

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Commissioners of St. Mary's County (CSMC) will hold a Public Hearing on **April 23, 2024 at 9:30 a.m.** in the CSMC Meeting Room in the Chesapeake Building located at 41770 Baldrige Street in Leonardtown, Maryland to consider public input on the approval of the proposed Great Mills Pool/Gymnastics Center Program Open Space Conversion.

Public hearing information and related documents can be viewed online at: stmaryscountymd.gov/publichearings. CSMC Public Hearings are televised live on St. Mary's County Government (SMCG) TV Channel 95 and available on the SMCG YouTube Channel.

Citizens are encouraged to attend and participate in the public hearing. Those wishing to address the CSMC may participate in-person or provide their feedback via:

- Email to: csmc@stmaryscountymd.gov
- Mail to: P.O. Box 653, Leonardtown, MD 20650

All submissions must be received no later than 5 p.m. on **Tuesday, April 30, 2024**. Submissions will be considered by the CSMC at the Public Hearing and up to 7 days following the public hearing. Public Hearing guidelines are subject to change.

Note that because of the evidence and comments made at the public hearing, amendments may be made to the proposed application for the Great Mills Pool/Gymnastics Center Program Open Space Conversion

Appropriate accommodation for individuals with special needs will be provided upon request. To meet these requirements, we respectfully request 1 week's prior notice. Please contact the CSMC Office at (301) 475-4200 ext. 1340. Proceedings are televised live and recorded for later broadcast. All content of these proceedings is subject to disclosure under the Maryland Public Information Act. Photographic, electronic audio-visual broadcasting and recording devices are used during CSMC meetings. These are public meetings and attendance at these meetings automatically grants SMCG permission to broadcast your audio and visual image.

COMMISSIONERS OF ST. MARY'S COUNTY

By: John Sterling Houser, Deputy County Attorney

Publish on 4/5 and 4/12



Buffy Giddens, County Attorney
John Sterling Houser, Deputy County Attorney

MEMORANDUM

TO: Commissioners of St. Mary's County
David Weiskopf, County Administrator

CC: Buffy Giddens, County Attorney
David Yingling, Deputy County Administration

FROM: John Sterling Houser, Deputy County Attorney

RE: Great Mills Pool/Gymnastics Center Program Open Space Conversion

DATE: March 26, 2024

Overview

5.1152 acres of 21100 Great Mills Road are encumbered by Program Open Space ("POS") covenants. These covenants are meant to ensure that any property acquired or developed, in whole or in part, with POS funds remains as a recreational use available to the public.

The St. Mary's County YMCA is planned to be located on the portion of 21100 Great Mills Road encumbered by these covenants, and upon completion of the new facility the Great Mills Pool will be operated by the YMCA. Because the YMCA is a membership-based organization it cannot be recognized by the Department of Natural Resources as a "public" recreational amenity. Natural Resources Article § 5-906(f) forbids conversion of land acquired or developed through POS funding from conversion to any use other than public recreation without prior authorization from the State of Maryland. Accordingly, 21100 Great Mills Road must be converted to a non-POS property before control of the site can be given to the YMCA.

Natural Resources Article § 5-906(f)(1)(ii) provides that any conversion in land use may be approved only after a local governing body replaces the converted land with land of equal or greater area and of recreational or open space value. DNR has adopted additional regulations pertaining to conversion, all of which are addressed in the Department's Program Open Space Manual.

Proposed Conversion

The parcel containing the former Willows Recreation Center – now the St. Mary's County Gymnastics Center – and the adjacent outparcel acquired by the Commissioners of St. Mary's County in 2023 appear to satisfy all pertinent eligibility criteria for conversion. Prior to acquisition of either property staff verified with DNR that they appear to be suitable replacement properties for conversion of 21100 Great Mills Road. Accordingly, a formal conversion package has been prepared and is attached to this memorandum.

Request for Public Hearing

One of the criteria that must be satisfied is providing evidence the community was apprised of the intention to remove a property from the Program Open Space program and replace it with another property of equal or greater worth. There have been many public meetings and engagements with the public over the planned YMCA. However, because the POS encumbrance was not specifically mentioned the County Attorney's Office recommends a public hearing on this matter. A draft public notice advertisement and timeline for a public hearing have been prepared.

Department Recommendation and Proposed Timeline:

Adopt Formal Conversion Packet and submit to DNR; hold public hearing on proposed conversion.

March 26, 2024	Request for Public Hearing – Main Agenda item
April 5, 2024	Run Legal Ad in Southern Maryland News/Public Notice Run
April 12, 2024	Legal Ad in Southern Maryland News/Public Notice
April 23, 2024	Hold Public Hearing at 9:30 a.m.
**If CSMC hold public comment period open 7 days: **	
April 30, 2024	Public Comment Period Ends
May 7, 2024	CSMC Decision

**ST. MARY'S COUNTY GOVERNMENT
OFFICE OF THE COUNTY ATTORNEY**

*Buffy Giddens, Deputy County Attorney
John Sterling Houser, Assistant County Attorney*



Commissioners of St. Mary's County
James R. Guy, President
Michael R. Alderson, Jr., Commissioner
Eric Colvin, Commissioner
Michael L. Hewitt, Commissioner
Scott R. Ostrow, Commissioner

July 10, 2023

VIA EMAIL

Department of Natural Resources
c/o Margaret Lashar, Local Grants Supervisor
margaret.lashar@maryland.gov

RE: Program Open Space Conversion Candidate

Dear Ms. Lashar,

I hope this letter finds you well. Following our correspondence on April 25 and 26, and again on June 28, this letter is meant to inform you the Commissioners of St. Mary's County will soon proceed to settlement on 46961 Bradley Boulevard, Lexington Park. On this parcel are certain improvements known as the Willows Recreational Center, a privately owned recreational and community facility that ceased operations on April 30 of this year. Settlement is tentatively scheduled for July 12. The Commissioners are also actively pursuing acquisition of the adjacent outparcel at 46955 Bradley Boulevard. If both parcels are acquired the Commissioners will submit a formal package requesting conversion of the Program Open Space encumbrance on a certain portion of 21100 Great Mills Road, Lexington Park to this newly acquired property.

As you know, the Commissioners are partnering with YMCA of the Chesapeake to develop a future recreational center on the 21100 Great Mills Road property. The center will be owned by the Commissioners and leased long-term to YMCA of the Chesapeake. This would be the culmination of a years-long effort to bring a YMCA to St. Mary's County. Following formation of a YMCA Exploratory Committee in 2019 amidst strong public support for a new community and recreational center in the Great Mills area, and after several more years of community outreach and planning, the YMCA selected 21100 Great Mills Road as the location with the strongest potential for successful development of a YMCA, noting its strong residential market base, demonstrated community need, the close proximity of existing synergistic facilities, good opportunities for future on-site growth, and close proximity to multiple schools.

A summary of the basic facts of each of the three properties is as follows:

21100 Great Mills Road

Acreage: 16.246 acres
Assessed Value
1/1/23: \$2,828,600
*: *only 5.1152 acres of site
encumbered by POS*

46961 Bradley Road

Acreage: 3.92 acres
Assessed Value
1/1/23: \$5,088,500

46955 Bradley Road

Acreage: 5.4 acres
Assessed Value
1/1/23: \$184,7

As stated previously, once both parcels are under the Commissioners' ownership a formal conversion request will be submitted. The package will include appraisals of the encumbered portion of 21100 Great Mills Road and the Bradley Road properties' current market values, a summary of the site selection process undertaken by the Exploratory Committee and YMCA of the Chesapeake, and all other required documentation for conversion.

As always, please let me know if you have any questions or if there is any further information I can provide. I appreciate your assistance and look forward to working with you more as we prepare to submit the conversion request.

Very truly yours,

John Sterling Houser
Assistant County Attorney

CC: David Weiskopf, County Administrator
Buffy Giddens, Deputy County Attorney
Arthur Shepherd, Director, Recreation & Parks

Maryland Department of Natural Resources Program Open Space (POS) Local Grant

Acquisition Application and Project Agreement

POS PROJECT #

(DNR Use Only)

1. PROJECT INFORMATION: Please fill out all sections of the form completely unless otherwise indicated.

PARK NAME Willows Recreation Center / St. Mary's County Gymnastics Center

PROJECT NAME Willows Recreation Center / St. Mary's County Gymnastics Center

2. PROJECT LOCATION: Please identify all applicable parcels.

Street Address: 46955 & 46961 Bradley Boulevard MD Legislative District 29C

City/Town Lexington Park County St. Mary's Zip Code 20653

County Tax Map 51 Grid 11 Parcel 577 Lot 4

SDAT Account Identifier 1908107270 & 1908172803

District-Subdivision-Account Number or Ward-Section-Block-Lot (as applicable)

Deed Liber/Folio 6427 / 116; 6367 / 425 Is this project located in a Priority Funding Area? Yes X No

3. PROJECT DESCRIPTION: Descriptions are written into the agenda item, which is presented to the Maryland Board of Public Works for approval. Please explain the proposed acquisition and be specific. Why is it being done (future recreation development, natural resource protection/conservation, etc.) and how does it relate to local recreation needs? Is it a new park or does it build upon an existing park area? Provide all of the information that you feel is necessary to explain and justify the project. Attach a separate sheet, if necessary.

For conversion of 5.1152 acres (+/-) of encumbered POS lands at 21100 Great Mills Road, Lexington Park, MD 20653. The proposed replacement properties comprise 7.434 acres (+/-) located on Bradley Boulevard off Willows Road in Lexington, approximately 1.9 miles northeast by east of the POS designated lands on 21100 Great Mills Road. Conversion will allow development and protection of public and private recreational amenities, as further detailed in the conversion application this acquisition application accompanies.

4. PROJECT PERIOD: From: Date of Letter of Acknowledgement or Letter of Concurrence (DNR Use Only)

To: N/A Estimated Date of Completion (Must be filled in by Applicant)

5. DESCRIPTION OF LAND TO BE ACQUIRED:

This is a(n): New Park X Addition to an Existing Park Nearest town or community served: Lexington Park; Great Mills

Deed acres: 7.434 Ac. Acres to be acquired with this acquisition: 7.434 Ac.

Existing park acreage: Ac. Planned ultimate acreage: 7.434 Ac.

How many acres are: Wooded 0.00 Ac. Agricultural 0.00 Ac. Floodplain 0.00 Ac.

In the Critical Area 0.00 Ac. Non-Tidal Wetlands 1.45 Ac.

The topography is flat, steep, sloping or other (describe): Mostly flat; drainage easement & SWM pond

Road Frontage: 1,070.3 Ft. Paved X Unpaved

This property is: Improved X Unimproved

If improved, list all current improvements – identify size, condition, and future use of each improvement:

46967 Bradley Blvd. improved with 22,987 s.f. recreation center. Per appraisal, overall conditions average to good. Prior to acquisition was private recreation center; future use is Gymnastics Center.

5. DESCRIPTION OF LAND TO BE ACQUIRED (Cont.):

Explain Zoning: Office Business Park District ("OBP")

Current Land Use: Office and Business Parks (will be considered Public Lands once maps update to reflect CSMC ownership)

Is the property currently being utilized at its highest and best use? Yes No

Highest and Best Use: 46961 Bradley – continuing use as community center/gym
46955 Bradley – commercial, office, or community service related
Developable potential - # of lots: 2

Subdivided? Yes No _____ If Yes, # of lots: 2 Average size of lots 3.717 acres

Utilities Available: Water Sewer Electric Gas Phone

Environmental Hazards: Yes _____ No If there are any hazards, list them and identify how they will be addressed:

Empty text box for environmental hazards.

6. PROJECT DETAILS:

a. Benefits derived from this acquisition:

St. Mary's Gymnastics Center provides a location for St. Mary's County Gymnastics Academy and other Dept. of Rec & Parks programming.

b. What, if anything, makes this project unique?:

Site was private community/recreation center slated for closure on April 30, 2023. County will be able to provide additional rec. programming in most densely populated part of County.

c. How is this project consistent with the County's Land Preservation, Parks and Recreation Plan (LPPRP)?

Acquisition of Willows Recreation Center specifically furthers 2022 LPPRP goal of developing recreation/community center in a centralized location within the county (Goal 3.1.c).

d. Infrastructure: Will the development planned for this site result in an increased demand on existing infrastructure (roads, utilities, etc.)? Yes _____ No

If yes, please explain the impact on the infrastructure and how this will be addressed.

Empty text box for infrastructure impact explanation.

e. Potential Conflicts: Are there any potential conflicting uses or possible non-compatible uses being planned (e.g., road widening, utility easements, etc.) which might require a Land-Use Conversion? Yes _____ No

If yes, please explain the potential conflicting use and how this will be addressed.

Empty text box for potential conflicts explanation.

f. Interim Use: Will there be an interim use on the property prior to park development, including rental, lease, and/or other management techniques? Yes _____ No

If yes, please describe the interim use in detail. (Note that any interim use must have prior approval by DNR.)

Empty text box for interim use description.

g. Please describe the public access that will be available on the property and note any restrictions or limitations, both prior and subsequent to park development:

Site is centrally located relative and within County's most dense population center. Existing building constructed one year prior to January 26, 1992; appraisal notes no direct evidence of ADA noncompliance.

7. SELLER'S NAME: Willows Run LLP

8. TITLE WILL BE HELD BY: Commissioners of St. Mary's County

(Name of County/Municipality, Department)

Title will be held in fee simple? Yes No If not, please describe: _____

9. APPRAISAL VALUES:

James Hooper (46955 Bradley)	\$ 688,000.00	\$ 196,123.15	/ Acre	2/16/24
_____	_____	_____	_____	_____
(Name of Appraiser)	(Appraisal Amount)			(Date of Appraisal)
James Hooper (46961 Bradley)	\$ 4,253,000.00	\$ 1,083,290.88	/ Acre	2/16/24
_____	_____	_____	_____	_____
(Name of Appraiser)	(Appraisal Amount)			(Date of Appraisal)

10. APPRAISAL EVALUATION:

a. Spread between appraisals: _____ %

If the value of the high appraisal is more than 20% greater than the low appraisal, please explain:

N/A; conversion

b. Average of appraisals: \$ _____

If the cost of the acquisition is not equal to the average of the two appraisals, please explain:

c. Is the appraisal value reasonable relative to the area? Yes No If not, please explain:

d. Are the appraisals more than 12 months old? Yes No If yes, please explain:

e. The appraisals were performed by licensed real estate appraisers with qualifications consistent with industry standards and all applicable Local, State and Federal statutes and regulations. _____ Initial Here

11. PROJECT COSTS:

	<u>COST</u>	<u>POS AMOUNT</u>
a. LAND COST	\$ 4,575,000.00	\$ 0.00
b. COST OF IMPROVEMENTS (if not included in land costs)	\$ _____	\$ _____
c. INCIDENTAL COSTS (total from itemized list below)	\$ _____	\$ _____
Itemize incidental costs (appraisals, title work, surveys, etc.):		
Note that incidental costs not listed may not be reimbursed. Prepaid taxes refunded to the seller is not an eligible incidental cost.		
_____	\$ _____	
_____	\$ _____	
_____	\$ _____	
_____	\$ _____	
_____	\$ _____	
d. TOTAL PROJECT COST	\$ 4,575,000.00	
e. TOTAL POS AMOUNT		\$ 0.00

12. PROJECT FUNDING:

POS FUNDS REQUESTED:	\$ 0.00	0 %
PRIOR POS FUNDS APPROVED:	\$ 0.00	0 %
LOCAL FUNDS:	\$ 4,575,000.00	100 %

Acquisition Application and Project Agreement (Cont.)

POS Project # _____

OTHER FUNDS:	\$	<u>0.00</u>	<u>0 %</u>	(Specify Source/Type) _____
TOTAL PROJECT COST:	\$	<u>4,575,000.00</u>	<u>100 %</u>	

13. FEDERAL FUNDS: (check one of the options below)

a. The Applicant certifies that it has received Federal funds for this project. _____

Please indicate type of Federal fund received and amount: _____

b. The Applicant certifies that it has not received Federal funds for this project. _____

14. APPLICANT INFORMATION: Note that the Applicant is also the County or Municipality that will be receiving the funding at reimbursement.

APPLICANT Commissioners of St. Mary's County APPLICANT'S FEDERAL ID # 52-6001015

15. LOCAL PROJECT COORDINATOR:

Christina Bishop	Project Manager	Recreation & Parks	Commissioners of St. Mary's County	
(Print Name)	(Title)	(Department)	(Organization)	
P.O. Box 653, 41770 Baldrige Street		Leonardtwn	MD	20650
(Mailing Address)		(City)	(State)	(Zip)
(301) 475-4200 ext 1811		Christina.Bishop@stmaryscountymd.gov		
(Phone Number)		(Mobile Number)	(Email Address)	

16. LOCAL GOVERNMENT AUTHORIZATION:

As the authorized representative of this Political Subdivision, I have read the terms of the "Project Agreement and General Conditions" of the Local Program Open Space (POS) Grants Manual and I agree to perform all work in accordance with the Manual, POS Law and Regulations, all applicable Local, State and Federal statutes and regulations, and with the attachments included herewith and made a part thereof.

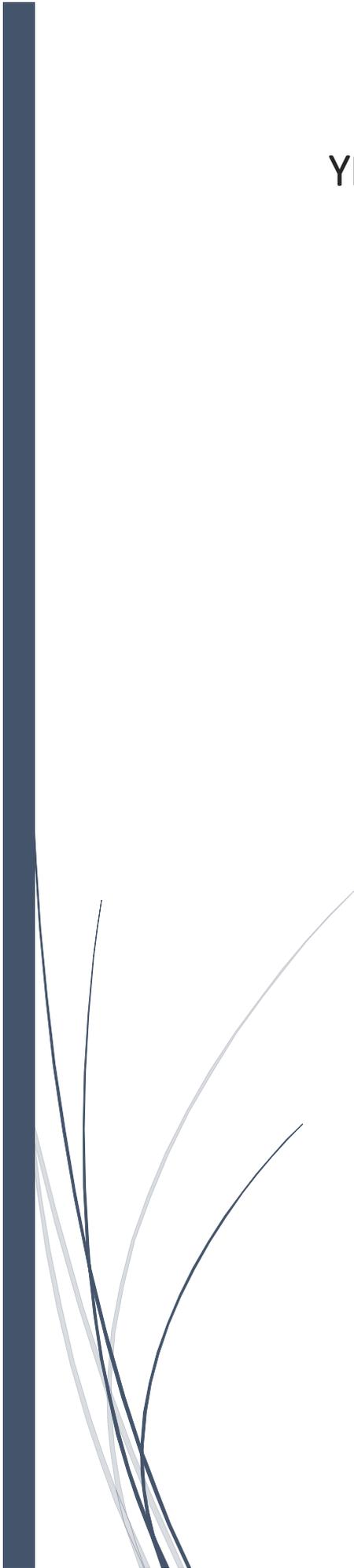
 (Signature) (Print Name) (Title/Organization) (Date)

PROGRAM ADMINISTRATIVE REVIEW: (DNR Use Only)

ON-SITE INSPECTION: DATE _____ BY _____

DEPARTMENT OF NATURAL RESOURCES – PROGRAM OPEN SPACE APPROVAL:

 (Signature) (BPW Approval Date) (BPW Agenda Item Number)



YMCA EXPLORATORY COMMITTEE FINAL REPORT

Respectfully Submitted by:

Bennett Wilson, Chair

Michael Brown, Vice Chair

Catherine Askey

Captain John Brabazon

Ashleigh Dufresne

Jenna Guzman

Tyrone Harris

Beverly Johnston

John Parlett, Jr.

Dr. Monika Lee

Omonigho Olumese

Donovan Weekley

Introduction and Executive Summary:

After learning about the YMCA of the Chesapeake and introducing its Executive Director to the County, the Commissioners of St. Mary's County (CSMC) established a 13-person committee to further explore the possibility of a YMCA in St. Mary's County. The YMCA Exploratory Committee's (The Committee) role is to: a) investigate community needs; b) learn about YMCA programs and services; c) identify potential locations for a facility; d) discuss potential facility amenities; and e) gauge fundraising capacity. The Committee held public meetings six times over an eight month period.

Summary Findings and Recommendations to the CSMC:

- a) **Finding #1:** The YMCA's involvement in St. Mary's County would greatly enhance the welfare and quality of life for a diverse range of citizens in the County, further supporting stable families, well-rounded children and teenagers, connected and engaged young people, an active aging population, and local employers' ability to retain talent.
- b) **Finding #2:** The CIP funding currently allocated for a YMCA/community center will be sufficient to build a successful YMCA facility. In addition to the significant research already done through community partnerships, the extensive feasibility study process proposed by the YMCA of the Chesapeake and its research partner will further define the right mix of amenities for the first St. Mary's County location.
- c) **Finding #3:** With the CSMC providing a site and state-of-the-art building, through contributions by individuals and business, as well as proceeds from memberships, the YMCA will maintain a sustainable operating budget. Robbie Gill of the YMCA of the Chesapeake: "If the County dedicates money to build a Y, the Y will never need to ask the Commissioners for any more money".
- d) **Recommendation #1:** The CSMC should enter into a Memorandum of Understanding with the YMCA of the Chesapeake to further specify the business model for our County's YMCA based on the needs and characteristics of the community.
- e) **Recommendation #2:** Based on the Triangle2 study's findings, St. Mary's County Government (SMCG) should move to break ground on the YMCA building in FY21 using its current committed amount of \$14.5 million.
- f) **Recommendation #3:** Lexington Park should be host to the first YMCA location in St. Mary's County. However, a YMCA would greatly improve the quality of life for young people and families in other parts of the county, specifically the northern areas of the County. The County should anticipate and support other YMCA locations in the future.
- g) **Recommendation #4:** The Committee recommends three County-owned sites as being appropriate for the YMCA location. In no particular order:
 - a. Shangri-La Drive (Tax ID Number: 1908139148)

- b. Nicolet Park (Tax ID Numbers: 1908069174, 1908122164)
 - c. Great Mills Pool (Tax ID Number: 1908047847)
- h) **Recommendation #5:** SMCG and the YMCA should work together to ensure that all families feel comfortable inside the facility and its surrounding area. SMCG should explore methods beyond policing to increase public safety, such as well-lit, cleaner streets and sidewalks, “placemaking” strategies for Lexington Park, and property improvement and other business incentives. The YMCA will, in-turn, make the rest of the community feel safer.

Research and Analysis in Determining Key Findings and Recommendations:

The Committee conducted a thorough and critical analysis of the concept of a YMCA in St. Mary's County. This included receiving presentations from Mr. Robbie Gill, Executive Director of the YMCA of the Chesapeake, Mr. Arthur Shephard of the Department of Recreation and Parks, Ms. Amy Ford of the Lexington Park Library, Ms. Trisha Post of the Willows Recreation Center, the Youth Mappers, the College of Southern Maryland, and others.

Individual members of the Committee engaged in site visits and reported findings back to the full committee during public meetings. Site visits occurred to the Willows Recreation Center, the Great Mills Pool, the College of Southern Maryland Leonardtown Campus, the local Sheriff substation, the Gymnastics Center, and three YMCA facilities on the Eastern Shore.

The Committee also received community feedback at the end of each meeting as well as via email.

The Exploratory Committee, selected by the Commissioners of St. Mary's County from a pool of citizens who had applied, included broad expertise and representation. Committee members included health personnel, a financial expert, a real estate developer, and representatives of Naval Air Station Patuxent River, the Department of Aging and Human Services, the Department of Recreation and Parks, the County's Public Schools and the Youth Advisory Commission. It also represented the County geographically with representatives of north, central and southern St. Mary's County.

The findings, followed by the recommendations, are described below.

Finding #1: The YMCA's involvement in St. Mary's County would greatly enhance the welfare and quality of life for a diverse range of citizens in the County, further supporting stable families, well-rounded children and teenagers, connected and engaged young people, an active aging population, and local employers' ability to retain talent.

It is in the Committee's opinion that a YMCA would greatly enhance the welfare and quality of life for a diverse range of citizens. The reasons are as follows:

There are few to no spaces in St. Mary's County that can offer the ability to support the needs of populations that differ in age, race, ethnicity, income, and education. There are no organizations within the County that have the level of experience, the proper facilities, and the organizational flexibility to run a multi-generational, diverse hub of creative learning, athletics, and personal enrichment. The Committee met with the Recreation and Parks Department, the Willows Recreation Center, and the College of Southern Maryland – Leonardtown Campus. Those conversations help inform the statement above. The non-profit status of the YMCA allows it to raise its own funds and operate independently of government. YMCAs are multi-disciplinary, with health and wellness often the primary focus area. They also offer programming centered around mentoring, child development, the arts, aging adult activities, and STEM learning. Furthermore, the brand recognition of the YMCA is a comfort to many families that are not originally from the area.

Young people need a place in which to spend time with each other and adults; a place that is positive, nurturing, and safe. The Committee heard and read a lot of community feedback that stated that young people needed a safe place to be. Furthermore, many said and wrote that having a place for young people to spend time would enhance safety. Many different people stated they “grew up in a Y”, and explained how it was an essential part of their family’s weekend or after-school hours.

The YMCA turns no one away due to the inability to pay. The YMCA charges membership fees on a sliding scale that is based on household income. This enables people from different socio-economic statuses to utilize the state-of-the-art facility, as well as interact, create bonds, and strengthen the community. The membership fees paid at market-rate prices are comparable to private health and wellness membership costs.

Finally, it is expected that the YMCA will hire 6-7 full time staff, plus 150-200 part-time staff. 90% of the people hired will be St. Mary’s County residents. This estimate is based on the workforces of the YMCAs in Wicomico and Cecil Counties, which are most similar to St. Mary’s County.

The YMCA is also a large hirer of first-time employees, providing young people with a strong basis for future success and responsibility as the YMCA is built around positive values and service.

Finding #2: The CIP funding currently allocated for a YMCA/community center will likely be sufficient to build a successful YMCA facility. In addition to the significant research already done through community partnerships, the extensive feasibility study process proposed by the YMCA of the Chesapeake and its research partner will further define the right mix of amenities for the first St. Mary’s County location.

Here are the construction costs for YMCAs recently or currently being constructed:

Square Feet	Cost	Opening Date	Location
24,000	\$8.1 m	June ‘19	St. Michael’s, MD
40,000	\$14 m	2021	Kent County, MD
41,000	\$14 m	2021	Queen Anne’s County, MD

*All facilities have indoor pools

Via numerous community presentations, question/answer sessions, letters, and in-person community feedback, the Committee determined there are insufficient offerings for the following amenities and programs in the county:

- Art rooms and art programming
- Music rooms and music programming
- Childwatch, or daycare
- Open common areas where people can gather: reception area as well as indoor meeting/common spaces

- Rock-climbing wall
- Computer area
- Indoor play area for children
- Tutoring and mentoring programs for pre-teens and teenagers

The Committee determined that there are amenities and programs that are often inside of YMCAs that help anchor its core services. In St. Mary’s County, the ones that are not offered to a sufficient extent are:

- Fitness center with cardio/weight machines
- Aerobic room(s) for children and adult exercise classes
- Raquetball/squash courts
- Tennis courts

All of the amenities and programs above are found in YMCAs across the country.

A wide array of STEM programming exists in our County, but learning around the arts is insufficient for a community that has a world-class research facility and a growing higher education presence. The St. Mary’s County Arts Council says it well in a letter to our Committee: “Through the arts, participants experience activities that foster self-expression, build self-esteem, develop imagination, critical thinking, and valuable social skills. Additionally, exposure to the arts develop diverse skillsets that help youth connect and understand other people and to solve problems communally and non-violently.”

The YMCA of the Chesapeake has a process for determining the needs of a community, as well as its ability to support programming and facility costs. Triangle2 will provide data that shows the relative interest in major facility features and programs. This will be important, because the Committee found that many YMCAs offer indoor/outdoor aquatics centers as well as multi-use gym space. The County is already home to swimming pools and gymnasiums, and they are likely not being used to their full capacity. Triangle2, through its extensive surveying, can help determine which facilities will really drive market demand.

Finding #3: With the CSMC providing a site and state-of-the-art building, through contributions by individuals and business, as well as proceeds from memberships, the YMCA will very likely be self sufficient, using revenue, donations, and the support of the YMCA of the Chesapeake. Robbie Gill of the YMCA of the Chesapeake: “If the County dedicates money to build a Y, the Y will never need to ask the Commissioners for any more money”.

The YMCA in St. Mary’s County would be a part of the YMCA of the Chesapeake. The YMCA of the Chesapeake has the fiduciary responsibility for the financial health of all the YMCAs within it. The YMCA of the Chesapeake will be responsible for the operating funds of the facility, not the County. The financial health of the YMCA is more about the collective financial balance of all the YMCAs with the YMCA of the Chesapeake’s purview. Some YMCAs actually lose money for the non-profit, but others are very successful financially. This

allows the YMCA of the Chesapeake to balance its checkbook, if you will, every year. The Cecil County YMCA elected to join the YMCA of the Chesapeake in order to leverage the umbrella organization's resources.

The Committee, based on the numerous letters of support from local businesses, and the support shown by industry organizations like the Southern Maryland Navy Alliance, the Patuxent Partnership, and the St. Mary's County Chamber of Commerce, anticipates that there will be additional significant business interest. Furthermore, demographic data and informal conversations support there are many potential philanthropic donors in St. Mary's County who will support a YMCA.

The YMCA charges membership fees on a sliding scale based on household income. As stated before, the YMCA turns no one away due to the inability to pay. The idea is that everyone should be able to be a member of the YMCA. Households that can pay market rate will do so, while households that earn less per year will pay a lower amount. A key aspect of the feasibility study will be to determine if the County has the interest and capability to support a YMCA.

Recommendation #1: The Commissioners of St. Mary's County should enter into a Memorandum of Understanding with the YMCA of the Chesapeake to further understand the possible business model for the YMCA based on the needs and characteristics of the community.

It is the Committee's opinion that a MOA with the YMCA of the Chesapeake will enable the YMCA to begin its process of determining whether or not it would be able to thrive in a community.

This process includes a feasibility study. The YMCA of the Chesapeake works with an organization called Triangle2. Triangle2 has conducted over 200 market feasibility studies since 2000, combining business and YMCA expertise to help YMCAs make good business decisions. The market feasibility study will:

- Project the number of membership units the YMCA can expect
- Test potential site to determine which is the most acceptable to the market
- Determine the range of membership fees residents are willing to pay
- Provide relative interest in major facility features and programs (what will drive demand)
- Identify potential partnership opportunities
- Assess the image of the YMCA in the community

Triangle2 will conduct an extensive analysis that includes phone, in-person, and group interviews with the public to understand the potential users of the YMCA and the desirable amenities. See the attached proposal from Triangle2 to Mr. Gill for information about the depth and breadth of the research and analysis.

The CSMC allocated \$75,000 towards a feasibility study. The Triangle2 proposal to Mr. Gill was significantly lower than what the Commissioners had allocated.

The Committee created a subcommittee to draft the scope of work it would recommend to the CSMC and to Mr. Gill. During that process, the subcommittee also conferred with County staff on the best way to partner with the YMCA. The subcommittee eventually presented to the larger committee on its findings. The MOA route was selected because it is a proven method of the County for doing business with non-profit partners. In this case, it allows the YMCA to have autonomy over its process for the market evaluation and business assessment, but shows the St. Mary's County Government's commitment to the potential of a Y in the community.

Beyond simply being an important step in the process, a MOA also acts as a key signal to the YMCA of the Chesapeake that the County is interested, based on community feedback, and ready to explore further.

Recommendation #2: The County should move to break ground on the YMCA building in FY21 using its current committed amount of \$14.5 million, pending guidance from the feasibility study.

