be exerted on other public agencies to assure that they administer adequately their regulatory powers on the use of the wetlands.

Policies for Flood Plains

Definition: Flood plains are lands lying along drainage courses at are subject to flooding on a regular basis. These areas; usually contain mixed alluvial soils, poorly drained soil and natural vegetation that is adapted to fluctuating levels.

1. Development in flood plains should be prevented.
2. Natural vegetation in flood plains should be preserved to the maximum degree possible to prevent erosion, retard run-off and prevent sedimentation.

3. Any structures erected in the flood plain should be designed for free flow of water.
4. There should be no open storage of fertilizers, chemicals, or other polluting materials in flood plains.
5. All activities in the flood plain should consider their potential detrimental efforts on water quality and downstream resources.

Policies for the Areas of Steep Slopes

Definition: Areas of steep slopes consist of those areas where the prevailing slopes are in excess of 15% (1 ½ feet vertical rise to 10 feet horizontal distance) and slope stability is questionable.

1. Areas of steep slopes shall be given the highest level of protection to minimize the alteration of their natural features and purposes.
2. No construction shall be permitted within the areas of steep slopes except as permitted under special permit procedures and meeting strict engineering standards for construction and erosion control and certified for safety by a certified civil engineer.
3. No stripping of vegetation, excavation, filling, grading, or terracing shall be permitted within areas of steep slopes, excepting as such activities are undertaken for the sole purpose of stabilizing slopes which have been rendered unstable, or as permitted in number 2.
4. Modification of the natural drainage pattern within areas of steep slopes shall be carefully controlled as to minimize problems of erosion and sedimentation.
5. A program shall be undertaken for stabilizing slopes which have been rendered unstable.

Policies for the Plateau Area

Definition: The plateau area consists of the relatively flat uplands which extend from the upper limits of the steep slopes around the Waterfront Protection Area.

1. Undeveloped areas of the plateau shall be devoted predominantly to residential uses.
2. Innovative forms of residential development, such as cluster development, shall be encouraged in order to protect environmentally sensitive areas for public and private open spaces and to achieve appropriate design.
3. Development shall be undertaken in such a way as to minimize the threat to the stability of the steep slope area and designed to be in harmony with the scenic features of the waterfront area.
4. Stripping of vegetation, grading and filling shall be carefully controlled so that these activities are kept within desirable limits.
5. Tree planning and revegetation shall be encouraged in conjunction with development so as to prevent erosion and sedimentation, maintain slope stability, and enhance the wooded quality of the waterfront area.

6. The natural drainage pattern shall be preserved where feasible, and where the pattern must be modified, it shall be modified in such a way as to minimize adverse effects.
7. No storm water shall be allowed to flow into the steep slope area except at controlled discharge points.
8. No new development which discharges sewage effluent shall be permitted unless it is served by public sewers.

Policies for Shoreline Modification

Definition: Shoreline modification is any development activity which changes the natural features, appearances or contours of the shoreline.

1. Any dredging and filling which is necessary to the public interest should be in accord with an overall plan and environmental impact statement approved by Federal, State and County agencies. All other dredging and filling should be prohibited.
2. Any port or pier facilities should be designed in a fashion that requires minimum maintenance and water scouring action should be utilized if possible, to prevent formation of silt traps which require continuous maintenance dredging.
3. All port facilities should have modern and approved oil spill equipment on short notice.
4. Commercial shoreline activities should be restricted to those activities that require a waterfront location. Non-water dependent commercial activities should be located inland.
5. Parking facilities for commercial water dependent activities should be designed to prevent concentrated run-off from paved areas from entering adjacent water bodies. Storm sewers, ditches, or other drainage systems should not empty directly into open waters. Holding basins should be created to allow settling of suspended matter and gradual release into open water.

Policies for Marina Location and Design

Definition: Marinas are facilities which provide boat launching and storage, boating supplies and services for small pleasure craft.

