



St. Mary's County, Maryland

2022 Annual Planning Commission Report



**St. Mary's County, Maryland
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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 2022 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. Priority Funding Areas (PFA) allow local governments to manage growth and determine the locations most suitable for state-funded projects¹. Population growth data has been added for relative information, as Appendix A.

¹ During the Director's presentation to the Planning Commission on the Annual Planning Commission Report, a question was raised about the definition of Priority Funding Areas. The 1997 Maryland Senate Bill 389 established PFAs to prohibit State agencies from approving specified projects not in the PFA, and to preserve existing neighborhoods and agricultural, natural, and rural resources. PFAs are established to qualify for state funding for capital improvement projects, as defined in § 5-7B-01 of the Finance and Procurement Article of the Annotated Code of Maryland. PFAs direct growth and development by ensuring the availability of property with appropriate zoning.

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

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

Residential – Calendar Year 2022	PFA	Non - PFA	Total
New Residential Permits Issued	71	94	165

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 map? If yes, briefly summarize each amendment, include a map, or GIS shapefile, if available. 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 describe how they are consistent with internal, state, or adjoining jurisdiction plans.
See Appendix B. 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

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

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

Development Capacity will be updated in conjunction with the Comprehensive Plan Update. Development Capacity Analysis will be updated as instructed by the Maryland Department of Planning in 2026/2027. The update to the Comprehensive Plan is still in process. The last DCA submitted was in May 2017.

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

- (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 (§ 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

Local Preservation Program Type	Acres	Local Funds	State Funds	Federal Funds	Total Funds
Transfer of Development Rights (Lifted)*	290.000	\$0.00			
Maryland Agriculture Land Preservation Easement**	532.8	\$1,058,277	\$2,316,585	\$0	\$3,374,862
Rural Legacy**	504.9	\$855,035	\$1,417,731	\$1,101,914	\$3,379,609
Total	1,327.7	\$1,913,312	\$3,734,316	\$1,101,914	\$6,754,471

Source: *Land Use and Growth Management, **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.

To direct at least 70% of growth to the PFA and not more than 30% permitted outside the PFA.

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

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 set up 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. In addition, Calvert and St. Mary's Transportation Program Priorities identify the most needed projects, #1 being MD 5 Great Mills Improvement Project, which provides access to critical intersections between key military and private sector employment centers.

(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, TDRs, and septic laws.

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

Other Land Preservation Resources are:

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

Residential – Calendar Year 2022	PFA	Non - PFA	Total
Total Minor Subdivisions Approved	3	25	28
Total Minor Subdivision Lots Approved	6	41	47
Total Residential Units Approved in Minor Subdivisions*	6	41	47
Gross Acres of All Approved Minor Subdivisions	41.48	1386.07	1427.55
Net Lot Area** in Acres of All Approved Minor Subdivisions	41.48	1386.07	1427.55
Total Major Subdivisions Approved	1	0	1
Total Major Subdivision Lots Approved	132	0	132
Total Residential Units Approved in Major Subdivisions	132	0	132
Gross Acres of All Approved Major Subdivisions	22.65	0	22.65
Net Lot Area** in Acres of All Approved Major Subdivisions	7.62	0	7.62
Total Residential Units Constructed	75	129	204
Total Residential Units Demolished	2	8	10
Total Residential Units Reconstructed/Replaced	4	35	39

* 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.

New Subdivisions Residential

There was one (1) major residential subdivision in the Priority Funding Area (PFA) adding 132 lots at Woods at Myrtle Point Section 3. There were three (3) minor residential subdivisions in the PFA adding 6 lots.

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

Residential – Calendar Year 2022	PFA	Non – PFA	Total
Total Residential Units Approved (Major + Minor Subdivisions)	138	41	179
Total Approved Net Lot Area (Major + Minor Subdivisions)	64.13	1386.07	1450.2

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

Residential – Calendar Year 2022	PFA	Non – PFA	Total
Total Units Approved (Major + Minor Subdivisions)	138	41	179
% of Total Units (Approved Residential Units)	77%	23%	100%

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

Commercial – Calendar Year 2022	PFA	Non - PFA	Total
Site Plans			
Total # of Commercial Site Plans Approved	9	0	9
Gross Acres of All Approved Commercial Site Plans	155.76	0	155.76
Gross Building Area Approved in Square Feet for Commercial Site Plans	678,190	0	678,190
Building Permits			
Total Commercial Building Permits Issued	8	0	8
Gross Building Area Constructed in Square Feet for issued Building Permits	51,155	0	51,155

Table 4E: Amount of Commercial Growth Continued

Commercial – Calendar Year 2022	Total
Site Plans	
Total # of Major Site Plans Approved	11
Total # of Minor Site Plans Approved	40
Building Permits	
Total Building Permits for New Construction Issued	8
Commercial Building Permits	197
Certificates of Use Issued	129

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

- (A) 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

- (B) Has APFO impacted development approvals?