The committee's investigation, as well as numerous letters and in-person statements, demonstrates that the need for community space for teenagers, young professionals and young families is immediate. Companies who are hiring *now* need a state-of-the-art facility to help recruit future employees. Children who are developing *now* need a place learn. Elderly people who are able-bodied and active now need a place to stay fit and socialize. Pre-teens who are coming of age *now* need a vibrant, safe, and enriching facility to help prepare them for adulthood.

The cost to build will be determined by the amenities; some, like pools, are more expensive than others. The feasibility study will determine what amenities will be desirable to the most amount of people.

For convenient, the building cost chart that was also on page 3:

Square Feet	Cost	Opening Date	Location
24,000	\$8.1 m	June '19	St. Michael's, MD
40,000	\$14 m	2021	Kent County, MD
41,000	\$14 m	2021	Queen Anne's County, MD

St. Mary's County Government's commitment of \$14.5 million is a long-term investment in the County. Not only will a YMCA be a positive presence for residence, the economy will benefit as well.

Renderings of the Kent County YMCA:





Recommendation #3: Lexington Park should be host to the first YMCA location in St. Mary’s County. However, a YMCA would greatly improve the quality of life for young people and families in other parts of the county, specifically the northern areas of the County. The County should anticipate and support other future YMCA initiatives.

The Committee was careful in its thought processes around location. Multiple committee members did bring up the fact that there is a need in the northern end of the county. A space for teens and families is the mostly frequently referenced. Looking at the population data and receiving input from Committee member experienced in real estate development, the Committee selected Lexington Park as the area with the highest need, the ability to serve the most people, and the most probability of success.

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The committee first looked at the County as a whole:

ELECTION DISTRICTS (ED) SubAreas (SA) in RED	Total Population* all ages	Under 18 Population* by ED and SA	Under 18 Population for EDs and SAs by Gender	
			MALE	FEMALE
Entire District 1 (Ridge area)	6,689	1,048	574	474
Piney Point CDP	838	123	76	47
Tall Timbers CDP	390	43	15	28
Remainder of District 2	5,221	935	451	484
Entire District 2 (Piney Point, Valley Lee area)	6,449	1,101	542	559
Town of Leonardtown	3,678	1,122	662	460
Remainder of District 3	14,269	4,106	2,211	1,895
Entire District 3 (Leonardtown, California area)	17,947	5,228	2,873	2,355
Entire District 4 (Budd's Creek, Helen area)	10,156	2,562	1,364	1,198
Charlotte Hall CDP	2,026	670	310	360
Golden Beach CDP	2,875	492	202	290
Mechanicsville CDP	1,765	531	233	298
Remainder of District 5	6,490	1,682	895	787
Entire District 5 (Charlotte Hall, New Market area)	13,156	3,375	1,640	1,735
Entire District 6 (Oakville, Hollywood)	12,096	2,508	1,235	1,273
Entire District 7 (Avenue)	2,992	602	329	273
California CDP	14,298	3,817	2,005	1,812
Lexington Park CDP	11,848	2,947	1,045	1,902
Remainder of District 8	15,316	4,041	2,047	1,994
Entire District 8 (California, Lexington Park, Great Mills, Park Hall area)	41,462	10,805	5,097	5,708
Entire District 9 (St. George Island)	584	222	90	132
TOTAL in County	111,531	27,451	13,744	13,707

Source: 2018 ACS 5-Year Estimates (ignores Margin of Error for estimate) provided by SMCG staff

The most populated areas and the areas with the highest population overall and the most children and teens are California, Lexington Park and the remainder of District 8. Almost 40% of the the County's total population and the under 18 population live in the California, Lexington Park, Great Mills, and Park Hall area (District 8). Just like any business or service, proximity to your customers is important, especially if this is the first location. The Committee narrowed the locations to California and Lexington Park.

After careful discussion, the Committee then selected Lexington Park over California for a variety of reasons. These reasons include proximity to a wide array of people, transportation access including walkability, and need. Lexington Park is the business center of the county. It is closest to the County's largest employer, as well as many private companies. These companies as well as the Navy have a vested interest in an accessible YMCA for to their employees. Lexington Park is home to a broad array of incomes. Within one mile of the selected locations, almost 25% of households earn less than \$25,000 per year. Within that same radius, almost 25% of households earn between \$100,000-199,000. It's a diverse population with a common need for more community amenities. Finally, walkability. From a real estate development standpoint, Lexington Park offers the greatest chance of development success for a walkable area. Its dense residential and business population and mix of building/facility uses and connected streets offer locations where many people can walk or bike, easily drive from their workplace and homes, or take public transportation.

Some businesses formerly on Great Mills Road have repositioned themselves on Three Notch Road. However, others have done the opposite. Two established defense technology firms are moving to Lexington Park, within a half-mile of two of the sites recommended below. Our committee believes that if the YMCA facility is well-designed inside and out, and managed successfully, it could support the renewed growth and revitalization for the area. The County should play a leadership role in the growth of its economic and population center (see final recommendation for more information).

The Committee received notable public comments from youth in the northern end of the County that they too would like a safe, vibrant place to spend time and grow. The YMCA of the Chesapeake demonstrated that YMCAs of a comparable size and with relevant amenities can thrive in both rural and densely populated communities. South County residents could very well utilize a Lexington Park location. However, it seems unlikely that North County residents would do the same, because they have other centers of commerce available to them. That is why the Committee recommends to the CSMC that after the completion of the first YMCA initial planning should begin for a second location in the northern end of the County.

Recommendation #4: The Committee recommends three sites as being appropriate for the YMCA location. In no particular order:

- d. Shangri-La Drive (Tax ID Number: 1908139148)**
- e. Nicolet Park (Tax ID Numbers: 1908069174, 1908122164)**
- f. Great Mills Pool (Tax ID Number: 1908047847)**

The sites adjacent to Nicolet Park and the Great Mills Pool are both county-owned. The site on Shangri-La Drive is owned by the St. Mary's County Housing Authority, a partner organization of St. Mary's County Government.

It should be noted that all three sites are adjacent or very close to other facilities currently frequented by the public: for Shangri-La Drive, the Lexington Park Library; for Nicolet Park, the Gymnastics Center; and for the Great Mills Road site, the Great Mills Pool.

The following is an overview of strengths and the drawbacks of each site.

Shangri-La Drive

Tax ID Number: 1908139148

Parcel Size: 3.14 acres

- Benefits
 - Cohesion with the success of, and the potential for partnership with, the Lexington Park Library as a popular community destination for a wide array of people and families.
 - Synergies with Lexington Park Elementary School (Eastern Shore YMCAs do well when they are adjacent to a school)
 - Possible partnerships geared around public service and volunteerism with nearby Lexington Park Rescue Squad and Lexington Park Volunteer Fire Department
 - Proximity to Lancaster Park and Jarboe Park allows for use of nearby amenities
 - Close to numerous well-established churches with partner closely with YMCA for family and child-oriented programming
 - Short walk to/from residential neighborhoods; short drive from residential neighborhoods on Willows, Hermanville, and Forest Run roads.
 - The County's Lexington Park Development District designates that area for main street development, part of an effort to create a town-center like feel in Lexington Park.
 - No large road/infrastructure improvements necessary; site is developable
 - Visible from major streets and public facilities
- Negatives
 - Smaller site offers less room for expansion; consideration for expansion was a recommendation from the YMCA of the Chesapeake
 - Less space for YMCA parking; would probably require trying to partner with school, fire department, and library
 - Housing Authority of St. Mary's County owns the site, so SMCG would need to confer with them on usage
 - Close to, but not within, the Naval Air Station's Air Installation Compatible Use Zone (AICUZ) which could hinder future development

Great Mills Road;

Tax ID Number: 1908047847

Parcel Size: 16.25 acres

- Benefits:
 - Adequate room for expansion; could build an 80-90K sq. ft. building and have space for future expansion

- Synergies with Great Mills High School (Eastern Shore YMCAs do well when they are adjacent to a school) and the Great Mills Pool
- No large road improvements necessary; site is developable
- Just off a major street, so visible to public while in transit
- Further away from the Naval Air Station’s AICUZ
- Negatives
 - Fewer residential neighborhoods and businesses/employers in close proximity in comparison to the other sites; less people, employees and residents, are close to this site
 - This site is less ideal from a mixed-use community development standpoint

Adjacent to Nicolet Park;

Tax ID Numbers 1908069174 and 1908122164

Parcel Size: 11.65 acres and 5.5 acres

- Benefits:
 - Could utilize the park facility in its programming
 - In close proximity to residential neighborhoods and businesses
 - Ample parking would be available
 - Close to neighborhood churches in Patuxent Park neighborhood; churches have been known to partner with YMCA for family and child-oriented programming
- Negatives
 - Building space is restricted by the topography of the site
 - Though this site is near neighborhoods, it would require road/infrastructure improvements to allow full connectivity/walkability. This need could make the site more expensive
 - Close to, but not within, the Naval Air Station’s AICUZ, which could hinder future development
 - Building would not be directly visible from a major street; people would have to go searching for it
 - The streets might be too narrow for cars to comfortably travel

Recommendation #5: SMCG and the YMCA should work together to ensure that all families feel comfortable inside the facility and its surrounding area. SMCG should explore methods beyond policing to increase public safety, such as well-lit, cleaner streets and sidewalks, “placemaking” strategies for Lexington Park, and property improvement and other business incentives. The YMCA will, in-turn, make the rest of the community feel safer.

St. Mary’s County Government must play a role in ensuring that everyone feels safe at a YMCA.

Lexington Park was chosen because it is within a population center, is in the largest employment center of the County, is the area of the greatest need in the County, and is one of only two walkable areas of the County, which would allow children and teenagers to walk, bike, or scooter to the YMCA. Despite these benefits, Lexington Park is perceived as a high crime area.

Families will want to feel safe visiting the YMCA. The Lexington Park Library is an example of a facility that is used by a diverse population in terms of race, age, wealth, and educational level that thrives despite the negative perception of safety in Lexington Park. Much of the success is due to the library's enriching programming, well-maintained facility, and attentive and professional staff. The YMCA, therefore, will bear much of the responsibility for creating an atmosphere of safety within the facility. Site visits show that YMCAs are bright and promote a feeling of comfort and safety.

Conversations with local law enforcement by Committee members yielded the assessment that other areas of the County and Southern Maryland are home to pockets of crime, just as much as Lexington Park, but those areas don't have a reputation as a high-crime area.

St. Mary's County Government can help ensure the success of a YMCA in Lexington Park by keeping sidewalks and streets in the area clean and well-lit and working to facilitate reinvestment in the area. The County should also work to identify incentives that encourage business activity in the vicinity of the future YMCA location, allowing for a more vibrant street-life, as more street activity is a recognized method to reduce street crime. The St. Mary's County Sheriff's presence on Great Mills Road in the new substation is a step, but only part of the solution. More public safety paired with cleaner, well-lit streets, more business activity, and family friendly amenities will ensure that Lexington Park both *feels* and *is* a safer, and an enriching place to live, work, and play.

In turn, the YMCA will play it's part in making an area feel safe, further encouraging reinvestment in property and investment in the people of St. Mary's County.

APPENDICES

- MOA draft
- Triangle2 Feasibility Study Proposal submitted by Triangle2 and Mr. Robbie Gill
- Letters of interest (letters and a list of organizations/companies)
- Site analyses provided by Mr. Partlett, Committee Member
- Kent County building information provided by Mr. Gill
- Meeting topics/agendas in chronological order
- Public Comment letters and emails

Public Comment letters and emails arrived from:

- AMEWAS
- AVIAN, Inc.
- C&M Solutions, LLC
- Creative Beginnings
- Historic Sotterley
- KBR Engineering Business Unit
- MedStar St. Mary's Hospital
- MIL Corporation
- PerryGo Consulting Group, LLC
- Primary Residential Mortgage, Inc.
- RightDirection Technology Solutions, LLC
- St. Mary's County Arts Council
- St. Mary's County Chamber of Commerce
- St. Mary's County Community Development Corporation
- St. Mary's County Library
- Sabre Systems
- Senator Jack Bailey
- Summerseat Farm Inc.
- University of Maryland College Park, TechPort
- WMS, LLC
-
- 8 individuals
-

New St. Mary's County YMCA

March 1, 2022



ST. MARY'S COUNTY YMCA TASK FORCE

- **Robbie Gill** - CEO, YMCA of the Chesapeake
- **Brian Rigby** - GRO
- **BeeJay Dothard** - Assistant Principal, Great Mills High School
- **Amy Ford** - Branch Manager, Lexington Park, St. Mary's County Library
- **Sabrina Hecht** - Community Planning Liaison Officer, NAS Patuxent River
- **Beverly Johnston** - Exploratory Committee Member
- **John Parlett** - Exploratory Committee Member
- **Arthur Shepherd** - Director, Recreation and Parks, St. Mary's County
- **Meddo Swaby** - Educator
- **David Weiskopf** - County Attorney, St. Mary's County

Additional Attendees

- **Captain John Brabazon**, Commanding Officer, NAS Patuxent River

AGENDA / FLOW

Facility Strategy

1. The plan

- project understanding, timeline

2. The place

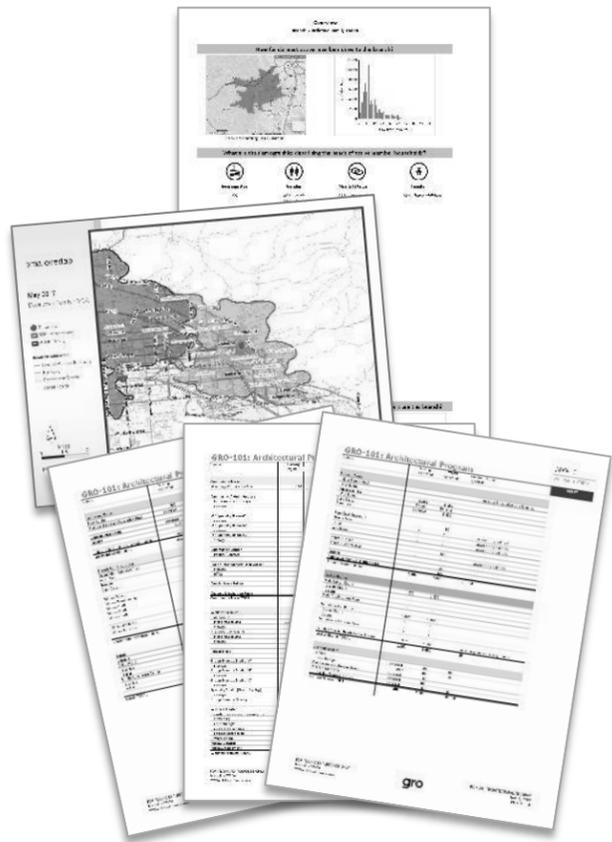
- Site Plan, Floor Plans, Imagery

3. The scope

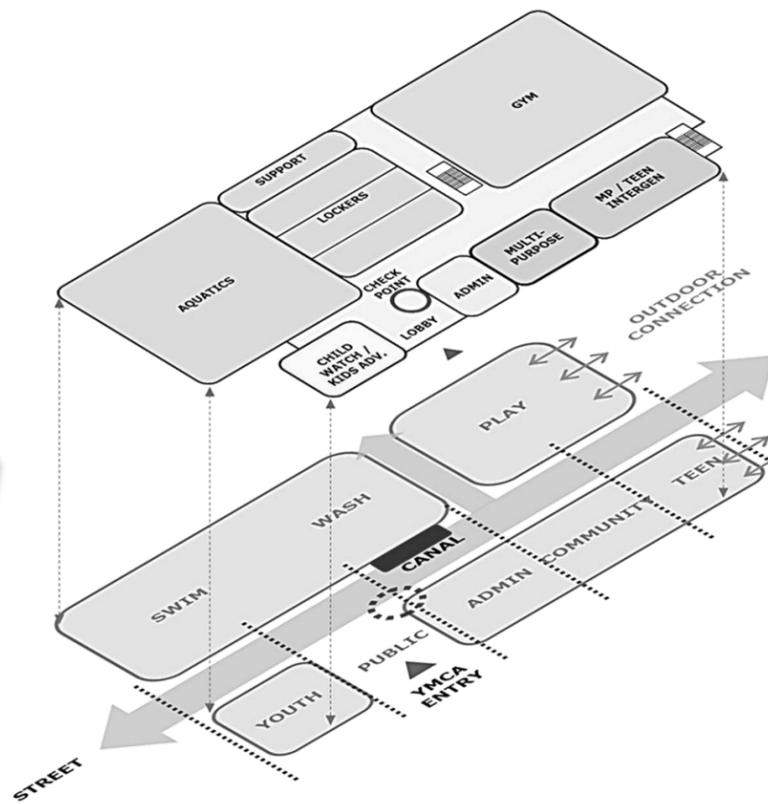
- Program, budget

4. Next steps

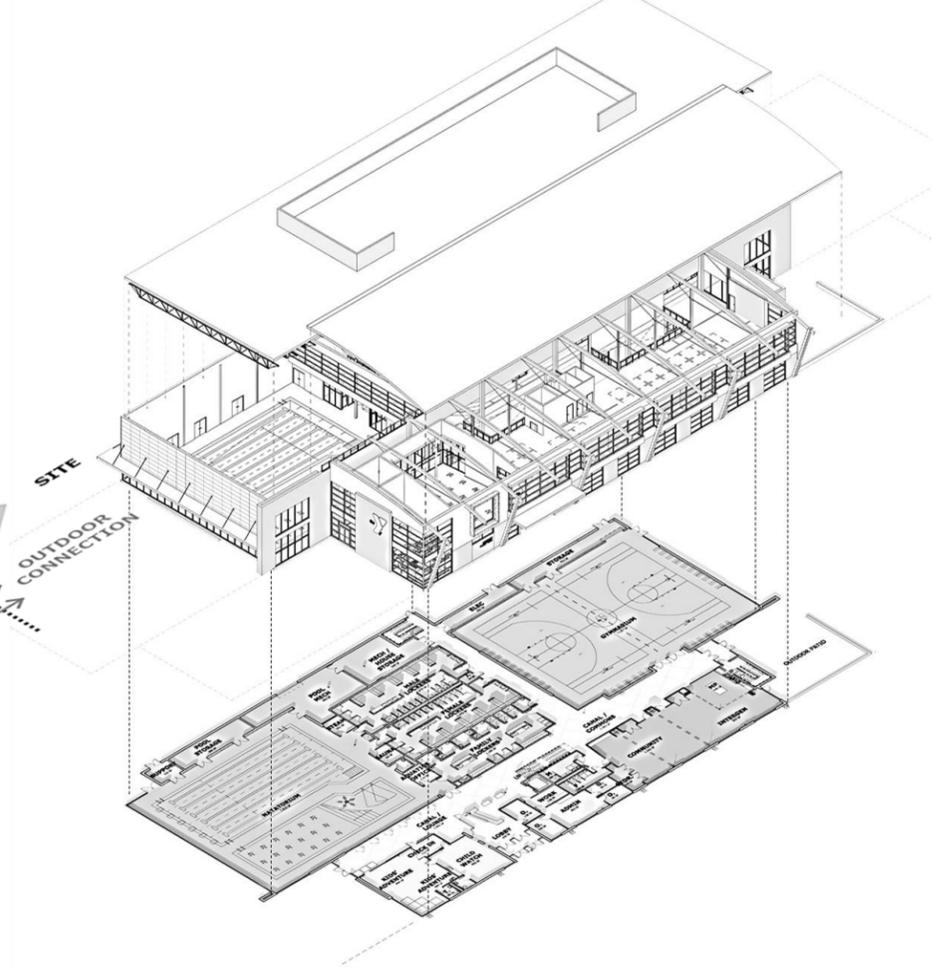




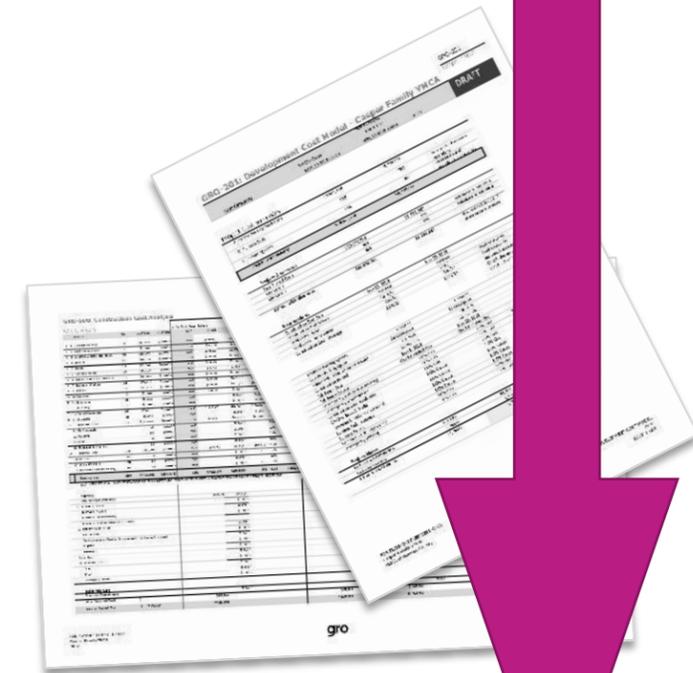
Pre-Design



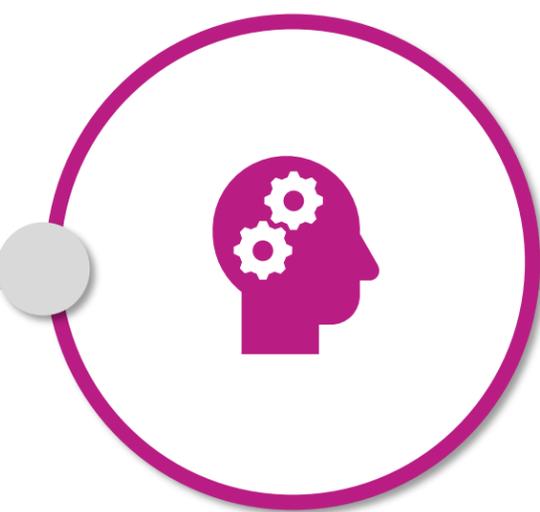
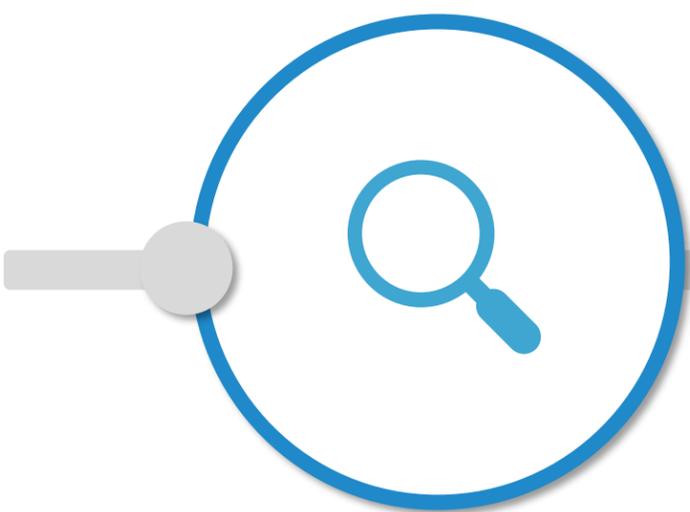
Conceptual Design