1. Marinas should be located in the area where maximum physical advantages exist and where least dredging and maintenance will be required.
2. Marina construction should avoid destruction of marsh areas, shellfish beds, and submerged grasses where possible.
3. Turning basins and navigation channels should be designed to prevent long term degradation of water quality. Dead-end of deep channels without adequate flushing should be avoided.
4. Marinas should be equipped with sewage collection systems for servicing of pleasure craft.

Policies for Bulkheads

Definition: Bulkheads are retaining structures utilized to stabilize a shoreline or make it more accessible.

1. Bulkheads should be constructed at an established bulkhead line or landward of the mean high-water mark.
2. Bulkhead construction should avoid sharp angle turns that may collect trash or cause flushing problems.

Policies for Dredging and Filling

Definition: Alteration of the natural shoreline by addition of fill and removal of material to raise adjacent land to usable elevations.

1. Wherever possible, dredging or filling should be prevented.
2. Residential developments that are feasible only through dredging or filling should be prevented.
3. Dredging for navigational access should be carefully planned to prevent unnecessary channels.
4. Turbidity control mechanisms should be used to protect water quality in adjacent areas.

Waterfront Protection District

The purpose of the Waterfront Protection District is to ensure compatibility of any proposed development with the overriding objective of environmental protection along the shoreline of St. Mary's County. This district includes designation of areas for conservation and preservation because of their natural value and because of limited or non-existent development potential. The primary objective is to effectively balance development opportunities with the environment and to prevent the use of unsuitable locations for development.

The special areas of environmental concern are as follows:

1. Wetlands and marshes.
2. Special wildlife habitats.
3. Streams, stream courses, and flood plains.
4. Erosion and sedimentation.
5. Water quality and the protection of shellfish.
6. Effluent.
7. Protection of slopes and wooded areas.
8. Vegetation.
9. Dredging.
10. Flood protection.
11. Shoreline modification.

AIRCRAFT IMPACT DISTRICTS

In consideration of future proposed land uses in areas affected by aircraft installations, the policy of the County Commissioners and the Planning Commission shall be as follows:

- 1) Except in those areas for which zoning districts have otherwise been previously established, those areas designed as CNR-ZONE 2 and Considerable Accident Potential shall be limited to the following uses:
 - (a) Industrial
 - (b) Commercial
 - (c) Residential (No greater than one dwelling unit per acre)
 - (d) Open Space and Recreational uses (other than Spectator Sports).

The aforesaid policy as to land use shall in no way affect existing zoning districts or the rights and duties of the owners thereof, their successors and assigns.

- 2) There shall be a Buffer Zone which shall extend 1,000 feet beyond and around the designated CNR-ZONE 2 which may permit, Agricultural, Industrial, Commercial, and/or Residential at a gross density not to exceed two (2) dwelling units per acre. Within the Buffer, the Planning Commission shall encourage lower densities adjacent to the CNR-ZONE. The aforesaid Buffer Zone policy shall in no way affect existing zoning districts or the rights and duties of the owners thereof, their successors and assigns.
- 3) That any change in the aforesaid policy shall be based on the validity and evaluation of data and other evidence submitted by the owner or party in interest in the subject property, demonstrating satisfactorily why the proposed land use should not apply.
- 4) In evaluating specific proposed land uses under this Resolution the criteria of adequate transportation, provision of water and sewer, and adjacent land uses shall be studied in discerning the zoning district of any specific parcel within the designated area. Considerations involving smoke emission and light emission shall be considered in evaluating the industrial land uses.

Land Use Policies

Rural Service Centers are defined as those areas in the County located at strategic intersections that contain at least three (3) commercial establishments and are historically and economically significant to the rural population of the County. Some of these areas are Chaptico, Helen, Morganza, Loveville, Clements, Colton, Avenue, California, Compton, Callaway, Piney Point, Tall Timbers, Park Hall, Great Mills, Bud's Creek, Oakville, Golden Beach, Abell, Dameron, and St. Inigoes.

Rural Service Centers provide for the integration of limited commercial activity with rural residential agricultural development.