No

- (C) 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

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

N/A

- (E) Describe what is causing each restriction.

N/A

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

N/A

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

N/A

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

N/A

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

N/A

Section VII: Planning Survey Questions (Optional)

This information can help MDP and MDOT staff to identify potential pedestrian/bicycle projects and their funding.

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

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

(B) Does your jurisdiction have a transportation functional plan in addition to 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 a plan been adopted? Y N
4. Is the plan available online? Y N
5. How often do you intend to update it? (Every 10 years)
The plan update is currently underway.

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

Appendices

Appendix A

Population Growth by Election District in 2010 and 2020

Election District	2010	2020
1	7,191	6,402
2	7,403	7,276
3	13,854	19,020
4	10,680	10,628
5	12,585	12,579
6	14,277	12,917
7	3,701	3,306
8	35,853	41,565
9	317	265
Total	105,762	113,958

Appendix B

Comprehensive Water and Sewerage Plan Amendment

Comprehensive Water and Sewerage Plan (CWSP) Amendment for Old Rolling Road Apartments, Case No. CWSP22-0055.

Amended the water and sewer service categories from W-6D and S-6D (service in 6 to 10 years, developer financed) to W-3D and S-3D (service in 3 to 5 years, developer financed) for 20.53 acres described as Tax Map 34, Grid 23, Parcel 0091 in the 8th Election District, Tax ID 015562. The Property is located at 22835 Old Rolling Road in California. This amendment was requested to facilitate community water and sewerage service for proposed multi-family development.

The Planning Commission reviewed and recommended approval of the one Comprehensive Water and Sewer Plan Amendments on May 23, 2022. The Commissioners of St. Mary's County Designee, Director of Land Use and Growth Management, approved the amendment on October 26, 2022.



Appendix C

1. Metcom Capital Improvement Plan and Budget

Planning Commission recommended to the Commissioners of St. Mary's County to approve the FY2023-FY2028 St. Mary's County Metropolitan Commission Capital Improvement Plan and Budget as being consistent with the Comprehensive Plan.

Click [HERE](#) for MetCom Capital Improvement Plan & Budget FY 2023-FY 2028 Transmittal Letter to Chairman

Click [HERE](#) for MetCom Capital Improvement Plan & Budget FY 2023-FY 2028

Click [HERE](#) for MetCom Capital Improvement Plan & Budget FY 2023-FY 2028 Conformance with the Comprehensive Plan

Click [HERE](#) for MetCom Capital Improvement Plan & Budget FY 2023-FY 2028 LUGM Director's Memo and Sample Motion

Click [HERE](#) for Planning Commission Letter of Support-FY 2023-FY 2028 St. Mary's County Metropolitan Commission Capital Improvement Plan and Budget

2. St. Mary's County Capital Improvement Plan and Budget

On March 14, 2022, the Planning Commission reviewed the St. Mary's County Capital Improvement Budget Requirements and the FY2023- FY2028 Plan for Capital Projects Details. The Commissioners approved the Plan and Budget on May 24, 2022.

Click [HERE](#) for FY2023 Capital Improvement Budget Request

Click [HERE](#) for St. Mary's County Capital Improvement Budget and Plan for FY2023-2028 Memo

Click [HERE](#) for Planning Commission Letter of Support - FY2023- FY2028

Click [HERE](#) for FY2023-2028 Capital Improvement Budget and Plan Conformance Plan Analysis

3. Educational Facilities Master Plan

The 2022 Educational Facilities Master Plan was presented to the Planning Commission in August of 2022 and was found to be consistent with the Comprehensive Plan adopted in 2010. The Plan reflects amendments to the CIP based on reviews of demographic trends and facility needs.

Click [HERE](#) for St. Mary's County Public Schools Educational Facilities Master Plan 2022

Appendix D

On Going 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 now 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.

Plans are underway to update the “St Mary’s County Comprehensive Plan Quality of Life in St. Mary’s County- A Strategy for the 21st century, Adopted: March 23, 2010”. In 2022, concentrated element group meetings were conducted for Staff, Planning Commission members and subject matter experts to review and discuss existing element chapters.

END