Schematic Design

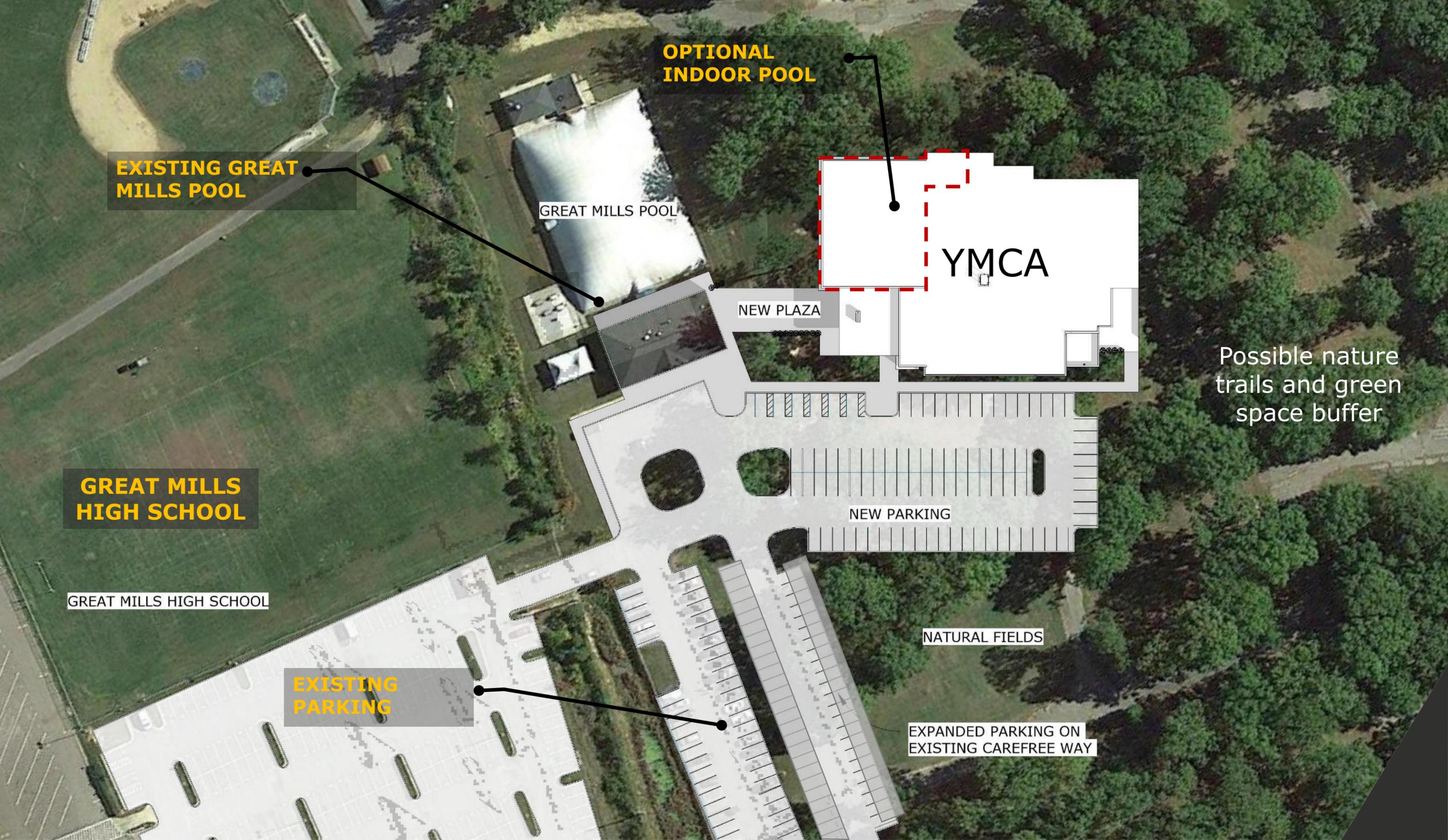


Cost Modeling



YMCA PRE-FUNDING DESIGN PROCESS

TYPICAL SEQUENCE OF PHASES



EXISTING GREAT MILLS POOL

OPTIONAL INDOOR POOL

GREAT MILLS POOL

YMCA

NEW PLAZA

Possible nature trails and green space buffer

GREAT MILLS HIGH SCHOOL

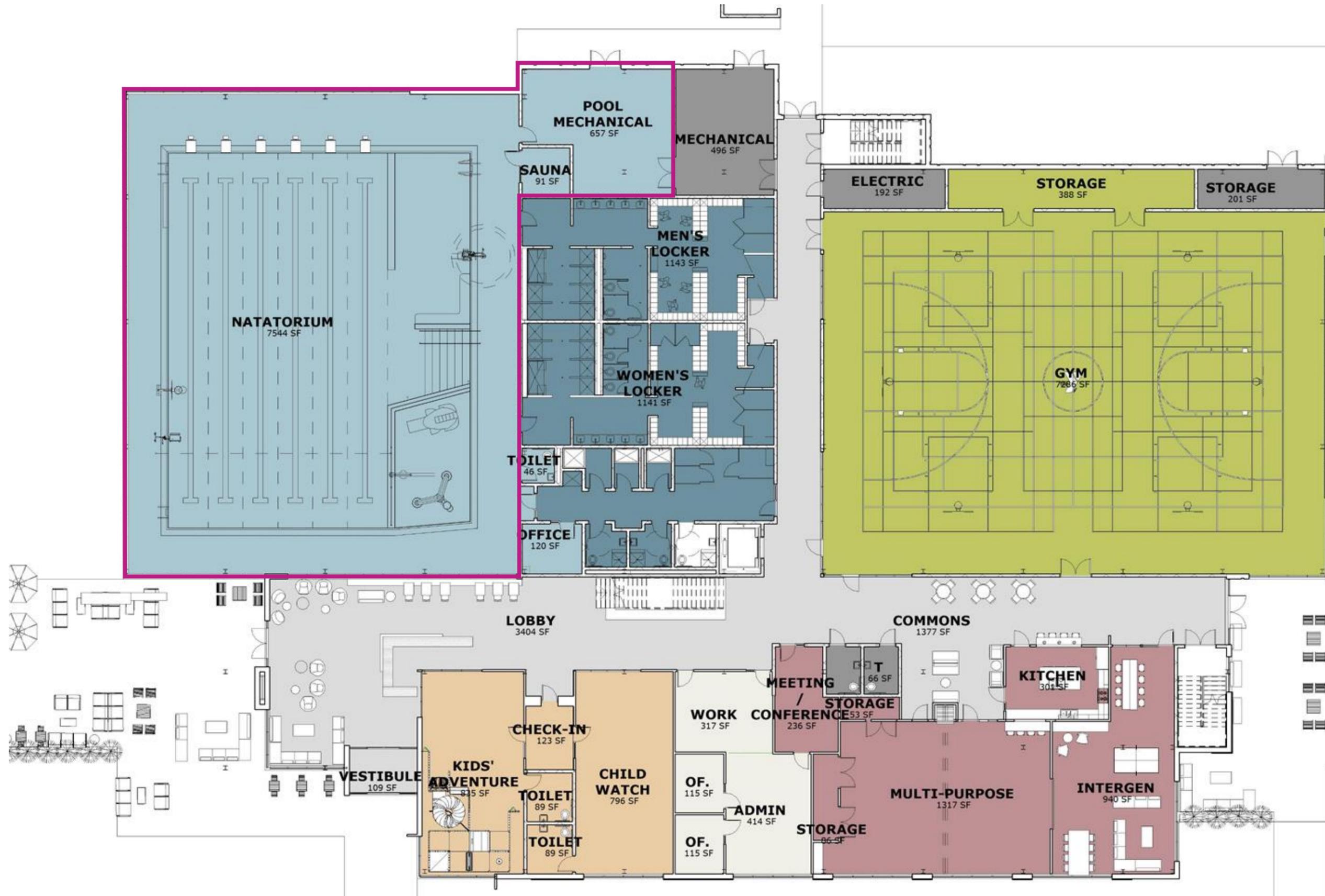
GREAT MILLS HIGH SCHOOL

NEW PARKING

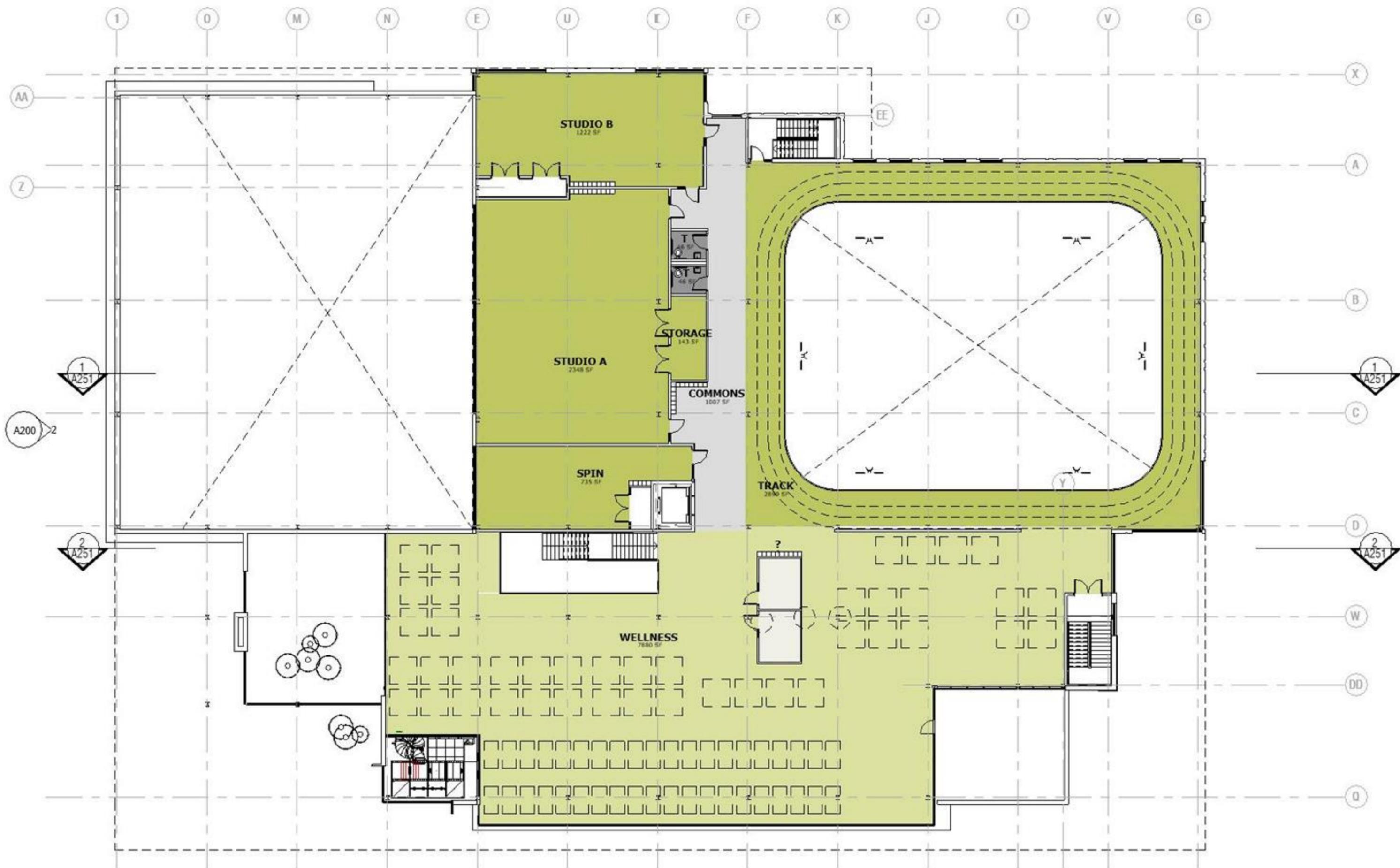
EXISTING PARKING

NATURAL FIELDS

EXPANDED PARKING ON EXISTING CAREFREE WAY



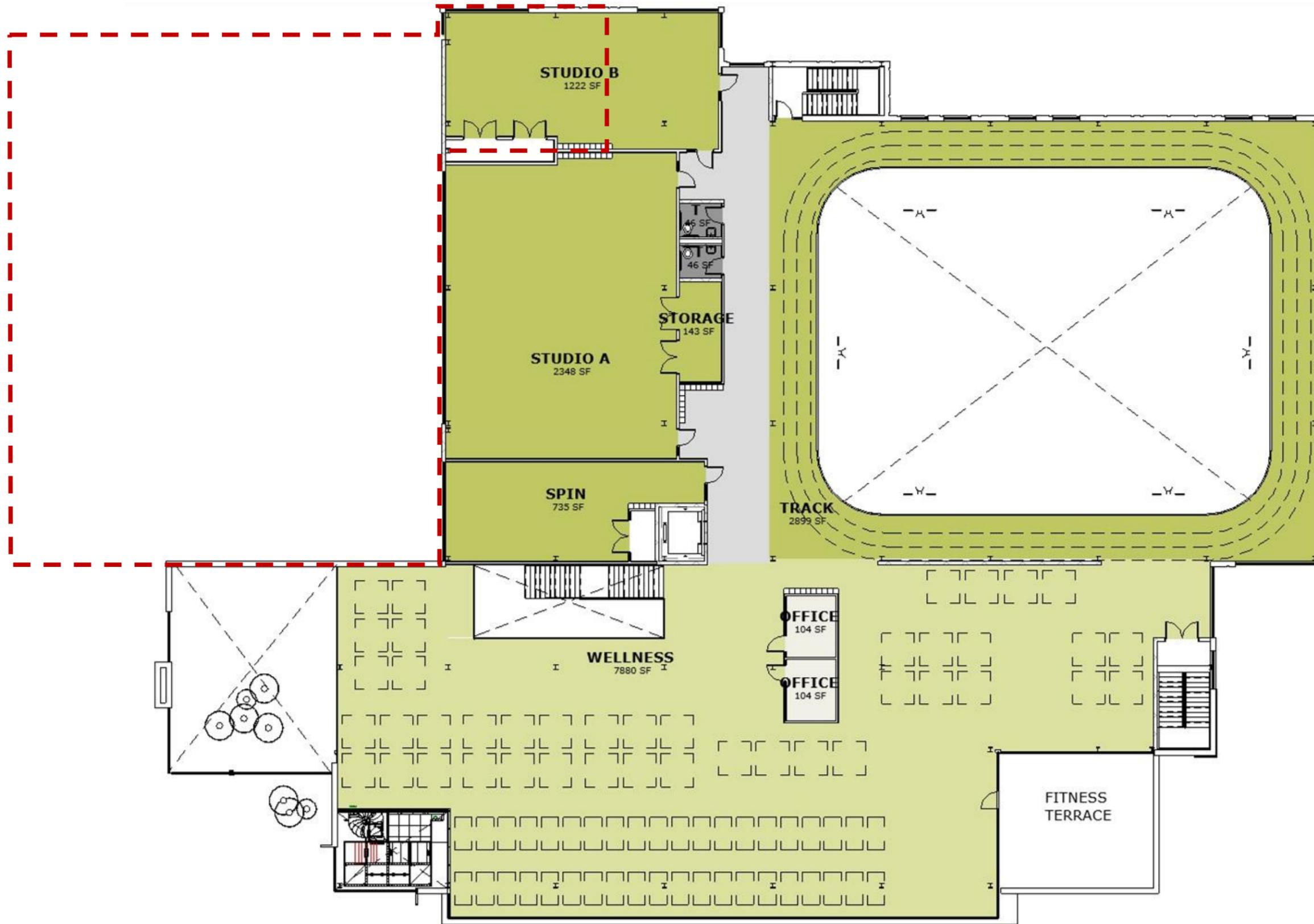
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN W/O POOL



SECOND FLOOR PLAN W/O POOL







PRIMARY VENUES		AS PRICED	KENT COUNTY, MD	URBANA, MD
	TOTAL BUILDING AREA	51,504 SF	55,000	62,500
1	Lobby / Commons	1,500	1,200	2,700
2	Child Watch / Kids' Adv.	800+800	625+700	950+820
3	Community / MP Rooms	1,300+235	1,200+285	1,200
4	Community Kitchen	300	285	600
5	Teen/ Intergen	940	700	900
6	Gymnasium	7,200	14,000	7,600
7	Track	2,900	3,800	2,600
8	MP Group Ex Studios	2,350+1,225	1,500+1,100	2,200+2,000
9	Cycling Studio	735	1,200	1,200
10	Wellness	7,000	5,000	9,200
11	Adult Lockers	1,140+1,140	900+900	1,000 +1,000
12	Universal Lockers	1,200	740	1,600
13	Youth Lockers	-	-	400+400
14	Aquatics (Add Alternate)	7,545	7,400	10,800
15	Admin	1,000	700	1,200
16	Partner		-	1,300

SPACE ALLOCATION



	PROJECT BUDGET	COST ESTIMATE WITHOUT POOL	COST ESTIMATE WITH POOL	NOTES
1	Area: New Construction	43,777 sf	51,504 sf	\$265/sf
2	Area: Renovation	- sf	- sf	
3	Hard Costs	\$15,079,279	\$18,127,736	Cost of work, including escalation & contingencies
4	Parking	(in Sitework)	(in Sitework)	138 new spaces
5	Sitework	(\$1,165,973)	(\$1,165,973)	Assumes tie in of existing utilities
6	Add Alternate (Pool)		(\$3,368,457)	Includes soft costs
7	Demolition	tbd	tbd	
8	Soft Costs	\$2,530,000	\$2,850,000	A/E fees, FF&E, legal, etc.
9	Site Acquisition	-	-	
10	TOTAL (before financing)	\$17,609,279	\$20,977,736	
11	+/- 5%	\$16.7-18.5M	\$19.9-22M	
12	Inflation Per Year (5%)	\$881K	\$1.05M	
13	TOTAL (with financing)	tbd	tbd	

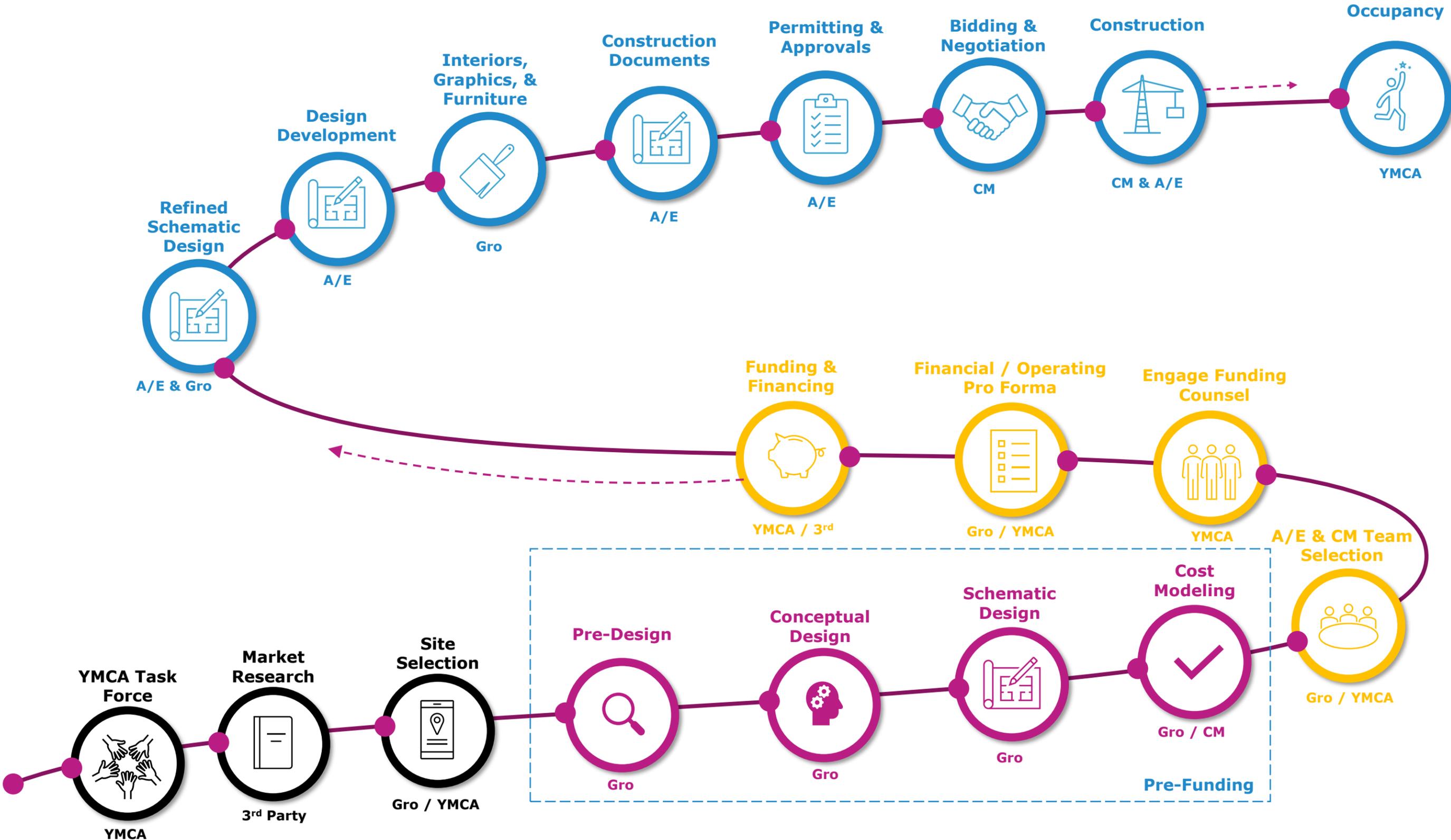
TOTAL PROJECT BUDGET

NEXT STEPS

St. Mary's County YMCA

1. Programming
2. Conceptual Design
3. Schematic Design
4. Refined Schematic Design
5. Cost Modeling
6. Pro Forma
7. Funding/Fundraising Collateral
8. Go / No Go
9. Funding
10. Project Team Formation
11. Construction Documents
12. Bidding / Permitting
13. Construction





YMCA FACILITY DEVELOPMENT PROCESS

TYPICAL SEQUENCE OF PHASES

the







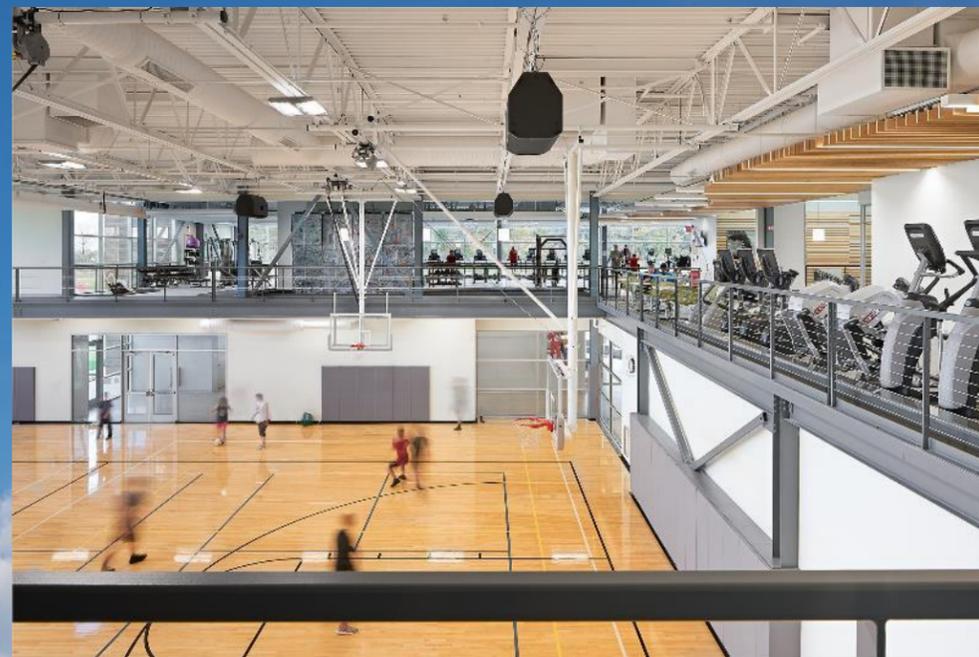
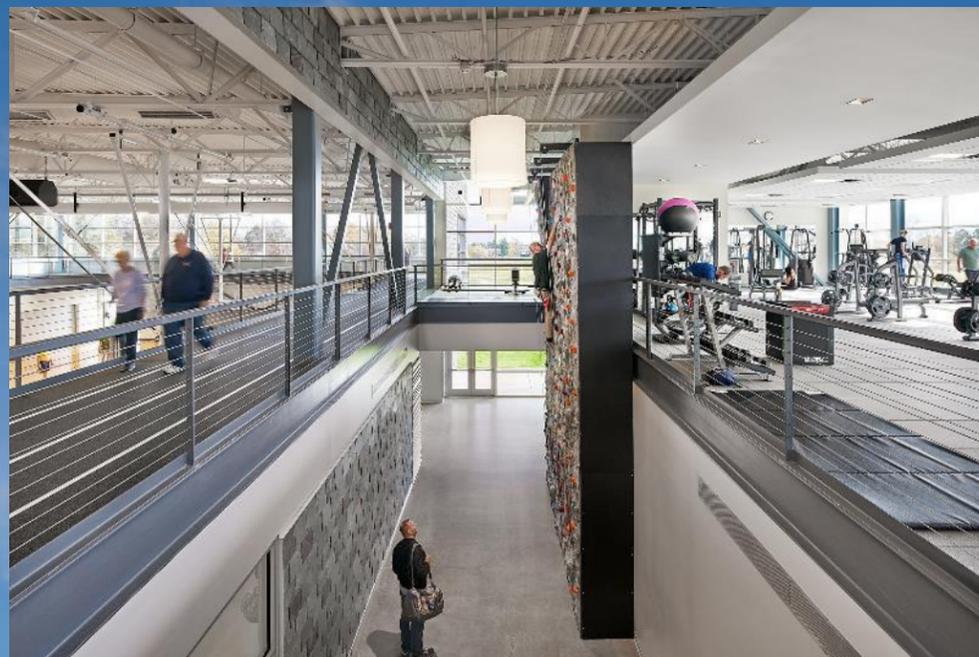
KENT COUNTY, MD



PERKINS FAMILY YMCA
BAY HUNDRED SENIOR CENTER

the end of your comfort zone
-NEAL DONALD WALSH





LOCKPORT YMCA

LOCKPORT, NY





PEOPLE



PROGRAMS



PLACE





Sources of Input



Market Research



Community Needs Assessment



Domain Expertise



Operational Experience



Visioning Sessions

MARKET RESEARCH

Key points

1. Community leaders see the Y as a **community hub for all ages** and as an asset for **attracting/keeping young families** in the area
2. Limited general awareness about the YMCA and services
3. Limited like-service providers in area. Only 9% of those interviewed belong to a fitness or recreation center.
4. **Top responses** for benefits of a YMCA in the community: **Pools, thing for families to do, health & fitness, things for kids/seniors to do**



MARKET RESEARCH

Key points

5. Top **venues**: Warm water pool, track, sauna, group exercise, lap pool, gymnasium
6. Most demand **programs**: recreation swimming, swim lessons, youth sports, healthy cooking clubs
7. Most demand for **senior programs**: Walking clubs, day trips, lunch/coffee gatherings
8. **Both sites studied will perform similarly.**
9. Anticipated **3,500 units** at low-mid price point



POTENTIAL IN CURRENT MARKET

73K People

People in Approximate Service Area*

27K HH

Households in Approximate Service Area

3,560 units

Potential Membership @ 13% Penetration rate

4,050 units

Potential Membership @ 15% Penetration rate

42k-48k

TARGET SIZE OF NEW FACILITY @ 12 SF/UNIT

THE PLACE

Site. Context. Precedents.

1



Opportunity to Serve / Grow

- PMA estimated at 20-minute drive time, containing 45K people and 17.7K HHs; Median income \$50K
- 882 total units (sustainable in context). Penetration: current 3.3%
- Average to below average (compared w/ expected) proximity of like-service provider(s): national, boutiques
- Data provided by PB&A estimates an additional 3,500 membership units to be likely
- Area is largely built out with recent expansion/investment evident
- Expected population growth is average to declining for context

Score
25

2



Synergies, Visibility, & Access

- Above average proximity to commercial retailers with a mix of goods & services
- Location is central among existing low-density residential neighborhoods / population density
- Average contextual proximity (multiple adjacencies) to schools, parks, govt services, health care
- Relative to available daily average traffic counts the site is sustainably positioned (12K AADT)
- Visibility of the site is well positioned with a view corridor that is relatively unobstructed (visible from NY-332)
- The position of this site in relation to surrounding development affords opportunity to maximize access (multiple points)

Score
25

3



Land Acquisition, Site Improvement, & Zoning

- Property is not listed for sale and is currently occupied by multiple operational businesses
- YMCA's share of due diligence and closing costs to be quantified; Existing facilities on-site would not adapt well to YMCA use
- To accommodate YMCA use wholesale redevelopment of the site would be likely & demolition of existing commercial center
- Parcel zoned Planned Unit Development (PUD) which creates a flexible design & use arrangement on each a case by case basis
- Additionally, surrounding zoning uses provide additional positive contributory value
- Total potential developable square feet (SF) of site is sufficiently accommodating for YMCA use

Score
25

4



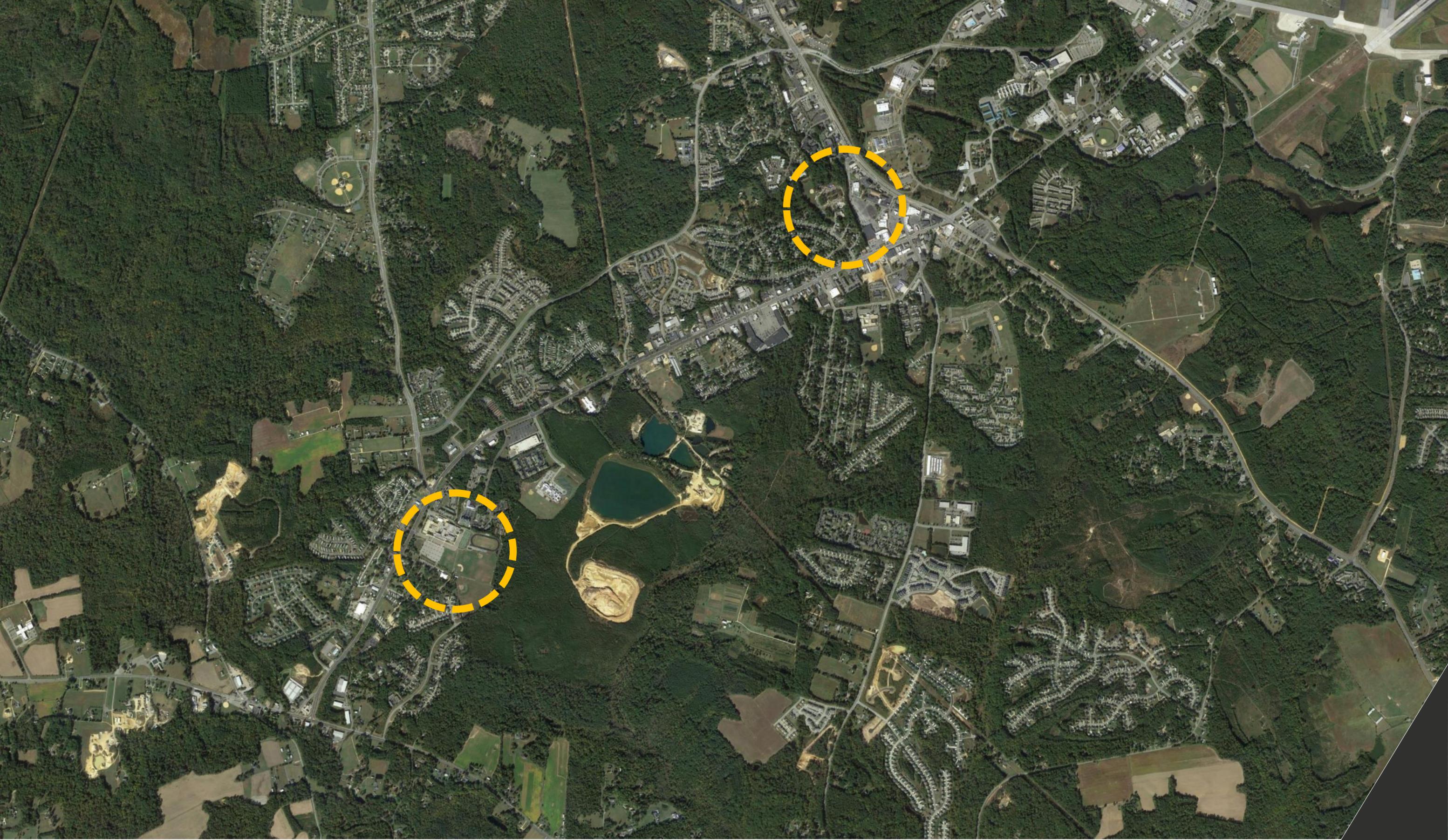
Goodwill & Funding Potential

- The YMCA's long standing history in service to the community is of significant value in any redevelopment situation
- Conversations are being had with the owners/stakeholders to determine prospect for purchase
- NMTC: Site is located in a NMTC / Opp. Zone census tract
- Public Grants: State Grants to be vetted
- Partnership: Possible with owner's interest in redevelopment
- Asset Reallocation: Likely marginal resale value of existing center

Score
25

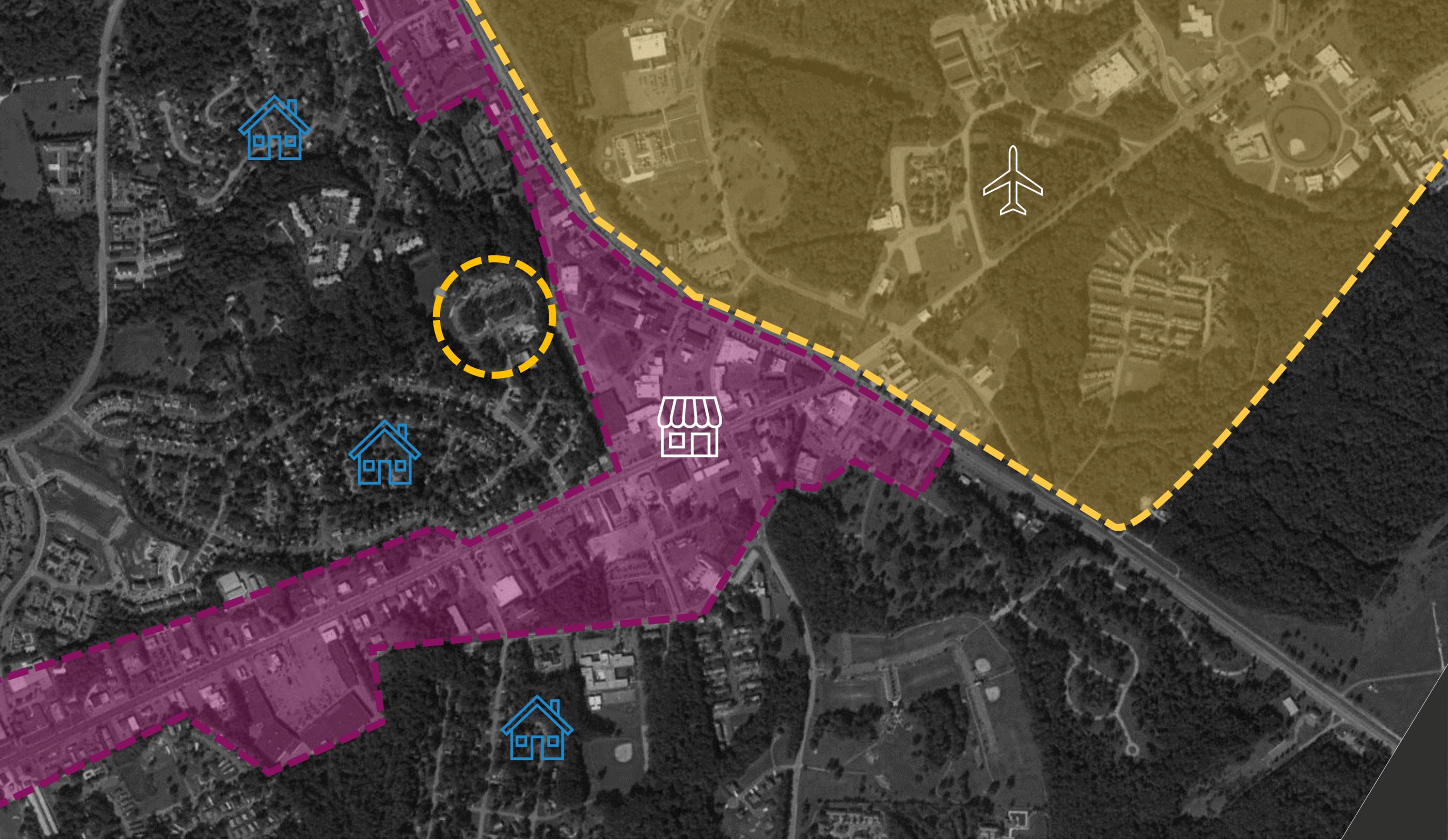
Overall Score

100



SITE OPTIONS

NICOLET PARK



SITE CONTEXT – NICOLET PARK

1



Market / Opportunities to Serve

- PMA estimated at 30-minute drive time, containing 65K people and 24K HHs; Median income \$97K
- Currently no YMCA presence. Closest YMCAs are parts of DC, Peninsula (VA), and Central Maryland
- Average to below average (compared w/ expected) proximity of like-service provider(s): national, boutiques
- Data provided by T2 estimates +/-3,500 membership units to be likely
- Area is largely built out and is undergoing redevelopment at certain sites
- Expected population growth is above average for context

Score
18

2



Synergies, Visibility, & Access

- Average proximity to commercial retailers with a mix of goods & services
- Location is central among existing low-density residential neighborhoods / population density
- Average contextual proximity (multiple adjacencies) to retail, schools, parks, govt services, health care
- Relative to available daily average traffic counts the site is sustainably positioned (34K AADT)
- Visibility of the site is low with limited drive-by visibility of the park from the surrounding thoroughfares
- The position of this site in relation to surrounding base is challenging as it abuts safety zones and limits PMA performance

Score
16

3



Land Acquisition, Site Improvement, & Zoning

- Property is County owned. Lease terms TBD
- Existing facilities on-site may be a challenge in public opinion as these amenities are established and well used.
- To accommodate YMCA use reconfiguration of the site would be likely & parking expansion will take up a majority of the developable land
- Additionally, surrounding zoning uses provide neutral contributory value
- Total potential developable square feet (SF) of site is sufficiently accommodating for YMCA use, but the existing topography will present challenges and limited future expansion opportunities.

Score
14

4



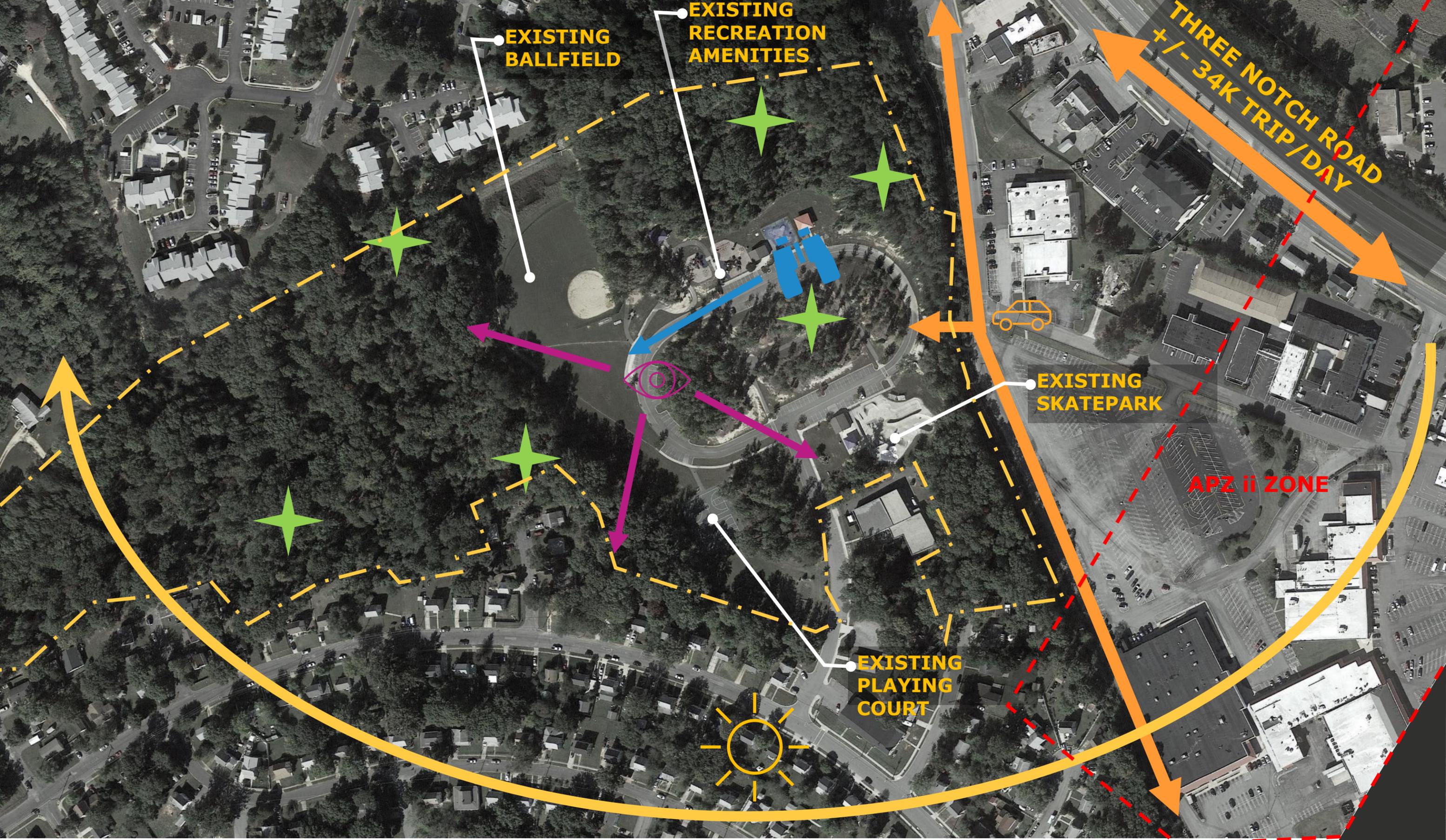
Goodwill & Funding Potential

- The YMCA's history nationally, including locations with expanded military presence, contribute to the Y as a known entity, but it's limited history in the local area may pose a challenge to fundraising.
- NMTC: Site is located in a NMTC / Opp. Zone census tract
- Public Grants: State / Federal Grants to be vetted
- Partnership: Great opportunity for Public/Private Partnership. Many examples of similar partnership available both locally and nationally

Score
16

Overall Score

64



EXISTING BALLFIELD

EXISTING RECREATION AMENITIES

EXISTING SKATEPARK

EXISTING PLAYING COURT

APZ ii ZONE

THREE NOTCH ROAD +/- 34K TRIP/DAY

NICOLET PARK



GREAT MILLS

1



Market / Opportunities to Serve

- PMA estimated at 30-minute drive time, containing 70K people and 25.6K HHs; Median income \$99K
- Currently no YMCA presence. Closest YMCAs are parts of DC, Peninsula (VA), and Central Maryland
- Below average (compared w/ expected) proximity of like-service provider(s): national, boutiques
- Data provided by T2 estimates +/-3,500 membership units to be likely
- Area is largely built out and is undergoing redevelopment at certain sites
- Expected population growth is above average for context

Score
20

2



Synergies, Visibility, & Access

- Below average proximity to commercial retailers
- Location is central among existing low-density residential neighborhoods / population density
- Below average contextual proximity (multiple adjacencies) to retail, parks, govt services, health care. Above average proximity to Schools
- Relative to available daily average traffic counts the site is sustainably positioned (18K AADT)
- Visibility of the site is low with limited drive-by visibility of the park from the surrounding thoroughfares

Score
15

3



Land Acquisition, Site Improvement, & Zoning

- Property is County owned. Lease terms TBD
- Existing facilities on-site provide a great opportunity for public/private partnership including programming opportunities.
- Good opportunity to develop YMCA facility, parking, and additional site/public amenities
- Close proximity to multiple schools provides good programming opportunities
- Total potential developable square feet (SF) of site is sufficiently accommodating for YMCA use. Acreage available is more than sufficient for YMCA development and future expansion

Score
20

4



Goodwill & Funding Potential

- The YMCA's history nationally, including locations with expanded military presence, contribute to the Y as a known entity, but it's limited history in the local area may pose a challenge to fundraising.
- NMTC: Site is located in a NMTC census tract, but not an opportunity zone
- Public Grants: State / Federal Grants to be vetted
- Partnership: Great opportunity for Public/Private Partnership. Many examples of similar partnership available both locally and nationally

Score
22

Overall Score

77

SITE ASSESSMENT: GREAT MILLS





GREAT MILLS
HIGH SCHOOL

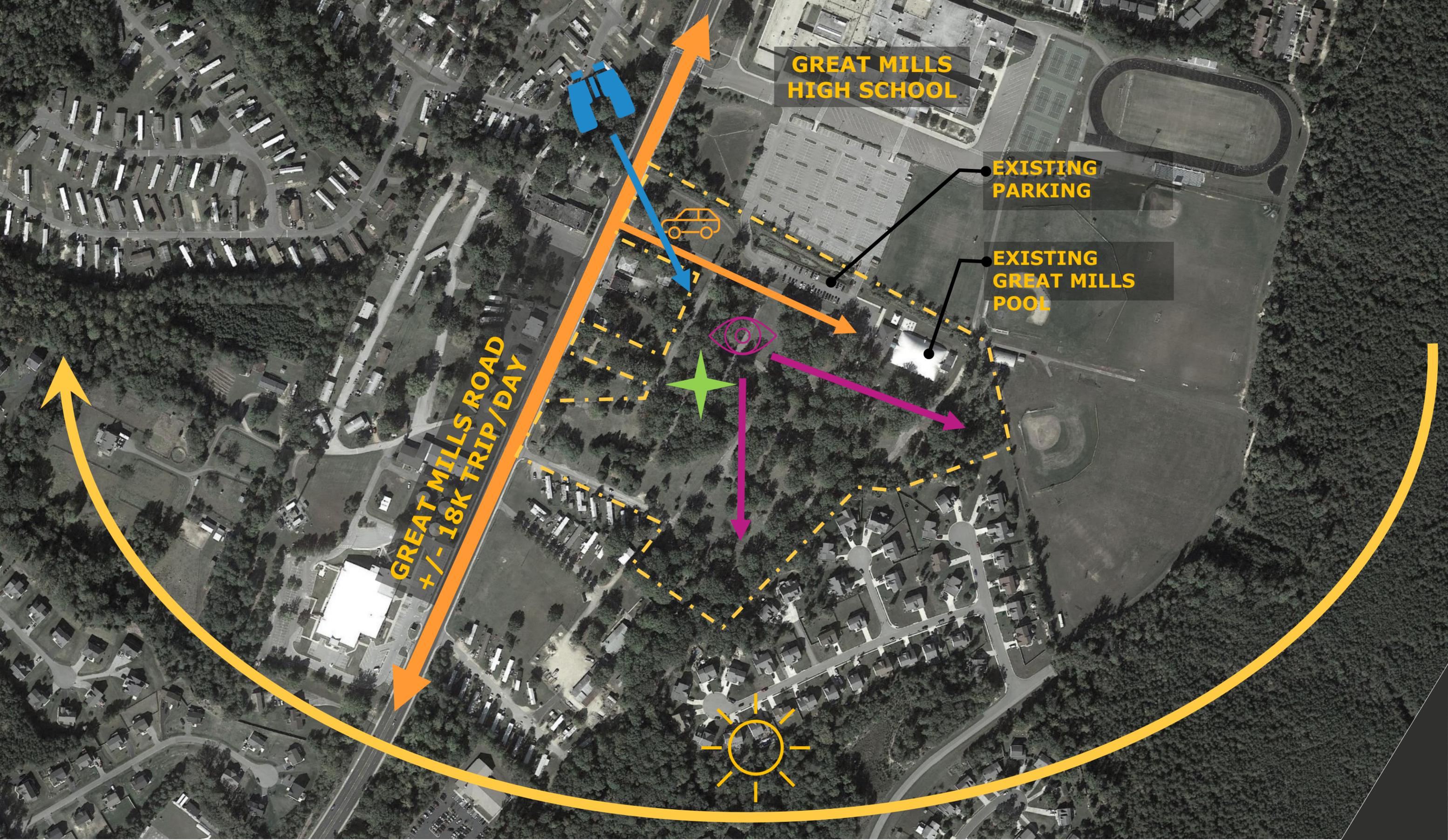
EXISTING
PARKING

EXISTING
GREAT MILLS
POOL

Parking

YMCA

Possible nature
trails and green
space buffer



GREAT MILLS HIGH SCHOOL

EXISTING PARKING

EXISTING GREAT MILLS POOL

GREAT MILLS ROAD
+/- 18K TRIP/DAY

GREAT MILLS



THE PLACE

Site. Facility Layout. Imagery.

ST. MARY'S YMCA
PLANNED CONSTRUCTION AND OPERATION AGREEMENT

THIS ST. MARY'S YMCA PLANNED CONSTRUCTION AND OPERATION AGREEMENT ("Agreement") is made this 2nd day of August 2022 by and between the **YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE CHESAPEAKE, INC., a Maryland non-stock corporation** (the "YMCA") and the **COMMISSIONERS OF ST. MARY'S COUNTY, MARYLAND, a body politic and corporate** (the "County").

RECITALS:

WHEREAS, the YMCA is a not-for-profit 501(c)(3) organization which has as its purpose, *inter alia*, the strengthening of communities by focusing on youth development, healthy living, and social responsibility, and which operates a number of facilities on the Eastern Shore of Maryland and Virginia; and

WHEREAS, the County has determined that a YMCA facility in St. Mary's County, Maryland (the "YMCA Facility") will benefit the citizens of St. Mary's County, will fill a need for all citizens of the County, especially the youth and senior citizens of the County, and will benefit the health, safety, and welfare of the citizens of the County; and

WHEREAS, in order to charter a new YMCA facility under the rules and regulations of the National Council of Young Men's Christian Associations of the United States of America ("YMCA of the USA"), an existing regional organization of the YMCA of the USA must agree to sponsor the new YMCA facility; and

WHEREAS, the Young Men's Christian Association of the Chesapeake Inc. has agreed to act as the sponsor for the YMCA Facility to be located in St. Mary's County, Maryland in order to construct and operate the YMCA Facility in accordance with the terms of this Agreement; and

WHEREAS, the County has agreed to lease certain County-owned land (the "County Land") to the YMCA for the construction and operation of the YMCA Facility; and

WHEREAS, the YMCA has agreed to design and facilitate construction of the YMCA Facility, after which the YMCA will operate the YMCA Facility on the County Land under the lease from the County; and

WHEREAS, the County owns and operates a swimming pool facility known as the Great Mills Pool (the "Pool") and located on a portion of the County Land and hereinafter referred to as the "Pool Land"; and

WHEREAS, as part of the future operation of the YMCA Facility, the YMCA has agreed to assume responsibility for the operation of the Pool upon the opening of the YMCA Facility; and

WHEREAS, in order to facilitate the construction of the YMCA Facility, the County has agreed to contribute an initial amount more specifically set forth herein for architectural and design services, as well as a subsequent amount for construction of the YMCA Facility; and

WHEREAS, upon the satisfaction of certain conditions set forth herein, the YMCA has agreed to commence a capital campaign to raise additional funds for the construction of the YMCA Facility; and

WHEREAS, the County and the YMCA have agreed to work collaboratively to obtain State and/or Federal grants to further fund the construction of the YMCA Facility.

NOW, THEREFORE, WITNESSETH, that for and in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt of which is hereby acknowledged by each of them, the YMCA and the County hereby agreed as follows:

1. The County Land.

(a) The County is the fee simple owner of the County Land being that certain tract or parcel of land located at 21100 and 21018 Great Mills Road, Great Mills, Maryland, consisting of 19.165 acres, more or less, and known as Tax Map 51, Parcel 34, and more particularly described in a deed dated January 14, 2000, from Cherry Cove Land Development Co., Inc., a Maryland corporation, and recorded in the Land Records of St. Mary's County at Liber EWA 1500, folio 439; and that certain parcel of land located at 21024 Great Mills Road, Great Mills, Maryland, consisting of 5,662 square feet, more or less, and known as Tax Map 51, Parcel 137, and more particularly described in a deed dated March 25, 2002, from Leon Anderson, and recorded in the Land Records of St. Mary's County at Liber EWA 1772, folio 444.

(b) The County Land includes the Pool Land and is free and clear of any liens and encumbrances.

(c) The County has agreed to lease the County Land and the Pool Land to the YMCA for a period of fifty (50) years and at a rental rate of One Dollar (\$1.00) per year upon the satisfaction of certain conditions set forth herein and pursuant to a lease agreement substantially in the form of Exhibit A attached hereto (the "Lease").

(c) The commencement date of the Lease shall be the date of completion of the YMCA Facility and the occupancy of the YMCA Facility by the YMCA.

2. Funding of the YMCA Facility. Based upon the current preliminary design attached hereto as Exhibit B, the County and the YMCA anticipate that the cost of construction of the YMCA Facility will be approximately Twenty-Two Million One Hundred Six Thousand Dollars (\$22,106,000.00) (the "Facility Cost"). The County and the YMCA acknowledge and agree that the Facility Cost is an estimate of the proposed cost based upon information available to the County and the YMCA as of the date of this Agreement. The County and the YMCA further agree that except for the County's contributing obligations set forth in subparagraph (a) below, the obligations of each of them under the Agreement shall be expressly contingent upon the receipt

and approval by both the County and the YMCA of a firm project cost. Once a firm project cost amount has been received and approved by the County and the YMCA, the County and the YMCA have agreed to provide, solicit, and assemble the Facility as follows:

(a) Upon the execution of this Agreement by the County and the YMCA, the County will allocate the sum of Nine Hundred Eighty-One Thousand Dollars (\$981,000.00) in County funds for the purpose of funding architectural and engineering design services for the construction of the YMCA Facility in two installments: first, Four Hundred Thousand Dollars (\$400,000.00) shall be made immediately available to fund such architectural and engineering design services; and second, the balance of Five Hundred Eighty-One Thousand Dollars (\$581,000.00) allocated by the County for architectural and engineering design services shall be made available by the County on September 1, 2022.

(b) On or before September 1, 2024, the County will allocate the sum of Fifteen Million Dollars (\$15,000,000.00) toward the construction of the YMCA Facility, which funds shall be available for distribution upon the commencement of construction of the YMCA Facility and shall be disbursed by the County as payment for construction cost invoices submitted to the County by the YMCA after approval by the YMCA.

(c) Provided that the County shall have adopted a formal Resolution on or before December 31, 2022 allocating the Fifteen Million Dollars (\$15,000,000.00) amount of construction funding described in subparagraph (b) above, the YMCA shall initiate a capital campaign to raise at least Four Million Dollars (\$4,000,000.00) from the St. Mary's County community and the public at large. All expenses related to the capital campaign shall be paid by the YMCA which may use funds donated to the capital campaign for the payment of any such expenses.

(d) The County and the YMCA shall work collaboratively to obtain State and/or Federal grants in the amount of at least Two Million Dollars (\$2,000,000.00) to further fund the construction of the YMCA Facility.

(e) In the event that the actions outlined in subparagraphs (a) through (d) above shall result in a surplus of funds in excess of the amount of the Facility Cost, all such surplus funds shall be applied to the Facility Cost and the County's Fifteen Million Dollar (\$15,000,000.00) contribution toward the Facility Cost shall be reduced by the amount by which the funding sources outlined in subparagraphs (a) through (d) above exceed the amount of the Facility Cost.

3. Construction of the YMCA Facility.

(a) The YMCA shall be responsible for the selection of the design professional team including, but not limited to, a project architectural firm and a project engineering firm.

(b) The YMCA shall be responsible for the construction of the facility, to include, but not be limited to, obtaining all required permits and approvals for the construction of the YMCA Facility and shall pay all required permit fees, impact fees, and other fees required in connection with the construction of the YMCA Facility.

(c) The YMCA shall be responsible for the design of the YMCA Facility; provided, however, that the final design of the YMCA Facility shall be subject to the approval of the County, which approval shall not be unreasonably withheld, conditioned, or delayed.

(d) During the course of construction of the YMCA Facility, the YMCA shall be responsible for the review, approval of all invoices issued by any contractors, subcontractors, or materialmen and shall make payment of such invoices in a timely manner (subject to any contractual retainage rights). Upon approval and payment of any such invoices, the YMCA shall forward copies to the St. Mary's County Department of Public Works & Transportation, which shall reimburse the YMCA for the amount of all such payments made by the YMCA within thirty (30) days following the receipt and acceptance of the invoice.

(e) In the event that the YMCA shall be unable to raise the Four Million Dollars (\$4,000,000.00) described in Paragraph 2(c) above, the YMCA shall assume and pay a portion of the cost of construction up to a total of Four Million Dollars (\$4,000,000.00); provided, however, that the YMCA shall have no obligation to contribute financial resources beyond the Four Million Dollar (\$4,000,000.00) amount.

(f) During the course of construction of the YMCA Facility, the YMCA shall provide a construction update to the County not less than quarterly until the opening of the YMCA Facility.

4. Operation of the YMCA Facility and the Pool.

(a) The YMCA Facility. Upon the completion of the YMCA Facility, the YMCA shall be solely responsible for the following:

(i) Maintenance of the County Land and the maintenance and repair of the improvements comprising the YMCA Facility, including the interior and exterior of the YMCA Facility, all parking areas located on the County Land, all landscaping, and all other areas and components of the YMCA Facility;

(ii) All major repairs, replacements, and capital costs related to the YMCA Facility and the County Land;

(iii) All costs of furnishing and equipping the YMCA Facility for its intended uses;

(iv) All costs of utilities used or consumed in connection with the operation of the YMCA Facility;

(v) All taxes, fees, or expenses assessed against the County Land and the YMCA Facility;

(vi) All costs of insurance of the YMCA Facility against casualty losses and damage to real and personal property, as well as public liability insurance, workers' compensation coverage, vehicular operation insurance, and such other policies of insurance customarily maintained by the YMCA on other YMCA facilities under its operation and control. The County agrees that such insurance coverages may be included under "master" or "blanket" policies maintained by the YMCA; provided, however, that the County shall be named as an additional insured party under each of the YMCA policies. The YMCA shall provide to the County certificates of insurance confirming the required coverages not less than annually;

(vii) All staffing and personnel management of the YMCA Facility;

(viii) The establishment of hours of operation for the YMCA Facility and the scheduling of all onsite and offsite activities associated with the YMCA Facility, all which shall be subject to change from time to time in the sole discretion of the YMCA; and

(ix) The setting of levels for membership fees, as well as all other charges generating income from the YMCA Facility, all of which shall be retained by the YMCA.

(b) The Pool.

(i) Until the completion and opening of the YMCA Facility, the County shall be responsible for all aspects of the operation of the Pool and shall be entitled to receive and retain all revenues generated by the operation of the Pool; and

(ii) Upon the completion and opening of the YMCA Facility, the YMCA shall be solely responsible for the Pool in accordance with the terms and conditions applicable to the YMCA Facility and set forth in subparagraph (a) above.

5. Oversight of the YMCA Facility. Upon completion of construction and the opening of the YMCA Facility, the YMCA shall establish and create a local Leadership Council for the YMCA Facility, the governing board of which shall include at least one (1) member who is a sitting County Commissioner; one (1) member who is the County Administrator or his/her designee; and the Chairperson of the St. Mary's County Board of Education or his/her designee. The YMCA shall continue to be governed by a corporate Board of Directors which shall at all times consist of individuals providing regionally diverse representation of all communities served by the YMCA.

6. The Lease. The County shall retain ownership of the County Land and the Pool Land; subject, however, to the terms of the Lease attached hereto as Exhibit A. The YMCA agrees that, among other things, the Lease may not be assigned or subleased by the YMCA to any other party without the prior written approval of the County. The YMCA further agrees that the Lease shall provide that in the event that the YMCA shall cease to operate the YMCA Facility on a full time basis for any reason (other than Acts of God or other circumstances beyond the control of the YMCA), the County shall have the first right to assume full ownership of the YMCA Facility (excluding all contents such as furnishings and equipment within the YMCA Facility that shall be retained by the YMCA) at no additional cost to the County, and the right to operate the facility

8. Miscellaneous Provisions.

(a) Applicable Law. It is the intention of the parties hereof that all questions with respect to the construction of this Agreement and rights and liabilities of the parties hereunder shall be determined in accordance with the laws of the State of Maryland.

(b) Entire Agreement. This Agreement embodies and constitutes the entire understanding among the parties with respect to the transactions contemplated herein, and all prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement.

(c) Modification. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, modification, amendment, discharge, or termination is sought, and then only to the extent set forth in such instrument.

(d) Headings. Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

(e) Binding Effect. The terms of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their successors and assigns.

(f) Counterparts. This Agreement may be executed in any number of counterpart copies, and each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one Agreement. The parties agree that this Agreement shall be deemed validly executed and delivered by a party if a party executes this Agreement and delivers a copy of the executed Agreement, including any signature pages constituting a part thereof, to the other party by fax, e-mail, or other comparable means of electronic transmittal.

(g) Interpretation. Whenever the context hereof shall so require the singular shall include the plural, the male gender shall include the female gender and the neuter, and vice versa.

(h) It is specifically agreed between the parties executing this Agreement that it is not intended by any of the provisions of this Agreement to create in the public, or any member thereof, third-party beneficiary status in connection with the performance of the obligations herein without the written consent of the County and notwithstanding its concurrence in or approval of the award of any contract or subcontract or the solicitation thereof in fulfilling the obligations of this Agreement.

(i) By entering into this Agreement, the County and its "employees", as defined in the Local Government Tort Claims Act, §§ 5-301 *et seq.* of the Courts and Judicial Proceedings Article, do not waive sovereign immunity, do not waive any defenses, and do not waive any limitations of liability as may be provided for by law. No provision of this Agreement modifies or waives any provision of the Local Government Tort Claims Act.

(j) Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

(k) Time of Essence. Time is of the essence of this Agreement.

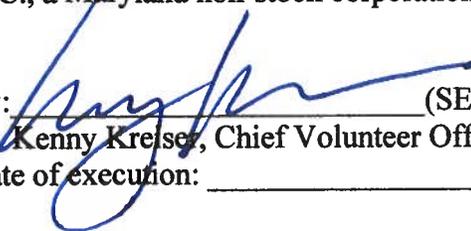
[SIGNATURE PAGE TO FOLLOW.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their proper and duly authorized officers.

ATTEST:



YOUNG MEN'S CHRISTIAN
ASSOCIATION OF THE CHESAPEAKE,
INC., a Maryland non-stock corporation

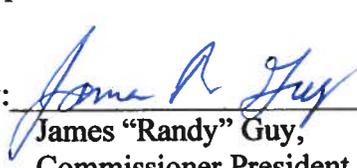
By:  (SEAL)
Kenny Kreiser, Chief Volunteer Officer
Date of execution: _____

"YMCA"

ATTEST:



COMMISSIONERS OF ST. MARY'S
COUNTY, MARYLAND, a body politic and
corporate

By:  (SEAL)
James "Randy" Guy,
Commissioner President
Date of execution: _____

"County"

LEASE
(Exhibit A)

THIS LEASE ("Lease"), made this 2nd day of August, 2022, by and between the **COMMISSIONERS OF ST. MARY'S COUNTY, MARYLAND, a body politic and corporate** ("County") and the **YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE CHESAPEAKE, INC., a Maryland non-stock corporation** ("YMCA").

WHEREAS, the County is the fee simple owner of the County Land being that certain tract or parcel of land located at 21100 and 21018 Great Mills Road, Great Mills, Maryland, consisting of 19.165 acres, more or less, and known as Tax Map 51, Parcel 34, and more particularly described in a deed dated January 14, 2000, from Cherry Cove Land Development Co., Inc., a Maryland corporation, and recorded in the Land Records of St. Mary's County at Liber EWA 1500, folio 439; and that certain parcel of land located at 21024 Great Mills Road, Great Mills, Maryland, consisting of 5,662 square feet, more or less, and known as Tax Map 51, Parcel 137, and more particularly described in a deed dated March 25, 2002, from Leon Anderson, and recorded in the Land Records of St. Mary's County at Liber EWA 1772, folio 444. ("Property"); and

WHEREAS, the Property is improved by a community pool owned and operated by the County ("Community Pool"); and

WHEREAS, the County proposes to lease the Property to the YMCA; and

WHEREAS, the YMCA proposes to raise funds in order to construct and operate a new YMCA facility ("YMCA Facility") on the Property; and

WHEREAS, the County desires to lease the Property to the YMCA for the purpose of constructing and operating the YMCA Facility; and

WHEREAS, upon completion of the new YMCA Facility, the YMCA intends to operate the YMCA Facility and the Community Pool pursuant to the terms and conditions set forth in this Lease.

WITNESSETH:

1. PREMISES

That for and in consideration of the payment of the rent and performance of the covenants and agreements hereinafter set forth, the County leases to the YMCA, and the YMCA accepts from the County, the entirety of the Property (the "Leased Premises").

2. TERM

2.1. The initial term (“Initial Term”) of this Lease shall be for a period of fifty (50) years commencing on the completion of the YMCA Facility and the occupancy of the YMCA Facility by the YMCA.

2.2. Provided the YMCA shall not then be in default in the performance of any of the covenants, conditions, and agreements of this Lease (beyond expiration of all applicable notice, grace, and cure periods), the term of this Lease shall automatically extend for an additional period of fifty (50) years (“Renewal Term”) upon the following conditions:

(a) The Renewal Term shall be on the same terms, covenants, conditions, provisions, and agreements as set forth herein for the Initial Term and shall commence immediately on the expiration of the Initial Term.

(b) The YMCA shall not have given written notice to the County of its decision not to extend this Lease for the Renewal Term in accordance with the provisions of Paragraph 21.1 hereof at least twelve (12) months prior to the expiration of the Initial Term.

3. RENT

During the Initial Term of this Lease and during the Renewal Term (if applicable), the YMCA covenants and agrees to pay rent to the County in the amount of One Dollar (\$1.00) per year.

4. USE OF LEASED PREMISES BY THE YMCA

4.1. The Leased Premises shall be used and occupied by the YMCA for the operation of the YMCA Facility and the Community Pool and such other lawful purposes related to such uses.

4.2. The YMCA shall, at all times, use the Leased Premises in a safe, careful, proper, and prudent manner and shall, at its expense, comply with all Federal, State, and local laws, ordinances, orders, rules, regulations, all agreements, and covenants of public record pertaining to the Leased Premises now or hereafter in force, and all reasonable recommendations of the Fire Underwriters Rating Bureau, with respect to the use, occupancy, maintenance, and repair of the Leased Premises. Any and all fines, levies, or assessments arising out of failure by the YMCA to comply with the requirements of this Paragraph 4.2 or the following Paragraph 4.3 shall be paid by the YMCA.

4.3. The YMCA shall, at its expense, obtain all license and permits that may be required to use and occupy the Leased Premises for the purposes set forth above.

4.4. The YMCA covenants that no waste or damage shall be committed upon or to the Leased Premises and that the Leased Premises shall not be used for any unlawful purpose.

5. HAZARDOUS MATERIALS

5.1. The YMCA covenants that it shall not generate, use, receive, sell, recycle, reclaim, treat, store, transport, and/or dispose of any Hazardous Materials (as defined below) in, on, above, under, about, or at the Leased Premises or any common areas except in compliance with all Environmental Laws (as defined below). The YMCA shall not engage in any activity at the Leased Premises involving Hazardous Materials or engage in any activity in, on, above, under, about, or at the Leased Premises that will result in any Hazardous Materials Contamination (as defined below) to or from the Leased Premises. The YMCA shall promptly notify the County upon learning that any of the above-proscribed activities or events have taken place, with a complete description thereof, and shall promptly notify the County upon learning of any Hazardous Materials Contamination present in, on, under, about, or emanating from the Leased Premises, no matter when such contamination occurred or may have occurred. The YMCA shall comply with all laws requiring any removal, treatment, remediation, disposal, or other response action relating to any Hazardous Materials or any Hazardous Materials Contamination caused, in whole or in part, by the YMCA from and after the date of the YMCA's initial entry upon the Leased Premises and shall provide the County with satisfactory evidence of such compliance. The YMCA agrees to defend, indemnify, and hold the County harmless from any and all claims, costs, or expenses (including, without limitation, attorneys', experts', and consultants' fees) arising out of or resulting from Hazardous Materials used, received, sold, recycled, reclaimed, treated, stored, and/or disposed of by the YMCA the Leased Premises or Hazardous Materials Contamination caused in whole or in part by the YMCA.

5.2. The term "Hazardous Materials" means any substance, material, waste, or related material which is defined as or included in the definition of "hazardous substances," "hazardous wastes," "infectious wastes," or "hazardous materials," or is otherwise regulated now or subsequently, under any Environmental Laws, except in such amount as may be allowed by any such Environmental Law. The term "Hazardous Materials Contamination" means the contamination of buildings, equipment, facilities, soil, water, ground water, or air as a result of any Hazardous Materials at any time present or emanating to or from the Leased Premises. The term "Environmental Laws" shall mean: (i) the Comprehensive Environment Response Compensation and Liability Act (42 U.S.C. §§ 9601 et seq.); (ii) the Solid Waste Disposal Act, as amended by the resource Conservation and Recovery Act (42 U.S.C. §§ 6901 et seq.); (iii) the Emergency Planning and Community Right to Know Act (42 U.S.C. §§ 11001 et seq.); (iv) the Clean Air Act (42 U.S.C. §§ 7401 et seq.); (v) the Clean Water Act (33 U.S.C. §§ 1251 et seq.); (vi) the Toxic Substances Control Act (15 U.S.C. §§ 2601 et seq.); (vii) the Hazardous Materials Transportation Act (49 U.S.C. §§ 5101 et seq.); (viii) the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. §§ 136 et seq.); (ix) the Safe Drinking Water Act (42 U.S.C. §§ 300f et seq.); (x) the Occupational Safety and Health Act (29 U.S.C. §§ 651 et seq.); (xi) the Oil Pollution Act (33 U.S.C. §§ 2701 et seq.); (xii) any state, municipal, or local statutes, laws, or ordinances similar or analogous to the federal statutes listed in items (i)–(xi) of this Paragraph 5.2; (xiii) any amendments to the statutes, laws, or ordinances listed in items (i)–(xii) of this Paragraph 5.2 regardless of whether in existence on the date hereof; (xiv) any rules, regulations, guidelines, directive, orders, or the like adopted pursuant to or implementing the statutes, laws, ordinances, and amendments listed in items (i)–(xiii) of this Paragraph 5.2; and (xv) any other law, statute, ordinance, amendment, rule, regulation, guideline, directive, order, or the like in effect or in the future relating to environmental, health, or safety matters.

6. UTILITIES AND SERVICES

6.1. The YMCA, at its expense, shall furnish and pay for all utility services to the Leased Premises including, without limitation and whether by meter or sub-meter, heat, air conditioning, water, gas, electricity, data, cable, internet, and telephone, together with all taxes, levies, or other charges on such services. The YMCA shall pay the cost of all such utility services directly to the service provider.

6.2. The YMCA, at its expense, (a) shall maintain all lawn and landscaped areas located on the Property; (b) shall be responsible for the removal of snow and ice from the sidewalks, parking areas, and the entry and exit roadways servicing the Leased Premises; and (c) shall provide adequate trash storage and disposal areas for the Leased Premises; provided, however, that the YMCA shall be responsible for the removal and disposal of all trash from the Leased Premises.

7. SIGNS

The YMCA, at its expense, shall be permitted to install a sign or signs on the Leased Premises provided that all such signs shall comply with all limitations and requirements imposed by law by the County, or any other governmental authority. During the Term of this Lease, the YMCA agrees to maintain all signage in good condition and repair, and the YMCA further agrees to remove all such signs prior to the expiration of this Lease.

8. TRADE FIXTURES AND EQUIPMENT

Any trade fixtures and equipment installed by the YMCA shall be of good quality and maintained by it in good condition, order, and repair. Such trade fixtures and equipment shall be removable by the YMCA provided there is no uncured default under the terms of this Lease and also provided that the YMCA repairs at its own cost all damage caused by the removal. Removal of any trade fixtures and equipment installed by the YMCA must be completed prior to the termination of this Lease and the YMCA agrees to repair any damage to the Leased Premises caused by such removal.

9. MAINTENANCE OF LEASED PREMISES

9.1. The YMCA shall, at its expense, maintain the Leased Premises and all improvements located thereon, shall conduct routine maintenance procedures thereon, and shall repair any damage to the Leased Premises including, but not limited to, any damage caused by the negligence or fault of the YMCA or the YMCA's customers, clients, or guests.

9.2. The YMCA shall provide, at its expense, janitorial services to the Leased Premises and shall maintain the Leased Premises in a clean, orderly, and sanitary condition, and free of insects and pests, and will not permit undue accumulations of garbage, trash, rubbish, and other refuse.

9.3. The YMCA shall upon the termination of this Lease surrender the Leased Premises to the County in the good order and condition, reasonable wear and tear and damage by fire or other casualty excepted.

10. LIENS OR ENCUMBRANCES

The YMCA shall not suffer the Leased Premises or any fixtures or improvements thereon to become subject to any lien, charge, or encumbrance whatsoever, and shall indemnify the County against all such liens, charges, and encumbrances arising as a result of actions by the YMCA. Should any lien, charge, or encumbrance be placed against the Leased Premises or any fixtures or improvements thereon as a result of actions by the YMCA, the YMCA shall notify the County of such and promptly discharge the same.

11. CASUALTY INSURANCE

11.1. The YMCA shall maintain an "All Risk" form of insurance on the Leased Premises, insuring the same against loss or damage by fire, water, wind, and all other causes included under said form of insurance ("Casualty").

11.2. The YMCA shall carry insurance on all of its contents and personal property located on the Leased Premises.

11.3. The YMCA shall cause such insurance policy or policies to be written in such a manner as to provide that the insurer waives all right of recovery by way of subrogation against the County in connection with any loss or damage covered thereunder.

12. PUBLIC LIABILITY INSURANCE

12.1. The YMCA shall maintain in full force and effect insurance with insurance companies acceptable to the County for the benefit of both the YMCA and the County, as their respective interests may appear, covering the risks generally included in public liability and property damage insurance policies, in the sum of not less than Two Million Dollars (\$2,000,000.00) on account of bodily injury, death, or property damage as a result of any one occurrence, to protect the County and the YMCA to that extent from any suits arising out of accidents or injuries to persons or property that may occur on the Leased Premises.

12.2. The County shall be named as an additional insured on said policies and said policies shall provide for at least ten (10) days' written notice to the County before cancellation or material amendment. Such policies or certificates thereof showing the same to be in force and effect shall be furnished by the YMCA to the County prior to the commencement of the Initial Term of this Lease.

13. INDEMNITY

The YMCA shall indemnify and save harmless the County against and from any and all losses, costs, damages, fees, or expenses arising out of any accidents or other occurrence, causing injury to any person or property whomsoever or whatsoever, and due directly or indirectly to the YMCA's use or occupancy of the Leased Premises, or any part thereof.

14. CASUALTY

If any or all of the Leased Premises shall be damaged by a casualty, then the YMCA shall restore the Lease Premises, such restoration shall be completed by the YMCA, at its expense, as promptly as reasonably possible (due allowance being made for the time taken for the settlement of insurance claims).

15. CONDEMNATION

15.1. If any or all of the Leased Premises is taken by eminent domain, condemnation, or public authority ("Condemnation"), then the rights of the County and the YMCA shall be determined as follows:

(a) If less than the entire Leased Premises is taken by Condemnation, then the YMCA shall restore the Leased Premises, such restoration shall be completed by the YMCA, at its expense, as promptly as reasonably possible (due allowance being made for the time taken for the payment of the condemnation award).

(b) If the entirety of the Leased Premises shall be taken by Condemnation, then this Lease shall terminate effective as of the date the YMCA shall be required to yield possession of the Leased Premises or the title to the Leased Premises vests in the condemning authority, whichever event shall first occur.

15.2. In the event of a Condemnation or taking by a public authority, whether whole or partial, the YMCA shall not be entitled to any part of the award paid for such Condemnation, except as hereafter provided, and the County shall be entitled to receive the full amount of such award, the YMCA hereby expressly waiving any right or claim to any part thereof. The YMCA shall have the right to claim and recover from the condemning authority, but not from the County, such compensation as may be separately awarded or recoverable by the YMCA in the YMCA's own right on account of any and all damage to the YMCA's business by reason of the Condemnation and for or on account of any leasehold improvements installed by the YMCA, at its expense, on the Leased Premises or any cost or loss which the YMCA might incur in removing and relocating the YMCA's equipment and personal property.

16 ASSIGNMENT AND SUBLETTING

16.1. The YMCA shall not assign this Lease in whole or in part, nor sublet all or any part of the Leased Premises. Nor shall the YMCA permit others to use the Leased Premises without the prior written consent of the County (except for any customary use of the Leased Premises under the operation of any YMCA activity or membership). This prohibition against assigning or subletting without consent shall apply to any assignment or subletting by operation of law.

16.2. Notwithstanding the provisions of the foregoing Paragraph 16.1, the County hereby acknowledges and agrees that its consent shall not be required for any sublease or assignment to: (i) a parent or a subsidiary of the YMCA; or (ii) any successor to the YMCA by merger or acquisition. In the event of any sublease or assignment by the YMCA as designated in this Paragraph 16.2, the YMCA shall notify the County promptly of the sublease or assignment and shall promptly provide the County with any necessary revisions to the addresses or contact information described in Paragraph 21.1 of this Lease.

17. DEFAULT BY THE YMCA

17.1. The following shall be deemed a default by the YMCA under the terms of this Lease (each of which shall be referred to individually as an "Event of Default" and collectively as "Events of Default"):

(a) If a receiver or trustee is appointed for the property of the YMCA, either in bankruptcy or in equity or in any other court and the Order appointing such receiver or trustee is not vacated within sixty (60) days of the date of such Order.

(b) The making of an assignment by the YMCA for the benefit of its creditors.

(c) The filing of a petition in bankruptcy by the YMCA.

(d) The filing of a petition by the YMCA for its reorganization under any bankruptcy law or any other law.

(e) The suspension of business by the YMCA or any act by the YMCA amounting to a business failure.

17.2. Upon the occurrence of an Event of Default, the County shall, at its election, have the immediate right of re-entry to the Leased Premises and may remove all persons and property from the Leased Premises without being guilty of trespass or becoming liable for any loss or damage which may be occasioned thereby. Any property removed from the Leased Premises and stored in a public warehouse or elsewhere shall be at the cost of and for the account of the YMCA.

18. WAIVER

The failure by the County to insist in any one or more instances upon a strict performance of any covenant of this Lease or the waiver by the County of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver or relinquishment of such term, covenant, or condition or any subsequent breach of the same or any other term, covenant, or condition herein contained. The subsequent acceptance of rent hereunder by the County shall not be deemed to be a waiver of any previous breach by the YMCA of any term, covenant, or condition of this Lease, other than the failure of the YMCA to pay the particular rent so accepted, whether or not the County had knowledge of such previous breach at the time of acceptance of such rent. No covenant, term, or condition of this Lease shall be deemed to have been waived by the County unless the County waives the same in writing.

19. BROKER

Each of the parties hereto represents and warrants that there are no claims for brokerage commissions or finder's fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from, all liabilities arising from any such claim arising out of the actions of that party (including, without limitation, the cost of attorney's fees and other costs in connection therewith).

20. REPRESENTATIONS AND WARRANTIES OF THE YMCA

The YMCA represents and warrants to the County as follows:

(a) Good Standing. The YMCA is a non-stock corporation duly organized, validly existing, and in good standing under the laws of the State of Maryland.

(b) Authority. The YMCA has full power and authority to enter into this Lease and the YMCA has taken all action necessary to authorize the execution, delivery, and performance of this Lease.

(c) Binding Agreements. This Lease has been duly and properly executed by a duly authorized representative of the YMCA, and constitutes the valid and legally binding obligation of the YMCA.

21. MISCELLANEOUS PROVISIONS

21.1. The YMCA and the County agree that any notice required or permitted by this Lease to be given by either party to the other may be either personally delivered or sent by national overnight courier (e.g., FedEx) or by U.S. certified mail, return receipt requested, properly addressed and prepaid to the following addresses of the parties:

To the County: Commissioners of St. Mary's County, Maryland
Attention: David A. Weiskopf, County Administrator
41770 Baldrige Street
P.O. Box 653
Leonardtown, Maryland 20650
Email: David.Weiskopf@stmarysmd.com

With a copy to: Department of Public Works & Transportation
Attention: James Gotsch, Director
44825 St. Andrews Church Road
California, Maryland 20619
Email: James.Gotsch@stmarysmd.com

To the YMCA YMCA of the Chesapeake, Inc.
Attention: Robert Gill, CEO
202 Peachblossom Road
Easton, Maryland 21601
Email: RGill@ymcachesapeake.org

With a copy to: Bruce C. Armistead, Esq.
Armistead, Lee, Rust & Wright, P.A.
114 Bay Street, Building C
Easton, Maryland 21601
Email: Armistead@alrwlaw.com

unless another address shall have been substituted for such address by notice in writing given by the County to the YMCA or given by the YMCA to the County. The date of giving of such notice shall be three (3) business days after the date of depositing the same in the U.S. mail (which may be evidenced by the postmark), or one (1) business day after delivering with the national overnight courier, or the date of personal delivery, or the date delivery is refused.

21.2. No change or modification of this Lease shall be valid unless the same is in writing and signed by the party against whom enforcement is sought. This Lease contains the entire agreement between the parties, and there are no promises, agreements, conditions, undertakings, warranties, or representations, oral or written, expressed or implied between them other than herein set forth in connection with this Lease. This Lease is intended by the parties to be an integration of all prior or contemporaneous promises, agreements, conditions, and undertakings between them in connection with this Lease.

21.3. This Lease and the covenants and conditions herein contained, shall inure to the benefit of and be binding upon the County, and its successors and assigns, and shall inure to the benefit of and be binding upon the YMCA, and its successors and such assigns as are permitted in accordance with Paragraph 16.2 above.

21.4. The captions and headings throughout this Lease are for convenience only, and the words contained therein shall, in no way, be held or deemed to define, limit, describe, explain, modify, amplify, or add to the interpretation, construction, or meaning of any provision of the scope or intent of this Lease, or in any way affect this Lease.

21.5. Nothing contained in this Lease shall be deemed or construed by the parties hereto, or by any third party, as creating a relationship of principal and agent, or a partnership or joint venture between the parties hereto, it being understood and agreed that nothing herein shall be deemed to create any relationship between the parties hereto other than the relationship of landlord and tenant.

21.6. By entering into this Lease, the County and its “employees,” as defined in the Local Government Tort Claims Act, §§ 5-301 et seq. of the Courts and Judicial Proceedings Article of the Annotated Code of Maryland, do not waive sovereign immunity, do not waive any defenses, and do not waive any limitations of liability as may be provided for by law. No provision of this Lease modifies or waives any provision of the Local Government Tort Claims Act.

21.7. If any clause or provision of this Lease shall be ruled to be illegal, invalid, or unenforceable under present or future laws effective during the term of this Lease, then and in that event, it is the intention of the parties hereto that the balance of the provisions of this Lease shall not be affected thereby, and it is also the intention of the parties to this Lease that in lieu of each clause or provision of this Lease that is illegal, invalid, or unenforceable, there be added as part of this Lease a clause or provision as similar in terms to such illegal, invalid, or unenforceable clause or provision as may be possible and be legal, valid, and enforceable. If such invalidity is, in the sole discretion of the County, essential to the rights of both parties, the County has the right to terminate this Lease on written notice to the YMCA; and upon such termination, the YMCA shall surrender possession of the Leased Premises to the County and the rent and other sums payable by either party hereunder shall be prorated on a per diem basis to the date of such termination and adjusted between the County and the YMCA and, upon receipt of payment by the part due to be paid under such adjustment, this Lease shall terminate with no further obligations, rights, or duties surviving between the parties hereto except as otherwise specifically provided for herein.

21.8. This Lease and the terms and provisions hereof shall be construed and determined in accordance with the laws of Maryland.

21.9. Whenever herein the singular number is used, the same shall include the plural and the neuter gender shall include the feminine and masculine genders.

21.10. All references in this Lease to “the term of this Lease,” “Lease Term,” or a phrase of similar context shall mean the Initial Term, and any Renewal Term.

21.11. This Lease may be executed in any number of counterpart copies, and each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one Lease. The parties agree that this Lease shall be deemed validly executed and delivered by a party if a party executes this Lease and delivers a copy of the executed Lease,

including any signature pages constituting a part thereof, to the other party by fax, e-mail, or other comparable means of electronic transmittal.

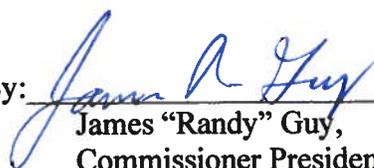
[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed and sealed by their authorized representatives as of the day and year first above written.

ATTEST:



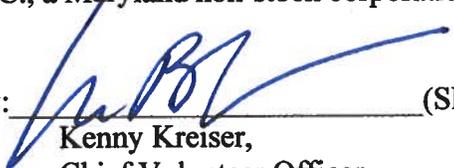
COMMISSIONERS OF ST. MARY'S
COUNTY, MARYLAND, a body politic and
corporate

By:  (SEAL)
James "Randy" Guy,
Commissioner President
Date of execution: 8/2/2022
"County"

ATTEST:



YOUNG MEN'S CHRISTIAN
ASSOCIATION OF THE CHESAPEAKE,
INC., a Maryland non-stock corporation

By:  (SEAL)
Kenny Kreiser,
Chief Volunteer Officer
Date of execution: _____

"YMCA"

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT
Jessica S. B. Andritz, Esq., Director
Courtney Jenkins, AICP, Deputy Director



COMMISSIONERS OF ST. MARY'S COUNTY:
James R. Guy, President
Michael R. Alderson, Jr., Commissioner
Eric S. Colvin, Commissioner
Michael L. Hewitt, Commissioner
Scott R. Ostrow, Commissioner

March 19, 2024

LOCAL PLANNING AGENCY APPROVAL

The Program Open Space acquisition project described herein and specified in the attached Acquisition Application and Project agreement has been reviewed by the Local Planning Authority listed below and was found to be consistent with the County's Comprehensive Plan.

Signature

Date

Jessica S.B. Andritz, Esq.
Printed Name

Director, Dept. of Land Use & Growth Management
Print Title



LOCAL LAND PRESERVATION AND RECREATION PLAN APPROVAL

The Program Open Space acquisition project described herein and specified in the attached Acquisition Application and Project agreement is found to be consistent with the St. Mary's County Land Preservation and Recreation Plan adopted by the Commissioners of St. Mary's County on June 7, 2022 and approved by the State of Maryland on November 22, 2022.

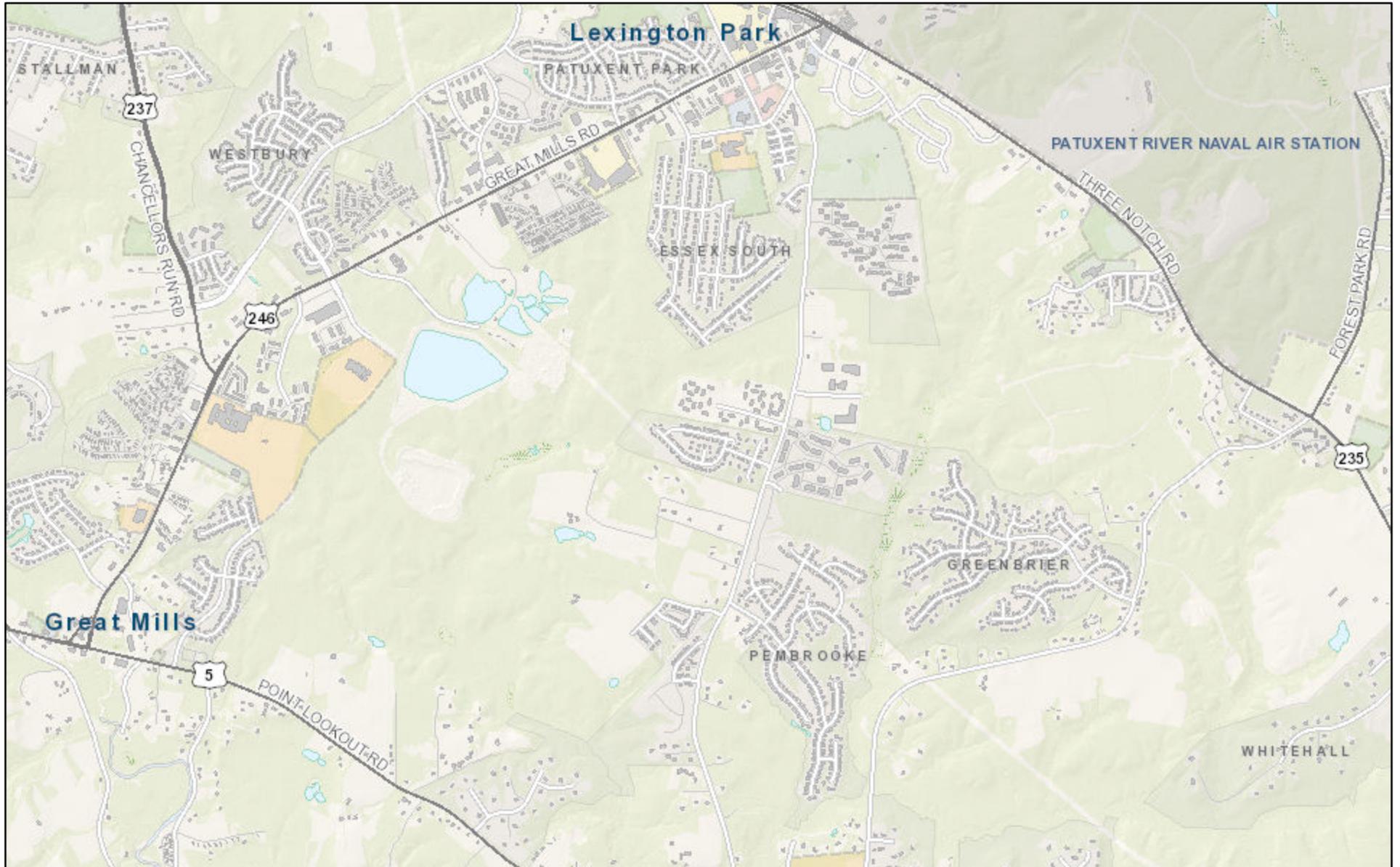
Signature

Date

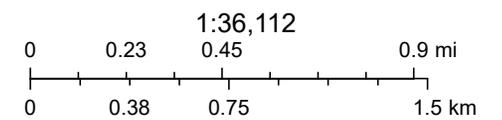
James R. Guy
Printed Name

President, Commissioners of St. Mary's County
Print Title

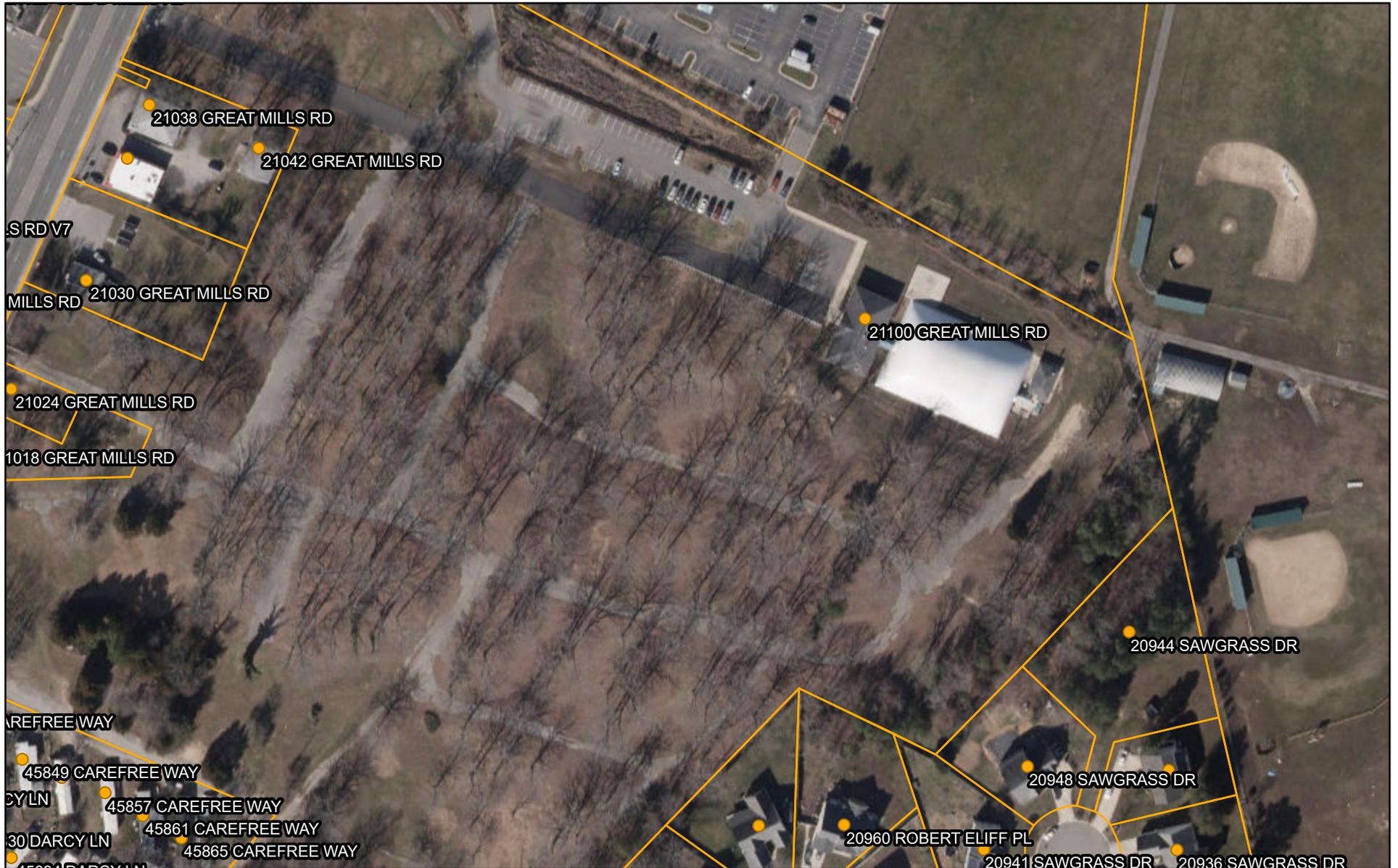
General Vicinity Map



3/20/2024, 1:05:21 PM



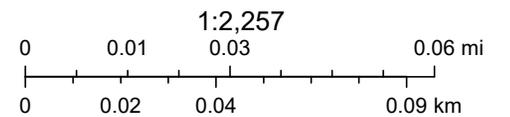
21100 Great Mills Rd - Aerial Map



3/20/2024, 1:07:34 PM

Address Points  Property Boundaries

 Existing



MD iMAP, DoIT

GREAT MILLS ROAD
PROGRAM OPEN SPACE
REPLACEMENT AREA FOR
LEASE PARCEL AT JUDGE P.H. DORSEY
MEMORIAL PARK

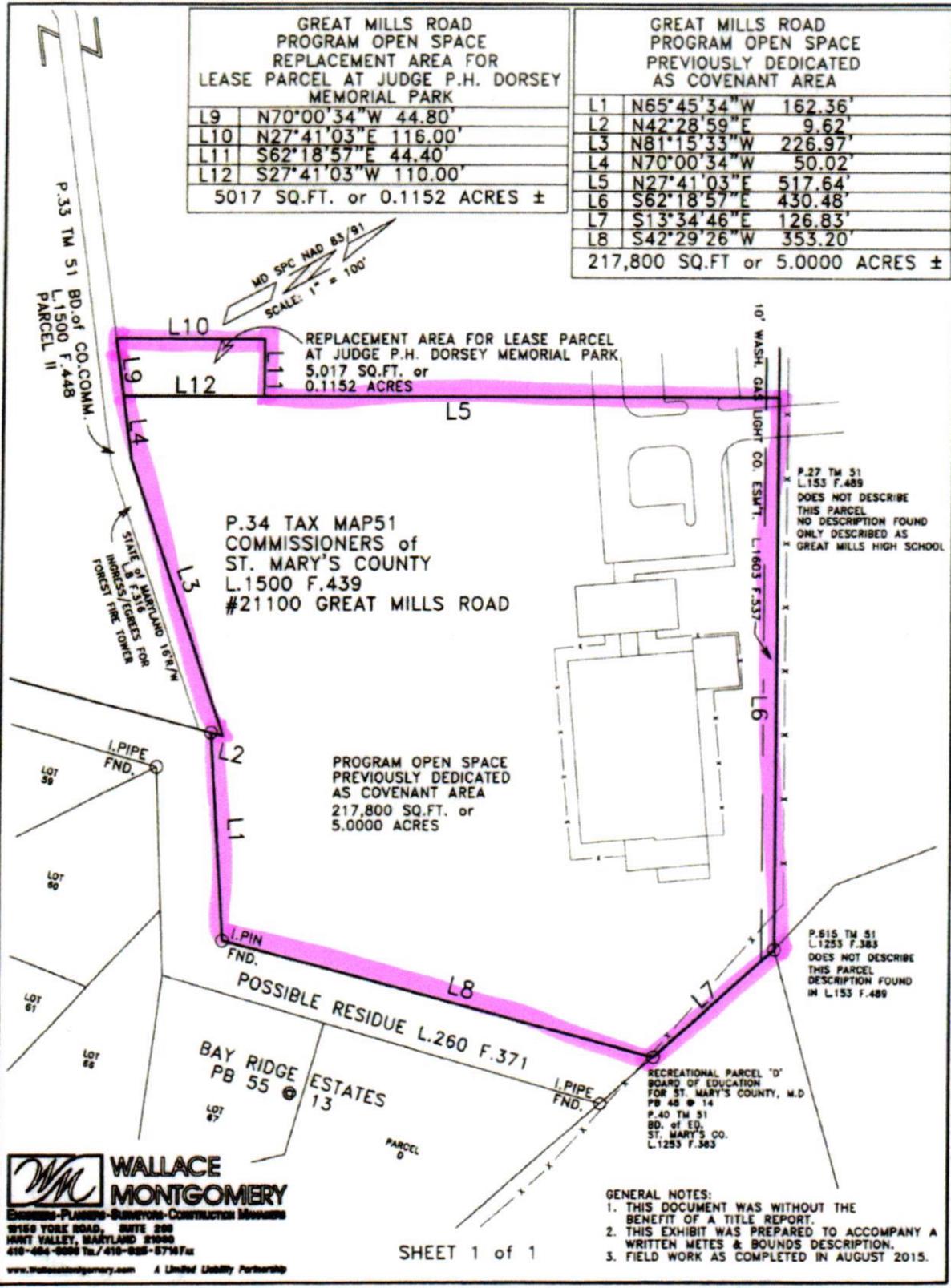
L9	N70°00'34"W	44.80'
L10	N27°41'03"E	116.00'
L11	S62°18'57"E	44.40'
L12	S27°41'03"W	110.00'

5017 SQ.FT. or 0.1152 ACRES ±

GREAT MILLS ROAD
PROGRAM OPEN SPACE
PREVIOUSLY DEDICATED
AS COVENANT AREA

L1	N65°45'34"W	162.36'
L2	N42°28'59"E	9.62'
L3	N81°15'33"W	226.97'
L4	N70°00'34"W	50.02'
L5	N27°41'03"E	517.64'
L6	S62°18'57"E	430.48'
L7	S13°34'46"E	126.83'
L8	S42°29'26"W	353.20'

217,800 SQ.FT or 5.0000 ACRES ±



WALLACE MONTGOMERY
ENGINEERS-PLANNERS-SURVEYORS-CONSTRUCTION MANAGERS
7150 YORK ROAD, SUITE 200
HUNT VALLEY, MARYLAND 21086
410-484-6888 Tel / 410-928-8710 Fax
www.wallacemontgomery.com A Limited Liability Partnership

- GENERAL NOTES:
1. THIS DOCUMENT WAS WITHOUT THE BENEFIT OF A TITLE REPORT.
 2. THIS EXHIBIT WAS PREPARED TO ACCOMPANY A WRITTEN METES & BOUNDS DESCRIPTION.
 3. FIELD WORK AS COMPLETED IN AUGUST 2015.

Real Property Data Search ()

Search Result for ST MARY'S COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 047847

Owner Information

Owner Name: BOARD OF COUNTY COMMISSIONERS FOR ST MARY'S COUNTY
Mailing Address: PO BOX 653 LEONARDTOWN MD 20650-0653
Use: EXEMPT COMMERCIAL
Principal Residence: NO
Deed Reference: /01500/ 00439

Location & Structure Information

Premises Address: 21100 GREAT MILLS RD GREAT MILLS 20634-
Legal Description: 16.246 ACS E/S RT 246 GREAT MILLS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0051	0013	0034	18000.19	0000				2024	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2004	3,910 SF		16.2400 AC	

Stories Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
RESTROOM BUILDING /		C3		

Value Information

	Base Value	Value	Phase-in Assessments	
			As of	As of
		As of	As of	As of
		01/01/2021	07/01/2023	07/01/2024
Land:	2,022,400	2,022,400		
Improvements	806,200	806,200		
Total:	2,828,600	2,828,600	2,828,600	
Preferential Land:	0			

Transfer Information

Seller: CHERRY COVE LAND DEV CO INC
Type: ARMS LENGTH IMPROVED
Date: 01/24/2000
Deed1: EWA /01500/ 00439
Price: \$925,000
Deed2:

Seller:
Type:
Date:
Deed1:
Price:
Deed2:

Seller:
Type:
Date:
Deed1:
Price:
Deed2:

Exemption Information

Partial Exempt Assessments:Class		07/01/2023	07/01/2024
County:	420	2,828,600.00	
State:	420	2,828,600.00	
Municipal:	420	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application
Date:

DECLARATION OF COVENANTS

THIS DECLARATION OF COVENANTS (the "Declaration") is made this 17th day of July, 2001 by the Board of County Commissioners for St. Mary's County, Maryland, a body corporate and politic (hereinafter "Declarant").

WITNESSETH

WHEREAS, Declarant is the owner of certain real property, situated in the Eighth (8th) Election District of St. Mary's County, Maryland, more particularly described as follows:

IMP FD SURE \$ 0.00
RECORDING FEE 0.00

Tax Map 51, Parcel 34 consisting of approximately 19.165 acres, more or less and being the same property conveyed to Declarant by deed from Cherry Cove Land Development Co., Inc., recorded among the Land Records of St. Mary's County, Maryland at Liber 1500, Folio 439 (the "Property"); and

TOTAL 0.00
Res#SM02 Rcr#4999999

WHEREAS, the Declarant desires to dedicate a portion of the Property to outdoor public recreation use, as shown on the attached Exhibit A (the "Dedicated Property"); and

WHEREAS, the Dedicated Property will consist of approximately five (5) acres, more or less; and

EWA PL BIK#1536

WHEREAS, the Declarant applied to the State of Maryland Program Open Space program ("POS") for funding toward the acquisition costs of the Dedicated Property; and

JUL 27 2001 10:26 am

WHEREAS, pursuant to Annotated Code of Maryland, Natural Resources Article, §5-902(b), Program Open Space was established to provide funds to the State and its subdivisions for the acquisition of land for outdoor public recreation and open space use and the development of land for public recreation; and

WHEREAS, pursuant to Annotated Code of Maryland, Natural Resources Article, §5-906(e)(7), land acquired or developed under a State grant from POS may not be converted from outdoor public recreation or open space use to any other use without prior written approval by authorities as set forth in Annotated Code of Maryland, Natural Resources Article, §5-906(e)(7); and

WHEREAS, Declarant desires to establish covenants on the Dedicated Property in compliance with POS statutory requirements and guidelines.

NOW, THEREFORE, Declarant as owner of the Property and the Dedicated Property, for itself, its successors and assigns, declares as follows:

1. The Declarant is the owner of the Dedicated Property, as herein defined.
2. The Declarant desires to subject the Dedicated Property to the covenants, restrictions and conditions of this Declaration, which covenants, restrictions and conditions shall run solely with the Dedicated Property and bind all persons or

- entities having or acquiring any right, title, or interest in the Dedication Property or any part thereof, and inuring to the benefit of each and any owner thereof.
3. Accordingly, the Declarant hereby covenants and agrees as follows: Pursuant to the Annotated Code of Maryland, Natural Resources Article, Section 5-906(e)(7), land acquired or developed under a State Grant from Program Open space may not be converted, without written approval of the Secretary of the Department of Natural Resources, the Secretary of the Department of Budget and Management and the Secretary of the Department of Planning from outdoor public recreation or open space use to any other use. Any conversion in land use may be approved only after the local governing body replaces the land with land of at least equivalent area and of equal recreation or open space value.
 4. The covenants, restrictions, and obligations hereunder shall run with the Dedicated Property and this Declaration shall create privity of contract and/or estate with and among all grantees of all or part of the Dedicated Property, their heirs, executor, administrators, successors or assigns.
 5. The provisions of this Declaration may not be abrogated, modified, rescinded or amended in whole or in part without the written consent of the Declarant, by declaration in writing, executed and acknowledged by the Declarant and duly recorded in the Land Records of St. Mary's County, Maryland.
 6. The Declarant shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and covenants now or hereafter imposed by the provisions of this Declaration and any amendment thereto.
 7. That the terms, covenants, conditions and warranties herein shall inure to the benefit of and shall be binding upon the successors and assigns of the Declarant.

IN WITNESS WHEREOF, Declarant has duly executed this Declaration the day and year first written above.

DECLARANT:

BOARD OF COUNTY COMMISSIONERS
OF ST. MARY'S COUNTY, MARYLAND

By: Julie B. Randall
JULIE B. RANDALL, President

ATTEST:

Alfred A. Lacer
ALFRED A. LACER
County Administrator

STATE OF MARYLAND, St. Mary's County, to wit:

I HEREBY CERTIFY that on this 17th day of July, 2001 before the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julie B. Randall, President, and she acknowledged the foregoing Declaration

ST. MARY'S COUNTY CIRCUIT COURT (Land Records) EWA 1668, p. 0162, MSA_CE60_1977. Date available 09/29/2005. Printed 05/18/2022.

of Covenants to be the duly authorized act an deed of the Board of County Commissioners for St. Mary's County, Maryland.

WITNESS my hand and notarial seal.

Judith A. Spalding
NOTARY PUBLIC

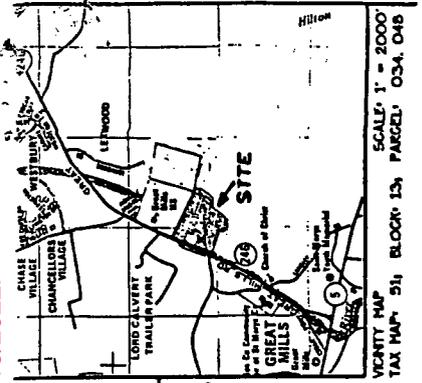
My commission expires: 3/1/03

APPROVED FOR FORM
AND LEGAL SUFFICIENCY:

Patrick B. Murphy
Patrick B. Murphy
County Attorney



LIBER 1668 FOLIO 164



PLANNING & ZONING COMMISSION

APPROVED	DATE
DIRECTOR	

APPRAISAL NOTES

RH Zoning
 C Zoning

BOUNDARY SURVEY
 LAND OF
**CHERRY COVE LAND
 DEVELOPMENT CO., INC.**
 8th ELECTION DISTRICT
 ST. MARY'S COUNTY, MARYLAND

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PLAT BEFORE MEON IS A CORRECT AND COMPLETE REPRESENTATION OF THE BOUNDARY SURVEY OF THE LAND DESCRIBED IN THE ABOVE TITLED INSTRUMENT AND THAT THE SAME HAS BEEN ACCURATELY MEASURED AND PLANNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARYLAND SURVEYING AND MAPPING ACT OF 1996 AND THE REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF ST. MARY'S COUNTY MARYLAND IN THE YEAR 2005.

THE REQUIREMENTS OF SECTION 2-203 OF THE ANNOTATED CODE OF MARYLAND ORIGINALLY APPLIED AS FAR AS IT CONCERNS INFORMATION AND BELIEF.

Michael J. P. Steffens
 REGISTERED PROFESSIONAL SURVEYOR

DATE: 5/18/22

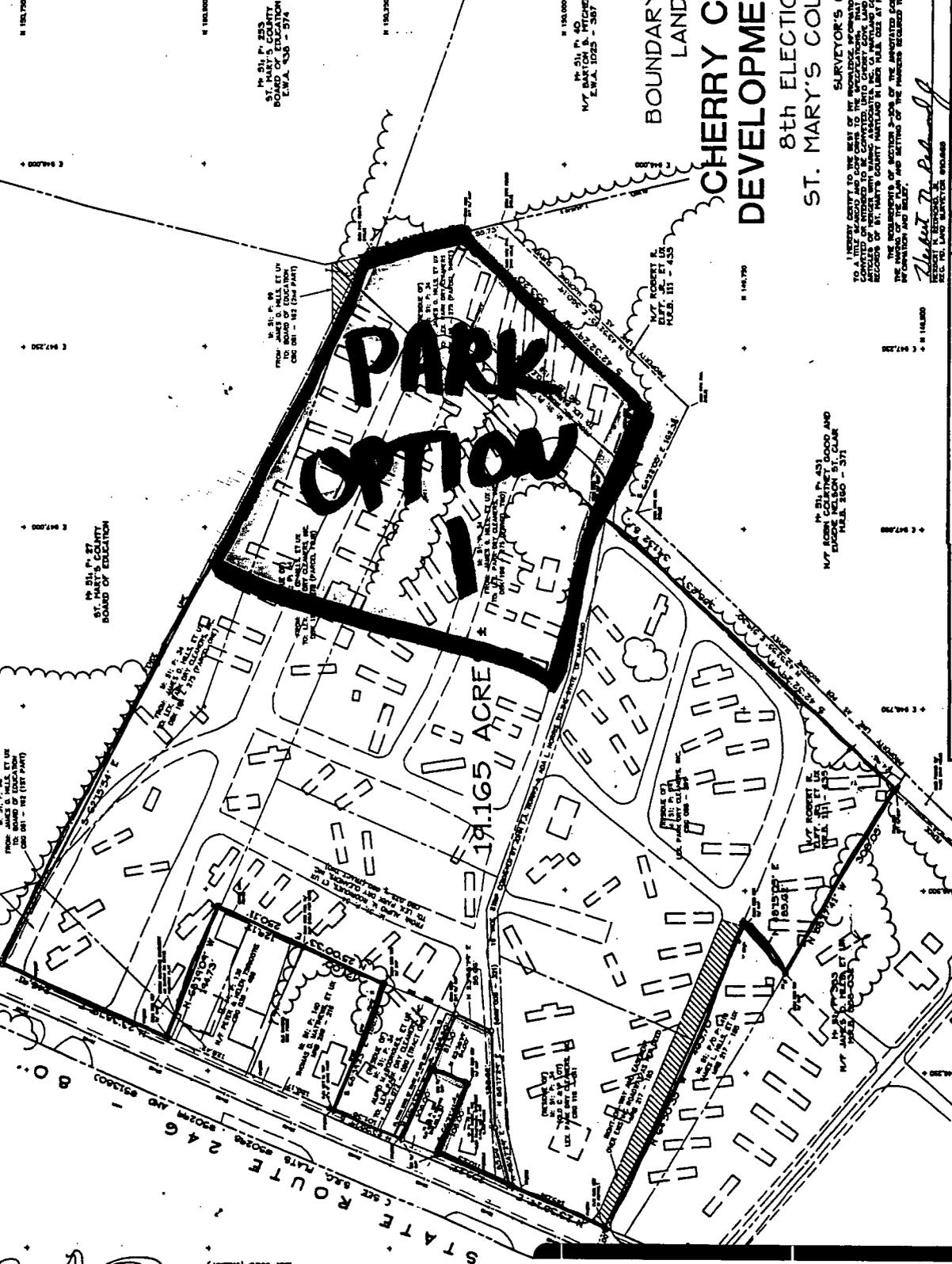
CHERRY COVE LAND DEVELOPMENT 21165 GREAT MILLS ROAD LEWINGTON PARK, MD 20633 DEED: H.R.B. 022 - 115 PHONE: (301) 563-6500
PRINTED MAR 15 1999 D.H. STEFFENS, INC.
FORM DSN SHEET 1 OF 1

SEVENTEEN (17) FOOT RIGHT-OF-WAY TITLE NOTE

I HAVE INCLUDED THE SEVENTEEN (17) FOOT WIDE STRIP OF LAND WHICH WAS CONVERTED INTO THE STATE OF MARYLAND BY DEED JMH, 006 - 321 FOR THE PURPOSE OF A RIGHT-OF-WAY FOR ACCESS TO A STATE FIRE TOWER FOR THE STATE OF MARYLAND. THE STRIP OF LAND IS SUBJECT TO THE INTERESTS OF THE STATE OF MARYLAND AND THIS SURVEY IS SUBJECT TO A TITLE SEARCH.

PLAT NOTE

THE DEED REFERENCES AS SHOWN ON THE INDIVIDUAL PARCELS, WHICH HAVE BEEN CONVERTED INTO THE STATE OF MARYLAND BY DEED JMH, 006 - 321, IN WHICH THE STRIP OF LAND IS REFERRED TO AS A STATE FIRE TOWER FOR THE STATE OF MARYLAND, ARE THE ONES WHICH WERE USED TO PREPARE THIS BOUNDARY SURVEY.



317 Charles Street
 P.O. Box 1700
 La Plata, Maryland 20648
 Telephone: 834-2821 • 870-3585

DH Steffens Co.
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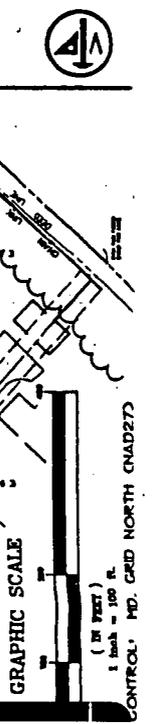


Exhibit A

DECLARATION OF COVENANTS

THIS DECLARATION OF COVENANTS (the "Declaration") is made this 24th day of March, 2016, by the Commissioners of St. Mary's County, a body corporate and politic (hereinafter "Declarant").

WITNESSETH

WHEREAS, Declarant is the owner of certain real property, situated in the Eighth (8th) Election District of St. Mary's County, Maryland, more particularly described as follows:

Tax Map 51, Parcel 34 consisting of approximately 16.246 acres, more or less and being the same property conveyed to Declarant by deed from Cherry Cove Land Development Co., Inc., recorded among the Land Records of St. Mary's County, Maryland at Liber 1500, Folio 439, having a street address of 21100 Great Mills Road (the "Property"); and

WHEREAS, the Declarant desires to dedicate a portion of the Property to outdoor public recreation use, as described on the attached Exhibit A and shown on the attached Exhibit B (the "Dedicated Property"); and

WHEREAS, the Dedicated Property will consist of approximately 5,017 square feet, more or less; and

WHEREAS, the Declarant applied to the State of Maryland Program Open Space program ("POS") for funding toward the acquisition costs of the Dedicated Property; and

WHEREAS, pursuant to §5-902(b) of the *Natural Resources Article* of the *Annotated Code of Maryland*, Program Open Space was established to provide funds to the State and its subdivisions for the acquisition of land for outdoor public recreation and open space use and the development of land for public recreation; and

WHEREAS, pursuant to §5-906(e)(7) of the *Natural Resources Article* of the *Annotated Code of Maryland*, land acquired or developed under a State grant from POS may not be converted from outdoor public recreation or open space use to any other use without prior written approval by authorities as set forth in §5-906(e)(7) of the *Natural Resources Article* of the *Annotated Code of Maryland*; and

WHEREAS, Declarant desires to establish covenants on the Dedicated Property in compliance with POS statutory requirements and guidelines.

NOW THEREFORE, Declarant as owner of the Property and the Dedicated Property, for itself, its successors and assigns, declares as follows:

1. The Declarant is the owner of the Dedicated Property, as herein defined.
2. The Declarant desires to subject the Dedicated Property to the covenants, restrictions and conditions of this Declaration, which covenants, restrictions and conditions shall run solely with the Dedicated Property and bind all persons or entities having or acquiring any right, title, or interest in the Dedicated Property or any part thereof, and inuring to the benefit of each and any owner thereof.
3. Accordingly, the Declarant hereby covenants and agrees as follows: pursuant to §5-906(e)(7) of the *Natural Resources Article* of the *Annotated Code of Maryland*, land acquired or developed under a State Grant from Program Open space may not be converted, without written approval of the Secretary of

the Department of Natural Resources, the Secretary of the Department of Budget and Management and the Secretary of the Department of Planning from outdoor public recreation or open space use to any other use. Any conversion in land use may be approved only after the local governing body replaces the land with land of at least equivalent area and of equal recreation or open space value.

4. The covenants, restrictions, and obligations hereunder shall run with the Dedicated Property and this Declaration shall create privity of contract and/or estate with and among all grantees of all or part of the Dedicated Property, their heirs, executor, administrators, successors or assigns.

5. The provisions of this Declaration may not be abrogated, modified, rescinded or amended in whole or in part without the written consent of the Declarant, by declaration in writing, executed and acknowledged by the Declarant and duly recorded in the Land Records of St. Mary's County, Maryland.

6. The Declarant shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and covenants now or hereafter imposed by the provisions of this Declaration and any amendment thereto.

7. That the terms, covenants, conditions and warranties herein shall inure to the benefit of and shall be binding upon the successors and assigns of the Declarant.

IN WITNESS WHEREOF, Declarant has duly executed this Declaration the day and year first written above.

WITNESS: DECLARANT:
COMMISSIONERS OF ST. MARY'S COUNTY

Bridgett

By: James R. Guy (SEAL)
James R. Guy, Commissioner President

STATE OF MARYLAND, COUNTY OF ST. MARY'S, to wit:

I HEREBY CERTIFY, that on this 24th day of March, 2016, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared James R. Guy, President of the Commissioners of St. Mary's County, a body politic and corporate, and duly acknowledged the foregoing Declaration to be the act of the said body politic and corporate,.

WITNESS my hand and Notarial Seal.

Christine D. Fleming
NOTARY PUBLIC
My commission expires:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

George R. Sparling
George R. Sparling, County Attorney

CHRISTINE D. FLEMING
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 9, 2019



Exhibit A

GREAT MILLS ROAD – PROGRAM OPEN SPACE
REPLACEMENT AREA
P.34 TAX MAP 51
COMMISSIONERS OF ST. MARY'S COUNTY

Being part of the lands conveyed to the Board of County Commissioners of St. Mary's County, Maryland from Cherry Cove Land Development Co., Inc. by deed dated January 14, 2000 and recorded among the Land Records of St. Mary's County, Maryland in Liber 1500 at Folio 439 and being more particularly described as follows:

Beginning at a point on the outline of a 16 foot wide strip of land as described in a conveyance to the Board of County Commissioners of St. Mary's County, Maryland from Cherry Cove Land Development Co., Inc. by deed dated January 14, 2000 and recorded among said Land Records in Liber 1500 at Folio 448 as Parcel II and also on the northeast outline of a 16 foot wide right of way to the State of Maryland for ingress/egress to the Forest Fire Tower property as recorded in Liber 8 at Folio 316, said point being the following four courses from an iron pin found at the beginning of the 4th course or North 65° 42' 31" West, 162.36 foot line of the aforesaid conveyance and as now surveyed as North 65° 45' 34" West, 162.36 feet: 1. North 65° 45' 34" West, 162.36 feet, 2. North 42° 28' 59" East, 9.62 feet, 3. North 81° 15' 33" West, 226.97 feet and 4. North 70° 00' 34" West, 50.02 feet; thence from the point of beginning and with said outlines

1. North 70° 00' 34" West, 44.80 feet to a point; thence leaving said outlines
2. North 27° 41' 03" East, 116.00 feet to a point; thence
3. South 62° 18' 57" East, 44.40 feet to a point; thence
4. South 27° 41' 03" West, 110.00 feet to the point of beginning and containing 5,017 square feet or 0.1152 of an acre of land.

Said REPLACEMENT AREA also being shown on the attached Exhibit "B".

This Metes and Bounds description and attached Sketch, as prepared by Wallace Montgomery Associates, 10150 York Road, Suite 200, Hunt Valley, Maryland, 21030, were prepared by me or under my responsible charge and are based on the NAD 83/91, Maryland State Plane Coordinate System.


Eric V. Cooper
Professional Land Surveyor
MD. No. 21311 (expiration date June 25, 2016)



GREAT MILLS ROAD – PROGRAM OPEN SPACE
5 ACRES PREVIOUSLY DEDICATED
AS COVENANT AREA
P.34 TAX MAP 51
COMMISSIONERS OF ST. MARY'S COUNTY

Being part of the lands conveyed to the Board of County Commissioners of St. Mary's County, Maryland from Cherry Cove Land Development Co., Inc. by deed dated January 14, 2000 and recorded among the Land Records of St. Mary's County, Maryland in Liber 1500 at Folio 439 and being more particularly described as follows:

Beginning at an iron pin found at the beginning of the 4th course or North 65° 42' 31" West, 162.36 foot line of the first said conveyance and as now surveyed as North 65° 45' 34" West, 162.36 feet; thence with the 4th course of said conveyance

1. North 65° 45' 34" West, 162.36 feet to a point, said point being North 04° 26' 43" West, 50.21 feet from an iron pipe found at the common corner of Lot 59 and Lot 60 as shown on a plat of subdivision entitled "BAY RIDGE ESTATES" as recorded among said Land Records in Plat Book 55 as Plat Number 13; thence with the northeast outline of a 16 foot wide strip of land as described in a conveyance to the Board of County Commissioners of St. Mary's County, Maryland from Cherry Cove Land Development Co., Inc. by deed dated January 14, 2000 and recorded among said Land Records in Liber 1500 at Folio 448 as Parcel II and also with the northeast outline of a 16 foot wide right of way to the State of Maryland for ingress/egress to the Forest Fire Tower property as recorded in Liber 8 at Folio 316
2. North 42° 28' 59" East, 9.62 feet to a point; thence with said outline
3. North 81° 15' 33" West, 226.97 feet to a point; thence with said outline
4. North 70° 00' 34" West, 50.02 feet to a point; thence leaving said outlines
5. North 27° 41' 03" East, 517.64 feet to a point on the first course of the aforesaid conveyance; thence with said course and the land known as Great Mills High School
6. South 62° 18' 57" East, 430.48 feet to a point, said point being the common corner of said Great Mills High School and the northern corner of Recreational Parcel "D" as shown on a plat of subdivision entitled "BOARD OF EDUCATION FOR ST. MARY'S COUNTY, MARYLAND" as recorded

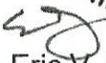
among said Land Records in Plat Book 48 as Plat Number 14; thence with said Recreational Parcel "D"

7. South 13° 34' 46" East, 126.83 feet to a point, said point being North 13° 36' 04" West, 56.16 feet from an iron pipe found; thence
8. South 42° 29' 26" West, 353.20 feet to the point of beginning and containing 217,800 square feet or 5.000 acres of land.

Said DEDICATION AREA also being shown on the attached Exhibit "B".

This Metes and Bounds description and attached Sketch, as prepared by Wallace Montgomery Associates, 10150 York Road, Suite 200, Hunt Valley, Maryland, 21030, were prepared by me or under my responsible charge and are based on the NAD 83/91, Maryland State Plane Coordinate System.




Eric V. Cooper
Professional Land Surveyor
MD. No. 21311 (expiration date June 25, 2016)

GREAT MILLS ROAD
PROGRAM OPEN SPACE
REPLACEMENT AREA FOR
LEASE PARCEL AT JUDGE P.H. DORSEY
MEMORIAL PARK

L9	N70°00'34"W	44.80'
L10	N27°41'03"E	116.00'
L11	S62°18'57"E	44.40'
L12	S27°41'03"W	110.00'
5017 SQ.FT. or 0.1152 ACRES ±		

GREAT MILLS ROAD
PROGRAM OPEN SPACE
PREVIOUSLY DEDICATED
AS COVENANT AREA

L1	N65°45'34"W	162.36'
L2	N42°28'59"E	9.62'
L3	N81°15'33"W	226.97'
L4	N70°00'34"W	50.02'
L5	N27°41'03"E	517.64'
L6	S62°18'57"E	430.48'
L7	S13°34'46"E	126.83'
L8	S42°29'26"W	353.20'
217,800 SQ.FT or 5.0000 ACRES ±		

P.33 TM 51
BD. of CO. COMM.
L.1500 F.448
PARCEL II

STATE OF MARYLAND 1674/W
L.1553 F.489
FOR FOREST FIRE TO CENTER

REPLACEMENT AREA FOR LEASE PARCEL
AT JUDGE P.H. DORSEY MEMORIAL PARK
5,017 SQ.FT. or
0.1152 ACRES

P.34 TAX MAP 51
COMMISSIONERS of
ST. MARY'S COUNTY
L.1500 F.439
#21100 GREAT MILLS ROAD

PROGRAM OPEN SPACE
PREVIOUSLY DEDICATED
AS COVENANT AREA
217,800 SQ.FT. or
5.0000 ACRES

P.27 TM 51
L.153 F.489
DOES NOT DESCRIBE
THIS PARCEL
NO DESCRIPTION FOUND
ONLY DESCRIBED AS
GREAT MILLS HIGH SCHOOL

P.615 TM 51
L.1253 F.383
DOES NOT DESCRIBE
THIS PARCEL
DESCRIPTION FOUND
IN L.153 F.489

RECREATIONAL PARCEL 'D'
BOARD OF EDUCATION
FOR ST. MARY'S COUNTY, M.D.
PB 48 @ 14
P.40 TM 51
BD. of ED.
ST. MARY'S CO.
L.1253 F.383



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HUNT VALLEY, MARYLAND 21080
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www.WallaceMontgomery.com A Limited Liability Partnership

- GENERAL NOTES:
1. THIS DOCUMENT WAS WITHOUT THE BENEFIT OF A TITLE REPORT.
 2. THIS EXHIBIT WAS PREPARED TO ACCOMPANY A WRITTEN METES & BOUNDS DESCRIPTION.
 3. FIELD WORK AS COMPLETED IN AUGUST 2015.

DOCUMENT VALIDATION

LR - Government
Instrument 0.00
Agency Name: St. Mary's
County Commissioners
Instrument List:
Declaration
Describe Other:
Reference/Control #:
4361/151 MM/Co.
Attorney's Office

Total: 0.00
04/01/2016 02:06
CC18-WA
#5856919 CC0704 - St
Mary's
County/CC07.04.06 -
Register 06

Joan W. Williams, Clerk
Circuit Court for St. Mary's County
PO Box 676
41605 Courthouse Drive
Leonardtown, MD 20650
(301) 475-7844

**The Property Owned by the Board of County Commissioners
for St. Mary's County
21100 Great Mills Road
Great Mills, Maryland 20634**



**Appraisal Report
as of February 16, 2024**



Prepared for:

**Commissioners of St. Mary's County
P.O. Box 653
Leonardtown, Maryland 20653**



3605 Old Washington Road | Post Office Box 125 | Waldorf, Maryland 20604
(301) 870-5841 | (301) 932 -9410 | FAX (301) 932 - 9039
email - hooperassociates@verizon.net



March 13, 2024

Commissioners of St. Mary's County
P.O. Box 653
Leonardtown, Maryland 20650

Re: The Property Owned by the Board of County Commissioners for St. Mary's County, containing 5.1152 acres of land, more or less (which is part of the parent parcel containing 16.246 acres of land, more or less), and improvements, located at 21100 Great Mills Road, Tax Map 51, Grid 13, Part of Parcel 34, Liber 1500, Folio 439, Liber 1500, Folio 439, Eighth (8th) Election District, St. Mary's County, Great Mills, Maryland 20634

Dear Commissioners:

In fulfillment of our agreement, we are pleased to submit herein our appraisal of the above captioned property. The following is prepared in compliance with the Uniform Standards of Professional Appraisal Practice and appropriate federal regulations. The report sets forth our value conclusions, along with supporting data and reasoning which form the basis of our opinion. The valuation reported is qualified by certain definitions, underlying assumptions and limiting conditions, and certifications which are set forth within the report.

Extraordinary Assumption: It is assumed by this appraiser that economic conditions, in terms of overall economic activity levels, interest rates and trends will remain relatively consistent and similar to those existing for similar type properties as of the date of this report. It is noted that interest rates are increasing somewhat at time of valuation, however, it is assumed by this appraiser that these will not be substantial enough to impact the overall valuation and continuing use of the subject property as of the date of this report.

Extraordinary Assumption: It is assumed by this appraiser that all structural and mechanical components associated with the subject property have been well maintained and are functioning properly, unless otherwise noted in this report.

Extraordinary Assumption: It is assumed by this appraiser that information obtained as to the specifications of the various improvements located on the subject property is an accurate portrayal of the improvements located on the property.

Extraordinary Assumption: It is assumed by this appraiser that the subject property will be granted concurrent cross parking easements to the adjoining parking lot that is concurrently owned by the St. Mary's County Government.

Extraordinary Assumption: It is assumed by this appraiser that if any of the above referenced extraordinary assumptions change, then the value within this report may be subject to change.

Extraordinary Assumptions/Hypothetical Conditions: It is assumed by this appraiser that the use of the extraordinary assumptions and hypothetical conditions might have an affect on the assignment results. However, this appraiser is not required to report on the impact of the extraordinary assumptions and hypothetical conditions on assignment result.



This report was prepared for the Commissioners of St. Mary's County and our professional fee billed to the Commissioners of St. Mary's County. It is intended only for use by your internal management, your auditor or appropriate regulatory authorities. It is not to be distributed to or relied upon by other persons or entities without our written permission.

This appraisal report is of the market value in the subject property. The effective date of the valuation is February 16, 2024. I have considered the pertinent data affecting the valuation, including location, type, use and potential of the property, trends of the neighborhood and comparable sales. As a result of this study and analysis, we have formed an opinion that the market value (as defined in this report, subject to the definitions, certifications and limiting conditions set forth in the attached report) as of February 16, 2024, is:

**The Property Owned by the Board of County Commissioners for St. Mary's County
containing 5.1152 acres of land, more or less (which is part of the parent parcel containing 16.246
acres of land, more or less), and improvements**

**ONE MILLION NINE HUNDRED FORTY-SIX THOUSAND DOLLARS
(\$1,946,000.00)**

This letter is attached and hereto made a part of the appraisal report. This letter must remain attached to the report in order for the value obtained and set forth in this transmittal letter to be considered valid. I certify that I have personally prepared this appraisal report.

I certify that to the best of my knowledge, the appraisal report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'James B. Hooper', is written over a circular blue stamp or seal.

James B. Hooper
Maryland License No. 04-1128

JBH/tiw

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Maryland License Status: Certified General Status - License No. 04-1128

Virginia License Status: Certified General Status - License No. 4001-003745

Education: B.S. Degree - Business Management - University of Maryland
Post Graduate Courses - American University
Continuing Education Courses - Charles & Prince George's County
Community Colleges

Specialized Appraisal Courses:

AIREA - Course 1A - Appraisal Theory
AIREA - Course 1B - Basic Appraisal Tech.
AIREA - Course 2A - Capitalization Theory & Tech. 1.
AIREA - Course 2B - Capitalization Theory & Tech. 2.
AIREA - Course 2C - Capitalization Theory & Tech. 3.
AIREA - Course 3A - Case Studies in Valuation
AIREA - Course 3B - Report Writing
AIREA - Course SPPA - Standards of Professional Practice, Part A
AIREA - Course II42D - Standards of Professional Practice, Part B
AIREA - Course I410 - Standards of Professional Practice, Part A
Appraisal Institute - Course 550 - Advanced Valuation Applications
Appraisal Institute - Advanced Applications
Appraisal Institute - Report Writing & Valuation Analysis
Appraisal Institute - Residential Valuation
Appraisal Institute - Advanced Demo Appraisal Workshop
Appraisal Institute - Computer Enhanced Cash Flow Modeling
Appraisal Institute - Using Your Financial Calculator
Appraisal Institute - The Appraiser as an Expert Witness: Preparation & Testimony
Appraisal Institute - Condemnation Appraising: Basic Principles & Applications
Appraisal Institute - Standards of Professional Practice - Part C
Appraisal Institute - Valuation of Conservation Easements
Introduction to Environmental Considerations for the Appraiser
Appraisal Institute - FHA and the Appraisal Process
Appraisal Institute - Course 430 - Standards of Professional Practice, Part C
Appraisal Institute - Business Practices and Ethics
Appraisal Institute - General Appraiser Sales Comparison Approach
Appraisal Institute - Appraising Historic Preservation Easements
Appraisal Institute - Appraising High Value and Historic Homes
Appraisal Institute - Appraising Environmentally Contaminated Properties
Appraisal Institute - Real Estate Fraud: The Appraiser's Responsibilities & Liabilities
Appraisal Institute - Valuation of Detrimental Conditions
Appraisal Institute - Course 797 - Valuation of Conservation Easements
Appraisal Institute - Analyzing the Effects of Environmental Contamination on Real Property
Appraisal Institute - The Uniform Appraisal Dataset from Fannie Mae and Freddie Mac
Appraisal Institute - Apartment Appraisal, Concepts & Applications
Appraisal Institute - Advanced Concepts & Case Studies
Appraisal Institute - Data Verification Methods
Appraisal Institute - Cool Tools: New Technology for Real Estate Appraisers
VA Appraisal Seminar
Recent Developments in Real Estate Appraisal Law and the USPAP
Land and Site Valuation
Uniform Appraisal Standards for Federal Land (Yellow Book Seminar)

Experience:

President, Hooper & Associates, Waldorf, Maryland (January 1989 to present)
Staff Appraiser, Matthews Realty Corporation, Waldorf, Maryland (1984 to 1988)
Staff Appraiser for Delta Realty, Inc., P.O. Box 35, Waldorf, Maryland (1976 to 1984)
Maryland Real Estate Salesman (1975 to 1979)
Maryland Real Estate Broker (1979 to present)
Qualified Expert Witness - United State Bankruptcy Court of Appeals; United States Bankruptcy Court; Maryland Tax Appeals Court; Prince George's and Charles Counties Tax Appeals Boards; and Circuit Court for Charles County; Circuit Court for St. Mary's County; and District Court of Charles County; Circuit Court for Calvert County; District Court for St. Mary's County

Partial List of Clients:

M & T Bank
Truist Bank
PNC Bank
Wesbanco
Cedar Point Federal Credit Union
Colonial Farm Credit
Bank of America
Community Bank of the Chesapeake
Prince George's Federal Savings Bank
Navy Federal Credit Union
Burke and Herbert Bank
Sandy Spring Bank
Severn Savings Bank
Provident Bank
State of Maryland Department of General Services
various law firms/various mortgage lenders
State Highway Administration
various Relocation Services
Southern Maryland Oil Company
Veterans Administration, Panel Appraiser
Charles County Government
Calvert County Government
St. Mary's County Government
University of Maryland
Federal Housing Administration, Panel Appraiser
Developers and private individuals

Organizations:

Southern Maryland Board of Realtors
Institute of Real Estate Management (designated title of CPM)
Associate Member, Appraisal Institute
Member, International Right-of-Way Association

Types of Appraisals:

Income producing properties such as office buildings, warehouses, other commercial establishments, condominiums, residential, subdivisions, houses, farms, vacant land, etc.

An appraisal is a type of research and analysis into the law of probabilities with respect to real estate valuation. Through the appraiser's education, training, experience, and professional philosophy, he/she is able to render an estimated value of real estate based on the activities of buyers, sellers, and other property owners. Because of the unique characteristics of each parcel of real estate, adjustments typically have to be made for differences between properties.

A value estimate cannot be guaranteed and generally cannot be proved. However, the final estimate of value by a professional appraiser should be substantiated and justified by a detailed analysis of both the physical characteristics of the subject real estate and the social, economic, and governmental forces which exert pressure on the subject property.

The final estimate of value in a professional appraisal report must not be considered to be absolute but rather an opinion of value resulting from reliable market data which was collected, analyzed, and adjusted to reflect the elements of comparison between and comparables and the subject. The professional appraiser cannot be an advocate, else he/she belies the principles of the profession.

With the aforementioned in mind, you are encouraged to read this report which sets forth the purpose for which the appraisal was made and the appraiser's analysis and conclusions.



EXECUTIVE SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Client: Commissioners of St. Mary's County

Owner: Board of County Commissioners for St. Mary's County

Tax Account No.: 08-047847

Property Location: The subject parcel has an official street address of 21100 Great Mills Road, Great Mills, Maryland 20634. The subject property is located in the Eighth (8th) Election District of St. Mary's County. The Assessor's designation is Tax Map 51, Grid 13, Part of Parcel 34.

Property Description: According to the Assessment Records of St. Mary's County, the parent parcel in its entirety contains a total of 16.246 acres of land, more or less. According to plats herein provided, the subject property of this report will be a part of this property and the rear portion thereof which contains a total of 5.1152 acres of land, more or less. This property is irregularly shaped and has access to Great Mills Road from the concurrently owned front portion of the parent parcel. The subject has a level to slightly rolling topography and for the most part the subject property is on grade with the surrounding properties. The subject was found to be a predominantly cleared tract of land, though there are some trees located on the western periphery used for shade and decorative purposes. Public water and sewer, as supplied by the Metropolitan Commission of St. Mary's County (METCOM) are connected to the subject property.

Soil types associated with the subject property are predominantly Beltsville silt loam (B1B2) and Cut and fill land (Cu).

Improvements: The subject property is improved by an indoor bubble pool facility with attached pool house and locker rooms as well as a mechanical/ utility building. According to the Assessment Records of St. Mary's County, these improvements were built in 2004. The pool house/locker room facility is finished in a combination of brick and stucco siding, has a composition shingle roofing system and is built on a reinforced slab foundation. The interior is divided into a reception area, small office, staff changing room facility as well as a life guard and first aid room that then leads through a covered and enclosed vestibule with pressure sealed doors and turnstile into the enclosed bubble in-ground pool area. Directly behind this is the mechanical/utility building that contains a total of approximately 541 square feet. This is of block and vinyl sided construction, has a composition shingle roof and encloses the mechanical systems associated with the pool chlorination and other pool equipment. The in-ground pool has overall dimensions of approximately 75' by 80' and the swimming areas have overall dimensions of approximately 20' by 66' in the wading pool/handicap area, with total square footage of approximately 7,320 square feet. The pool is of *** or gunite construction and tile finishes. The deeper end features a maximum depth of 5' while the wading/handicap area is approximately 3' (+/-). Overall condition of the improvements, which appear to have been well maintained, should be considered in good condition.



Site improvement include approximately 650' of chain link fencing, exterior paved patio area, landscaping in the form of grassed and shrubbed lawn areas as well as approximately 10,000 square feet of paved parking and access driveway systems and concrete curbing. Additional site improvements include exterior lighting and sidewalks along the front portion of the pool building facility. Overall condition of site improvements should be rated as average to good.

It should be noted that site improvements in terms of parking, based on the subject property, are deemed to be inadequate to service the facility as currently designed and it is assumed and expected by this appraiser that concurrent parking will occur on an adjoining parking lot currently owned by the St. Mary's County Government.

Legal Description:	Part of Liber 1500, Folio 439
Market Value "As Is":	February 16, 2024
Date of Inspection:	February 16, 2024
Property Rights Appraised:	fee simple interest
Defined Value:	market value
Present Use:	community in-door pool facility
Land Size:	16.246 acres/707,676 sf (+/-) - parent parcel 5.1152 acres/218,323 sf (+/-) - subject property
Purpose of Appraisal:	To provide the subject's "as is" market value as of February 16, 2024.
Census Tract No.:	8759.04
Zoning:	RH - Residential, High Density District
Flood Map No.:	24037C0326F, Zone X, dated November 19, 2014
Highest and Best Use:	continuing use as a community service facility
Exposure/Marketing Time:	1-month to 1-year
Approaches to Value:	
Cost Approach:	\$1,946,000.00
Sales Comparison Approach:	\$2,100,000.00
Income Approach:	N/S
Final Indicated Market Value:	\$1,946,000.00

The purpose of the appraisal is to estimate the market value of the fee simple*¹ interest in the subject property, which is located in Great Mills, St. Mary's County, Maryland as of February 16, 2024. The intended use of the appraisal is to establish the market value of the subject property to be used for Program Open Space Conversion. The intended users of the appraisal report are the officers and representatives of the Commissioners of St. Mary's County and their appropriate assignees.

Market Value¹

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. the buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what they consider their own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Value As Is²

The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning.

Fee Simple Estate³

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

¹Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), 141.

²Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), 13.

³Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), 90.

Identification of the Property: The legal description given to the appraiser is found in the land records or tax maps of the appropriate County and is presumed to be correct or has been confirmed by a survey performed by a registered land surveyor. The appraiser assumed no responsibility for such a survey or for encroachments or overlapping that might be revealed thereby.

The appraiser renders no opinion of legal nature, such as to ownership of the property or condition of the title.

The appraiser assumed the title to the property to be marketable, that the property is an unencumbered fee, and that the property does not exist in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

Any other plats, maps or drawings shown in this report may show approximate dimensions and may not be drawn to scale. These are included strictly to assist the reviewer of this report in visualizing the property. Although I have made a physical inspection of the property, no precise survey was made by this appraiser.

Unapparent Conditions: The appraiser assumed that there are no latent defects or unapparent conditions of the property, subsoil or structures which would render it more or less valuable than otherwise comparable property. The appraiser assumed no responsibility for such conditions, or for engineering which might be required to reveal such things.

Information and Data: Information and data supplied to the appraiser by others, and which have been considered in the valuation, are from sources believed to be reliable, but no further responsibility is assumed for its accuracy.

Use of the Appraisal: Possession of the appraisal report or a copy thereof does not carry with it the right of publication. It should be considered a privileged document. The appraisal report may not be used for any purpose except substantiation of the value estimated without written permission from the appraiser. All valuations in the report are applicable only under the stated program of Highest and Best Use, and are not necessarily applicable under other programs of use. The valuations of a component part of the property are applicable only as part of the whole property.

Court Testimony: Testimony or attendance in Court by reason of this appraisal, with reference to the property in question, shall not be required without prior agreement. It is assumed that current economic conditions will remain reasonably stable into the foreseeable future without major fluctuations both upward or downward in the overall economy.

A diligent effort was made to verify each comparable sale used in the evaluation process in this report. However, since many of the sellers or purchasers are from areas outside of the immediate locality, or no agent could be contacted within a reasonable time for the completion of this report, certain sales may not have been verified through communication with the purchaser or seller.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the subject property, were not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value estimated herein is predicated on the assumption that no hazardous substances exist on or in the property, or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

It is assumed by this appraiser, unless otherwise noted in this appraisal report, that there do not exist any tidal or non-tidal wetlands that will hinder the overall development of the subject parcel.

The Americans with Disability Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA could reveal that the property is in non-compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible non-compliance with the requirements of ADA was not considered in estimating the value of the property.

Extraordinary Assumption: It is assumed by this appraiser that economic conditions, in terms of overall economic activity levels, interest rates and trends will remain relatively consistent and similar to those existing for similar type properties as of the date of this report. It is noted that interest rates are increasing somewhat at time of valuation, however, it is assumed by this appraiser that these will not be substantial enough to impact the overall valuation and continuing use of the subject property as of the date of this report.

Extraordinary Assumption: It is assumed by this appraiser that all structural and mechanical components associated with the subject property have been well maintained and are functioning properly, unless otherwise noted in this report.

Extraordinary Assumption: It is assumed by this appraiser that information obtained as to the specifications of the various improvements located on the subject property is an accurate portrayal of the improvements located on the property.

Extraordinary Assumption: It is assumed by this appraiser that the subject property will be granted concurrent cross parking easements to the adjoining parking lot that is concurrently owned by the St. Mary's County Government.

Extraordinary Assumption: It is assumed by this appraiser that if any of the above referenced extraordinary assumptions change, then the value within this report may be subject to change.

Extraordinary Assumptions/Hypothetical Conditions: It is assumed by this appraiser that the use of the extraordinary assumptions and hypothetical conditions might have an affect on the assignment results. However, this appraiser is not required to report on the impact of the extraordinary assumptions and hypothetical conditions on assignment result.

The purpose of this analysis is to provide an appraisal using the known conventional and accepted appraisal processes, practices and traditional approaches in existence as of the date of the valuation. Additionally, it is intended within the scope of this appraisal to report that the prepared appraisal be in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

This appraiser, within the scope of the appraisal, will endeavor to arrive at a Market Value of the subject property using the three traditional approaches to value as outlined in the Valuation section of this report. Additionally, this appraiser will make a detailed investigation of the subject property and will report any actual or suspected evidence of environmental hazards or contaminants relative to the subject property.

Included in the scope of the appraisal will be the overall valuation of the subject property as real property, as well as any fixed improvements, excluding, unless otherwise mentioned, any and all trade fixtures located on the property.

Further included within the scope of the appraisal report, this appraiser will analyze the subject property in comparison to comparable sales or leases that have been found in the marketplace and have transpired within the past several years. Additionally, this appraiser will research the history of the subject property for the prior three years and report any transfers or transactions involved on the subject property that may offer any insight as to the overall Market Value of the property.

In summary, the scope of this appraisal includes, but is not limited to

- an inspection of the subject improvements and site which are the subject of this appraisal assignment;
- the searching, collection, verification, and analysis of relevant data;
- the Highest and Best Use conclusion;
- the consideration of the Cost, Income Capitalization and Sales Comparison Approaches to Value and the implementation of the applicable approaches for estimating the market value of the property as a whole; and
- the reconciliation of the applicable approaches to value and the final estimate of market value.

The market value conclusion in this report is based upon the presumption that there are no conditions of environmental concern which affect the value of the subject property, including, but not limited to, hazardous or toxic wastes, wetlands, buried storage tanks, PCB's, and radon gas.

During my physical property inspection on February 16, 2024 I did not observe any signs of potential problems. However, as I have no expertise in environmental matters, I strongly recommend that any related questions or concerns be evaluated by a qualified expert prior to finalizing decisions regarding the subject property.

SITE IDENTIFICATION

The subject parcel has an official street address of 21100 Great Mills Road, Great Mills, Maryland 20634. The subject property is located in the Eighth (8th) Election District of St. Mary's County. The Assessor's designation is Tax Map 51, Grid 13, Part of Parcel 34. Also, the census tract assigned to the subject property is 8759.04.

DATE OF APPRAISAL

The estimated value within this appraisal is as of February 16, 2024, the date the property was inspected and photographed.

LEGAL DATA

Ownership to the subject parcel in its entirety is currently vested in the name of the Board of County Commissioners for St. Mary's County. The deed indicating this ownership was duly recorded in the St. Mary's County Land Records at Liber 1500, Folio 439 on January 24, 2000. A copy of this deed is found in the Addendum of this report.

SALES/RENTAL HISTORY

In accordance with the Appraisal Institute, as well as the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation, this appraiser has researched transfers of the subject property for the prior 3-year period and has noted no transfers during this period of time. In reviewing the Bright Multiple Listing Service (Bright MLS), the subject property was not currently listed for sale or lease. It should be noted that the most recent transfer of the subject property on the parent parcel, which contains 16.246 acres, occurred on January 24, 2000. The reported purchase price at that time of \$925,000.00.

APPRAISAL SERVICE HISTORY

In accordance with the 2024 Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation, this appraiser acknowledges that this company has performed no services, as an appraiser or any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

The subject property is currently zoned RH or Residential, High Density District. The purposes of this district is intended to provide opportunities for high-density residential development, accessory uses and higher intensity residential services. The base density within the RH zone is 10 units per acre.

Permitted uses within the RH Zone include, but are not limited to farmer's markets, road side stands, single-family attached dwellings, detached dwellings, multi-family dwellings, group homes, daycare facilities, churches, synagogues, schools, to name but a few. For a complete list of the permitted uses within the RH zone, please refer to the Permitted Uses found in the Addendum of this report.

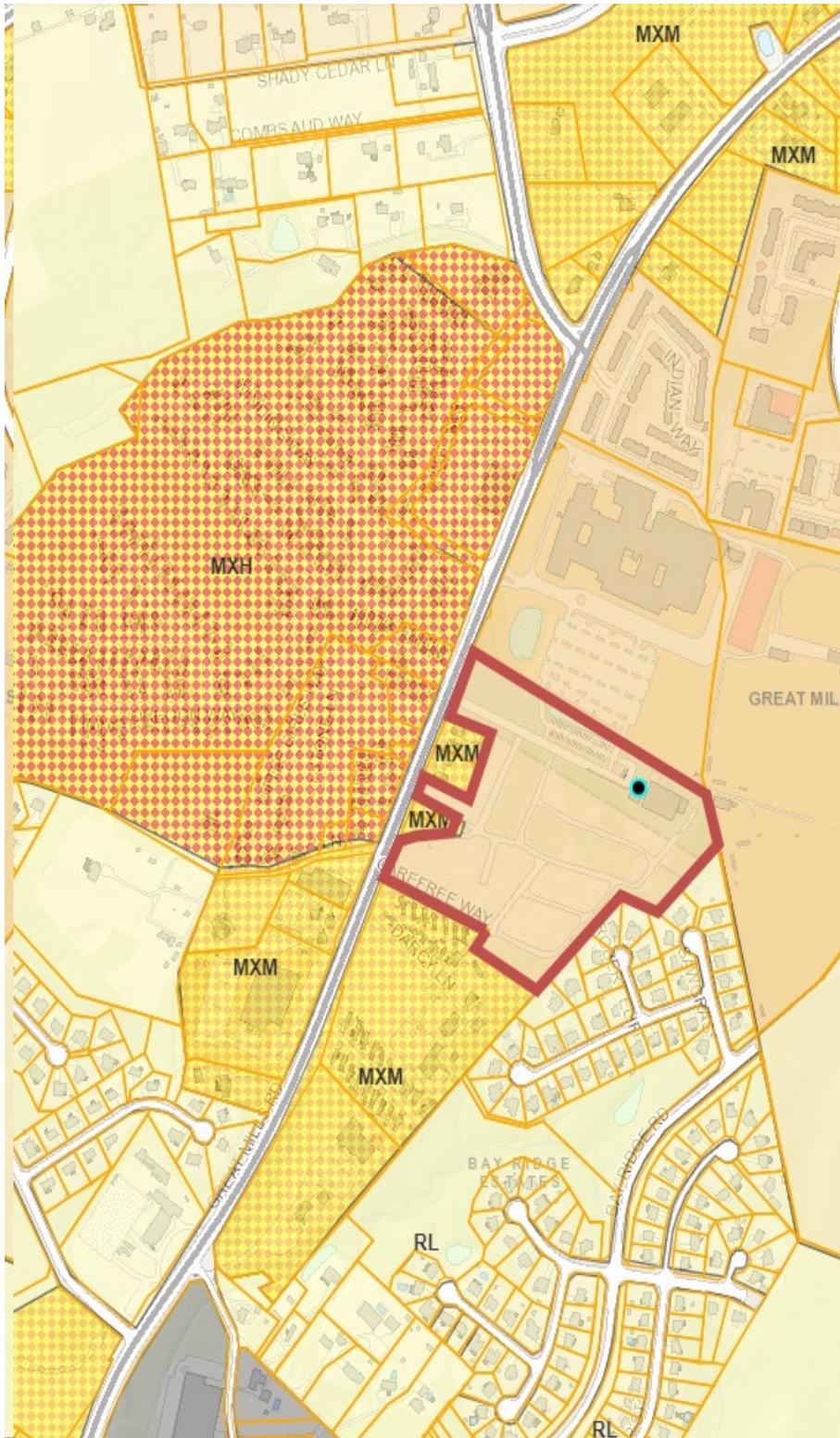
The subject property in its current configuration as community pool facility, which has operated as such since 2004, should be considered a legal and conforming use under the current zoning.

UTILITIES

The subject property is serviced by both public water and public sewer as supplied by the Metropolitan Commission of St. Mary's County (METCOM).

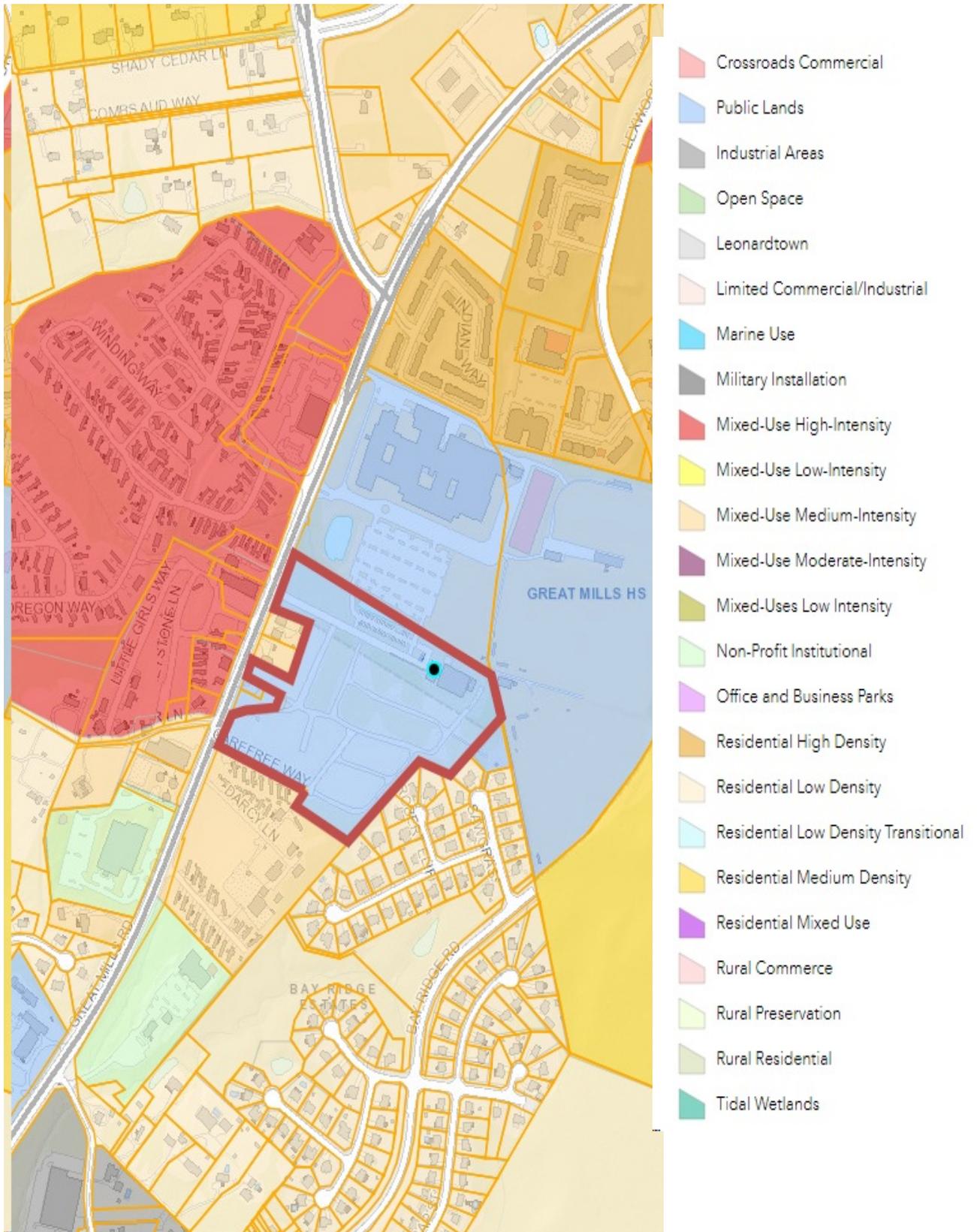
Electricity is furnished by the Southern Maryland Electric Coop. (SMECO). Local telephone service is available through Verizon, with long distance service available through a number of competitively priced long distance phone companies.

ZONING MAP - ENTIRE PARCEL



-  MXH
-  MXM
-  MXL
-  LCI
-  TMX
-  VMX
-  RMX
-  CMX
-  I
-  OBP
-  RH
-  RM
-  RNC
-  RL
-  RL-T
-  RCL
-  RSC
-  RPD
-  CM

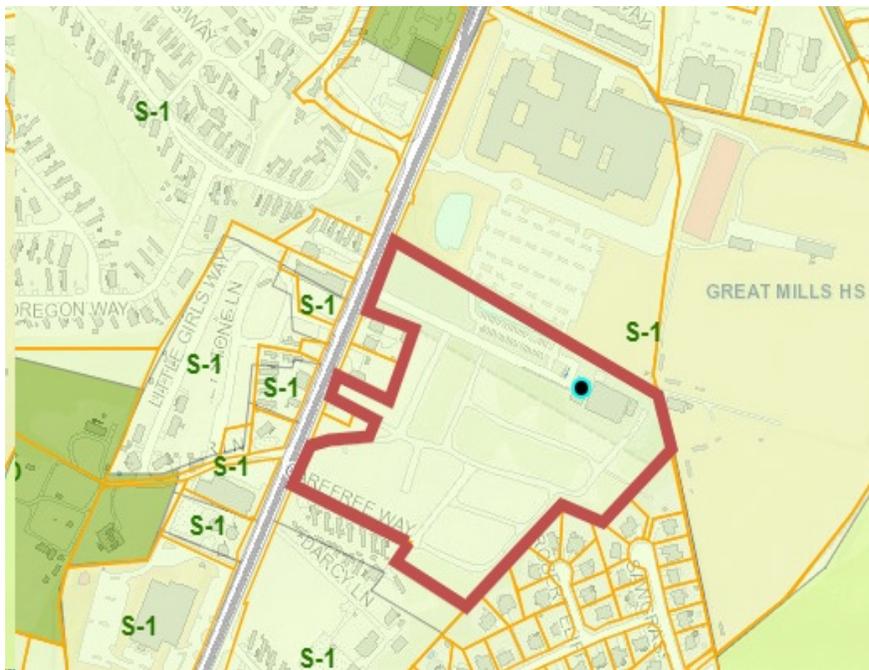
LAND USE MAP - ENTIRE PARCEL



WATER/SEWER MAP - ENTIRE PARCEL



- NPS
-  RW-1
-  RW-6D
-  RW-D
-  W-1
-  W-3D
-  W-6D



- NPS
-  RS-1
-  RS-D
-  RS-E
-  S-1
-  S-3D
-  S-6D

Current assessments on the parent parcel, which is a part of the subject property of this report, as of the date of this appraisal report, are as follows:

Tax Account No. 08-047847
Tax Map 51, Grid 13, Parcel 34
Assessed as 16.246 acres of land, more or less, and improvements.

Land	\$3,433,000.00
Improvements	<u>\$ 826,900.00</u>
Total	\$4,259,900.00

The subject property is currently assessed in the name of Board of County Commissioners for St. Mary's County, P.O. Box 653, Leonardtown, Maryland 20650-0653.

The subject property is currently tax exempt. However, the current tax rate in the Eighth (8th) Election District of St. Mary's County is \$1.0568 per \$100.00 of assessed value. This \$1.0568 is inclusive of all fire, County, and State taxes associated with real estate tax revenues. The real estate property taxes in St. Mary's County, as in other portions of Maryland, are based on a tri-annual assessment period with base values of properties re-assessed every 3 years and increasing during this period of time based on market rates, which in the past have typically ranged from 6 to 8 percent, but can increase upward to a 10 percent cap. Tax rates on the subject property are deemed to be typical of other properties located in the St. Mary's County region and are not deemed to be excessive.

The appraised property is located in St. Mary’s County, part of Southern Maryland which is composed of the state’s southernmost counties on the Western Shore of the Chesapeake Bay and includes all of Calvert, Charles and St. Mary’s counties and the southern portions of Anne Arundel and Prince George’s County.

Sub-Regional Analysis

Southern Maryland is an unofficial, three County region consisting of Charles, Calvert and St. Mary’s Counties. This area is one of the wealthiest and fastest growing areas of the Country.

Unemployment rates in this area are as follows:

Area	Time Period	Unemployment Rate
United Sales of America	November 2022	3.7%
Maryland	July 2022	3.9%
Calvert County	November 2022	2.9%
Charles County	November 2022	3.5%
St. Mary’s County	November 2022	3.1%

(Bureau of Labor Statistics)

As of the most recent census, the population in the Charles, St. Mary’s and Calvert Counties of Southern Maryland population was estimated as follows:

Census Data		
Area	2022 Population	2027 Population
Charles	170,103	174,838
St. Mary’s	115,234	116,979
Calvert	93,244	94,346

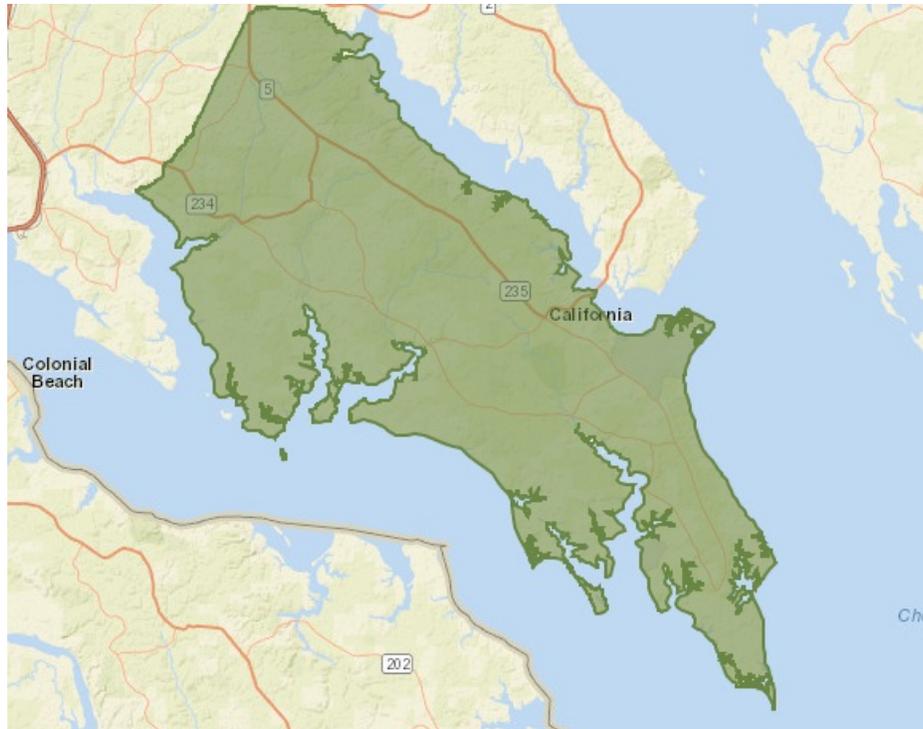
*Esri forecasts for 2022 and 2027

Income levels for the three Southern Maryland Counties are summarized below:

County	Median Household Income		Per Capita Income		No. of Housing Units		Median Home Value	
	2022	2027	2022	2027	2022	2027	2022	2027
Calvert	\$116,849	\$127,811	\$ 53,229	\$ 60,333	36,117	36,700	\$395,834	\$418,929
Charles	\$109,741	\$118,900	\$ 50,198	\$ 56,974	63,659	65,763	\$345,069	\$361,107
St. Mary’s	\$ 96,481	\$109,168	\$ 47,460	\$ 54,753	46,441	47,445	\$346,451	\$369,601

*Esri forecasts for 2022 and 2027

The subject property is located in St. Mary's County, Maryland. St. Mary's County is located in the extreme south-central section of Maryland, situated on the western shore of the Chesapeake Bay and the Eastern Shore of the Potomac River. This county is a peninsula bounded as follows:



On the north and northeast by the Patuxent River, on the east by the Chesapeake Bay, on the south/southwest by the Potomac and St. Mary's Rivers, and on the west by the Wicomico River and Charles County. St. Mary's contains approximately 365 square miles of land area and has about 400 miles of shoreline on four rivers and the Chesapeake Bay. The County is predominantly rural in nature, and a considerable amount of its land is wooded and undeveloped. The land in the lower peninsula, south of Lexington Park, is considerably lower in elevation and is more marshy, in general, than other areas of the County.

The county is situated 53 miles south of Washington, D.C.; 85 miles south of Baltimore and 101 miles northeast of Richmond. Distances to other major east coast cities are :

New York, NY	281 miles
Boston, MA	487 miles
Philadelphia, PA	181 miles
Pittsburgh, PA	274 miles

Major roadways in St. Mary's County include, Maryland Routes 235/5, and 2/4; the former are north/south connectors. The latter are east/west connectors. The public road systems throughout the County are maintained with macadam hard surfaces and are rated from average to good. Freight transportation to and from the County is by truck, since there is no major rail service at this time supplying the St. Mary's County area.

There are plans for a rapid rail system to connect St. Mary's County to the major employment centers of Washington and Baltimore. The closest railroad service is located in Waldorf, Charles County and the County is serviced by 48 freight carriers and 16 local couriers. The Port of Baltimore is within two hours travel time. The general area is served by three major airports being Dulles International, Washington National, and Baltimore-Washington International. These three airports are within one to one and one half hours driving time. There is a local airport named the St. Mary's County Airport (Captain Walter Francis Duke Regional Airport). A new Air Carrier Terminal was completed in 1999 and the County had hoped to establish commuter air service to and from at least Baltimore-Washington International Airport (BWI). However, these plans have been delayed because of difficulty in lengthening existing runways. This airport is located in the Hollywood area and is centrally located to service the needs of most of the St. Mary's County region.

Leonardtown, the County Seat, and Lexington Park are the two largest towns in the County. The population of St. Mary's County was estimated as of 2022 to be approximately 115,234, increasing to 116,979 by 2027 per Esri forecasts.

St. Mary's County is divided into nine Election Districts and is governed by a Board of Commissioners (five members). Zoning is controlled by the Board and is supervised by an appointed zoning administrator. Real estate tax assessment is based on 100 percent of market value. The current tax rate in the various election districts or jurisdictions ranges from \$1.0168 to \$1.0698 per \$100.00 of assessed value, depending on the fire taxes associated with each tax district, which range from a low of \$.024 to a high of \$.056 per \$100.00 of assessed value. In addition, these tax rates are somewhat lower than both Charles and Calvert Counties.

Public schools in St. Mary's are considered adequate with there being approximately 17,480 students (estimated as of 2022) in 18 elementary, 1 public charter, 4 middle, 3 high schools, 1 career & technology center and 1 Fairlead Academy. There are also numerous private and parochial schools with a co-ed parochial high school. St. Mary's County is also the home of St. Mary's College of Maryland, a nationally ranked, four year liberal arts state honors college. St. Mary's College has an enrollment of 1,510 students (fall 2020). The College of Southern Maryland has a major presence in the County at its Leonardtown campus. The County and State have recently established the Southern Maryland Higher Education Center which offers graduate level courses in several fields including science, business, health and education. The University of Maryland, Towson State and the College of Notre Dame (Baltimore, MD) are reported to participate.

The median household income in St. Mary's County is currently estimated at \$96,481 for 2022, projected to increase to \$109,168 by 2027. The average home value in 2022 was estimated to be \$346,451, increasing to \$369,601 by 2027, and the per capita income was estimated to be \$47,460 in 2022, and estimated to increase to \$54,753 by 2027.

The Naval Air Station (NAS) Patuxent River was commissioned on April 1, 1943, in an effort to centralize air testing facilities established during the pre-World War II years. Patuxent River Naval Aircraft Division is the foundation of economic stability and primary source for future growth in St. Mary's County. In 1992, the Naval Air Warfare Center in Washington, D.C. chose to consolidate all of the operations and procurement for the U.S. Navy's aircraft program at Pax River. Base Realignment and Closure Plans were completed again in 1993, 1995, and 2005 and each time the base came through stronger and better positioned.

Base management was encouraged to run the operation as a for-profit service company and secure outside revenue. The base has created an influx of aviation and technology companies, including contractors, who in turn are utilizing the resources and services by outsourcing back to Pax River. Pax River Air Station clients include:

- ▶ U.S. Coast Guard
- ▶ The Department of Transportation
- ▶ U.S. Army
- ▶ Lockheed Martin
- ▶ Caterpillar
- ▶ Boeing

The following Naval Divisions were transitioned to Pax River:

- ▶ Naval Air Test Center, West Warminster, PA
- ▶ Naval Air Development Center, West Warminster, PA
- ▶ Naval Air Engineering Center, Lakehurst, NJ
- ▶ Naval Air Propulsion Center, Trenton, NJ
- ▶ Naval Avionics Center, Indianapolis, IN
- ▶ Acquisition Management, Crystal City, MD

The Patuxent River Naval Air Station is a \$2.2 billion facility, with a 8.7 million square feet of facilities and 22,200 personnel. Since 1992, \$600 million has been invested in new infrastructure. Pax River promises to grow with the addition of programs to include the Joint Strike Fighter (F-35), the Multi-Mission Marine Aircraft (MMA), Presidential Helicopter (VXX), and the Unmanned Aerial Vehicle. Pax River has also been the site for development and testing of large programs like the F/A-18 Super Hornet, the V-22 Osprey and many others.

Pax River is responsible for providing the following services to the air platforms for the U.S. Navy:

- ▶ Research and Development
- ▶ Testing and Evaluation
- ▶ Engineering
- ▶ Fleet Support and Maintenance

The U.S. military involvement in the Middle East has brought attention to the dominant role of the Naval Air System's Command in the U.S. defense program. Many of the weapons features in the Gulf War and Desert Storm, such as unmanned aircraft, lasers, and Military Defense Shield concepts are developed at Pax River. Aircraft launched from carriers are the exclusive domain of the Naval Air Warfare Center, and this has been the lead military strategy, both in terms of research and development and deployment.

More significant is the potential for creation and development of successful prototypes that can be marketed to the Navy, and others. For example, the Joint Strike Fighter aircraft, which the Navy, Marine Corps, the Air Force, Britain, Canada, Norway, Netherlands, and Denmark would all use, is being tested at Pax River. The contract to produce this aircraft would be the largest defense contract in history and could total \$330 billion. The Marine Corp's top two aircraft programs, the V22 Osprey and the Triple A (Advanced Amphibious Assault Vehicle), have recently been under development at Pax.

Also as a result of the growth of the Patuxent River Naval Air Station there has been significant growth in the "High Tech" sector of St. Mary's County. These high tech firms are predominantly located in the Lexington Park area in major business parks that include Wildewood, Lexington Park Corporate Center, Exploration, Expedition, Willows Run and Pine Hill.

As of 2020-2021, it was reported that the defense contractors supporting base were estimated to be:

• Boeing	450	• General Dynamics	600
• Smartronix	250	• DynCorp International	1,020
• Engility	500	• BAE	645
• Sikorsky	280	• PAE Applied Technologies	500
• Sabre Systems, Inc.	235	• Kbrwyle	700
• CACI	280	• Northrop Grumman/PRB	415
• SAIC	515	• Booz-Allen & Hamilton	400
• J.F. Taylor, Inc.	475	• Lockheed Martin	470
• Precise Systems	250	• MIL	245
• AMEWAS	220		

Largely due to these companies, unemployment has remained significantly lower than either U.S. or Maryland levels, being only 3.1% as of November 2022.

The Patuxent Naval Air Station at Lexington Park is, by far, the largest single employer of the County with over 20,000 employees (2022) with 2,400 active duty, 9,100 federal employees, 9,500 defense contractors, and 420 non-appropriated fund employees. In recent years, a number of civil engineering contractors associated with military technologies have located in and around the area of the Patuxent Naval Air Station. This trend is expected to continue due to closures and realignment of the military expected to take place in the future.

In response to the need for highly skilled workers, the U.S. Department of Labor awarded the St. Mary's County Board of Commissioners a \$500,000 grant in 2000 to spearhead a regional employment-training program to address the shortage of skilled workers in demand by the high tech, health care and business centers now located in St. Mary's County.

This training grant supplements the educational opportunities currently provided by the Southern Maryland Higher Education Center, which offers 35 masters degree programs in cooperation with Johns Hopkins University, University of Maryland, George Washington University, and Bowie State and Towson State Universities, and the nationally-ranked liberal arts education available from St. Mary's College of Maryland.

Even with its considerable growth, St. Mary's County has retained a significant rural character. The Chesapeake Bay and its tributaries offer excellent areas for recreational activity, particularly for water sports, fishing, sight-seeing, and extensive park systems. Point Look-Out is the largest park, and numerous other local and neighborhood parks are available through the Parks and Recreational facilities of St. Mary's County.

As a result of recent growth, St. Mary's County has changed its overall economic character considerably, changing from an agricultural and aquacultural orientated society which dealt to a large extent with farming, commercial fishing, crabbing and oystering, to a more cosmopolitan type of community with major employment opportunities now located in the government positions offered by the local and state governments, as well as the federal positions at the Patuxent Naval Air Stations and its various military support systems and bases.

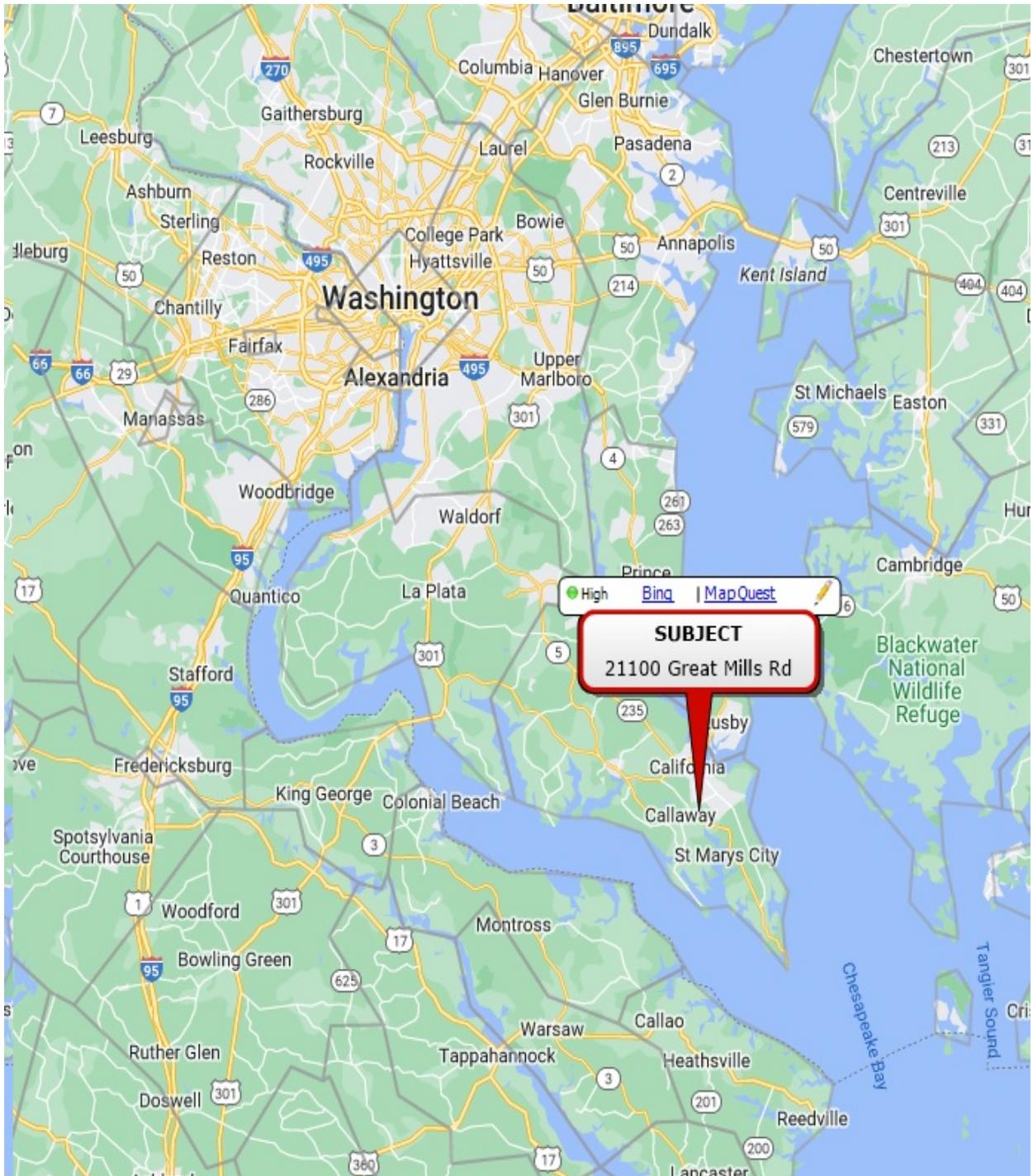
Additionally, employment opportunities in the private sector have also increased dramatically. A large number of employment positions are available in the retail, office and clerical sectors, as well as professional sectors of the County economy as well. Industrial growth, itself, in the County has been relatively slow and no major influx of large industrial users in the County are expected in the near future.

Commercial growth and office orientated growth has been strong and consistent in the past. These trends are expected to continue as every greater commercial requirements are needed to meet the expanding residential basis of St. Mary's County.

However, because of the somewhat lesser growth patterns in comparison to adjoining counties community, it appears that St. Mary's County will better be able to plan for the upcoming growth, and not be subject to the gridlock of other rapidly developing areas. The County itself has retained its rural character and has been a desirable place to live for a number of years. This trend is expected to continue into the foreseeable future.

Note: For further demographics and other various St. Mary's County data, refer to the addendum of this report.

COUNTY MAP



A neighborhood is a group of complementary land uses. There are three major topics to be considered in neighborhood analysis. They are:

- (1) Purpose
- (2) Boundaries
- (3) State of Change

The purpose of neighborhood analysis is to identify an area and the degree to which the economic, social, governmental and environmental (physical) forces impact the subject property and all other properties alike. In other words, once one or more of the four great forces vary in impact from the subject to other properties in the area, a boundary of the subject neighborhood has been crossed. Consequently, the boundaries of the neighborhood must be identified so that the appraiser can properly select comparable data for utilization in both highest and best use analysis and the appropriate approaches to value.

Even though the economic, social, and governmental forces can set neighborhood boundaries, physical boundaries are typically in discussion. These boundaries may coincide with changes in prevailing land use, occupant characteristics, or physical characteristics such as structures, street patterns, terrain, vegetation and lot sizes. Because changes in natural or physical features often coincide with changes in land use, transportation arteries (e.g. highways, major streets, and railroads), bodies of water (e.g., rivers, lakes, and streams), and changes in elevation (e.g., hills, mountains, cliffs, and valleys) often represent significant boundaries.

Neighborhoods are always changing even though short-term changes are generally not obvious. The cycles which all neighborhoods go through are growth, stability, decline, and revitalization. It is extremely important for an appraiser to accurately determine the cycle that the subject neighborhood is in as this is the basis for an estimate of remaining economic life (REL) for use in highest and best use analysis and application of the appropriate approaches.

The subject property is located off the east side of Great Mills Road, approximately 2 miles south of its intersection with Maryland Route 235 and 1.15 miles from its intersection with Point Lookout Road, in the unincorporated town of Great Mills, Maryland. The immediate neighborhood of the subject property is described as the commercial/office area bordering both sides of Maryland Route 235 running from Maryland Route 2/4 to the north to Maryland Route 246 to the south, a distance of approximately 5 miles. The subject property is located in the northern portion of this area.

The Patuxent Naval Air Test Center, a principal test site for advanced Naval aviation weapons systems, is the largest economic influence in the County. Other satellite installations, in St. Mary's County and the adjacent counties of Charles and Calvert include the Naval Electronic System Engineering activity in St. Indigoes, the Naval Research Laboratory in Chesapeake Beach, the Naval Surface Weapons System Center in Solomons and the Naval Ordnance Station in Indian Head.

Maryland Route 235, which is the fronting road along the subject property, is the main arterial highway through the County. Its alternate, Maryland Route 5, leads to U.S. Route 301 in Charles County, and to Routes 2/4 in Calvert County, via the lower Patuxent River Bridge. The commercial area between Lexington Park and the unincorporated community of California, several miles to the north of the appraised property, has had the greatest amount of new development of any area of St. Mary's County in recent years.

Great Mills Road (Maryland Route 246) runs from Three Notch Road (Route 235) west to Route 5. There is a mixture of commercial and residential property all along Great Mills Road. Until recently, there were numerous large parcels of undeveloped land along Great Mills Road between St. Mary's Square and the intersection with Chancellor's Run Road, about 2 miles to the southwest. During the past four years, development of this area has accelerated with the construction of office buildings, a nursing home, mini-warehouses, a modular home park, apartments, and a major grocery store. As development activity has increased, the available land in the prime commercial area has been absorbed.

The older retail commercial development for the Lexington Park area is centered around the entrance to the Naval Air Station at the intersection of Routes 235 and 246 (Great Mills Road). There are two major shopping centers within ½ mile of this intersection with a chain grocery, drug and discount stores. Several fast food restaurants, automobile dealers, furniture stores and service stations are among the other businesses scattered along both Routes 246 and 235. As a response to the rapid growth in defense industries in the County, there have been several new office buildings constructed in recent years in the neighborhood surrounding the Test Center.

The recent developments have accompanied the expansion of the commercial area northward along Route 235 into the California area. Rapid growth of the defense industry has spawned several office buildings in this area, as well as two new shopping centers with major tenants, in addition to smaller shops. The most recent development in the California area is the First Colony commercial and residential development. This development is to consist of 1,034,500 square feet of commercial space, plus 400 residential dwelling units. This development is situated on 227.4 acres of land situated near the southwest corner of Maryland Route 235 and Maryland Route 4. Major occupants of this PUD are Target, Lowes, Giant and Staples.

A major new apartment development located in the neighborhood of the subject property is located just north of the subject in the Wildewood community. New additions to the First Colony PUD include a Best Buy, a Ross, a PETCO and a BJ's.

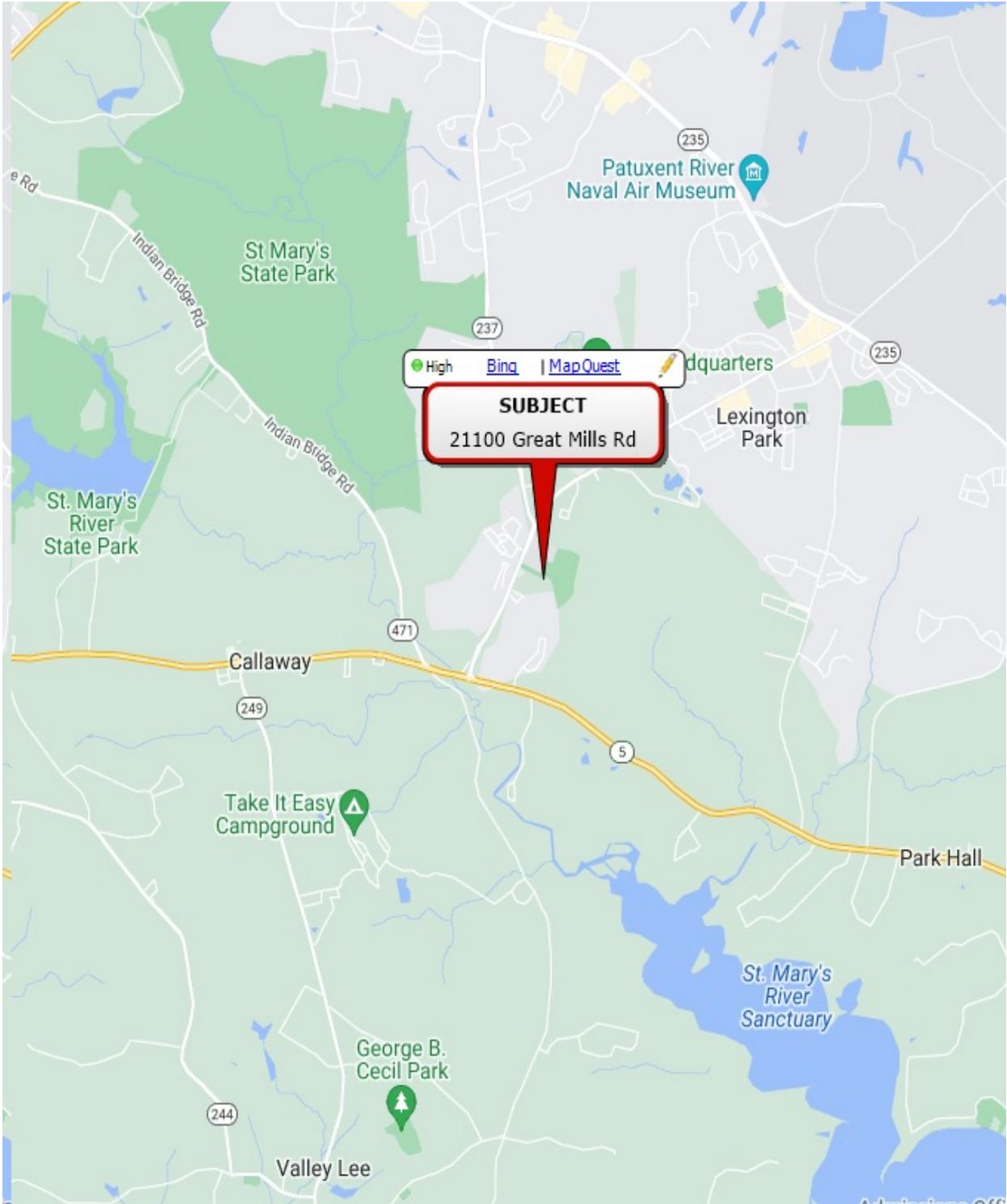
Leonardtown, the center of St. Mary's County Government, is located about 10 miles northwest of the neighborhood. Commercial development in this community is limited to apartments, offices and old retail stores that offer a limited variety of merchandise. St. Mary's City, the locale of a four-year college, is about 10 miles to the south and is being rebuilt as an historic tourist center.

Public schools that serve the area include Greenview Knolls Elementary, Esperanza Middle and Great Mills High School. There are several private and parochial schools which serve the area, including Little Flower School, Saint Michaels, and St. Mary's Ryken, the local Catholic High School.

In terms of overall development, the Maryland Route 235 corridor remains the major thrust of most new retail and office development. The office market, however, is over improved due to the governmental cutbacks and vacancy levels are close to 30% in the southern St. Mary's County area. In terms of retail, there is a new center being developed at the Maryland Route 235 and St. Andrews Church Road intersection and several smaller 2 to 3 unit retail facilities just north of the subject property.

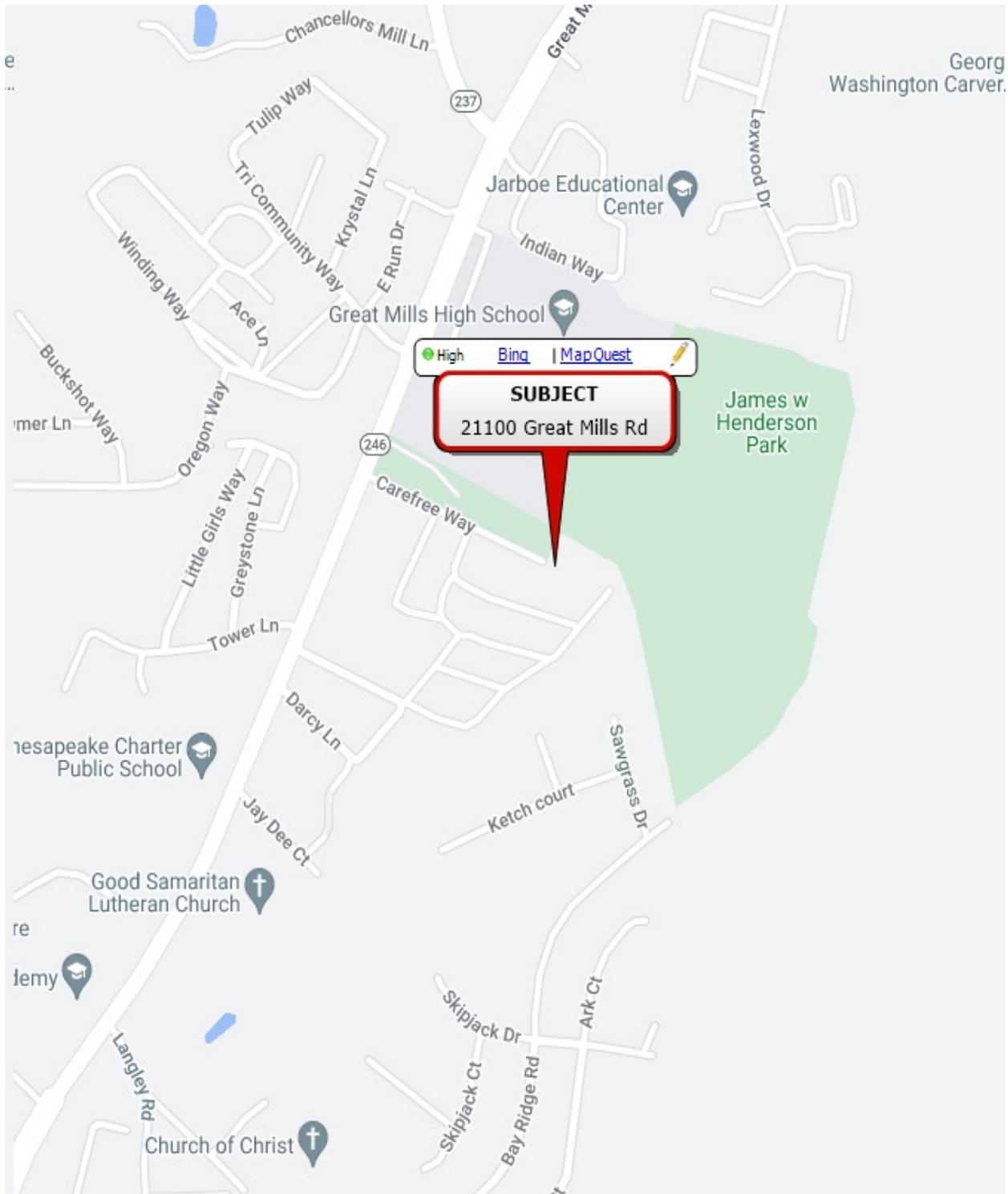
In terms of economic conditions within the neighborhood as of the date of this appraisal, these have been relatively good over the past 5 to 6 years due to relatively low interest rates in the marketplace and an overall improvement in the general economy. Interest rates over the past 12 to 18 months, however, have increased substantially due to inflationary pressures which at least in the short term have slowed demand, particularly in the residential sector. Pricing, however, appears to have remained relatively constant due to low inventory of most categories of real estate. If interest rates decline, as a number of economists are suggesting through 2024 into 2025, then ultimately interest rates should return to stabilized market levels in the neighborhood, and demand and pricing should return to historic levels.

NEIGHBORHOOD MAP



The subject property is located off of the south side of Great Mills Road, approximately ¼ mile west of its intersection with Chancellor's Run Road. Maryland Route 246 (Great Mills Road) is considered the major east/west bisector of this portion of St. Mary's County and affords the subject property access to population and employment centers in southern St. Mary's County as well as to the Patuxent Naval Air Station, approximately 2 miles east of the subject property, which is the single largest employer in St. Mary's County. The subject is also within several miles of Maryland Route 235 (Three Notch Road) and within approximately 1 mile of Maryland Route 5 (Point Lookout Road), both of which are major north/south arterial systems located in the southern portion of St. Mary's County. The subject property is within relatively easy commuting distance of Leonardtown, the County Seat of St. Mary's County, approximately 10 miles to the north, and although a distant commute, is deemed to be within commuting distance to metropolitan areas to the north of the neighborhood, particularly Annapolis and Washington, D.C. market areas with average commuting times from 1 hour to 1 hour 30 minutes.

LOCATION MAP



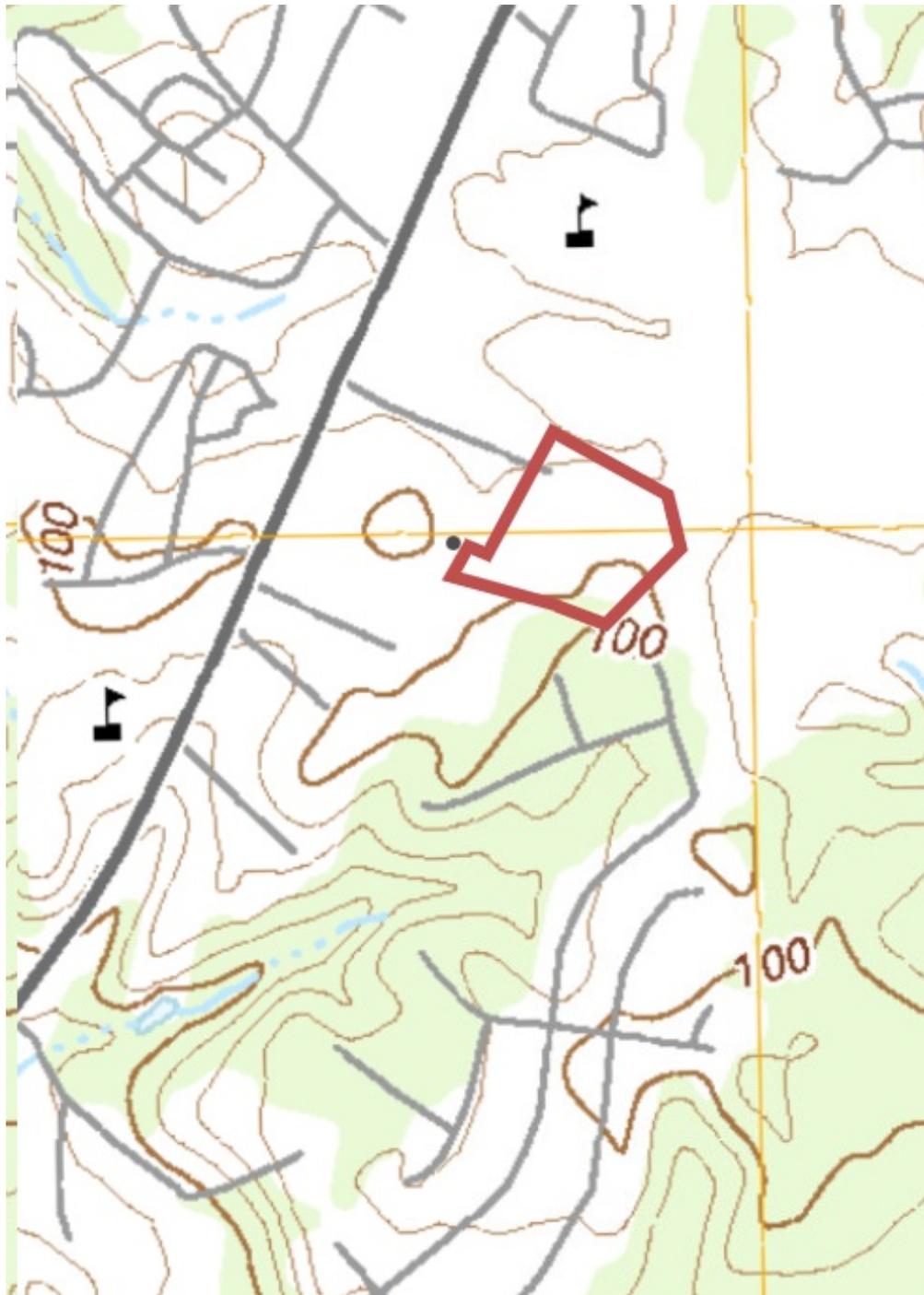
According to the Assessment Records of St. Mary's County, the parent parcel in its entirety contains a total of 16.246 acres of land, more or less. According to plats herein provided, the subject property of this report will be a part of this property and the rear portion thereof which contains a total of 5.1152 acres of land, more or less. This property is irregularly shaped and has access to Great Mills Road from the concurrently owned front portion of the parent parcel. The subject has a level to slightly rolling topography and for the most part the subject property is on grade with the surrounding properties. The subject was found to be a predominantly cleared tract of land, though there are some trees located on the western periphery used for shade and decorative purposes. Public water and sewer, as supplied by the Metropolitan Commission of St. Mary's County (METCOM) are connected to the subject property.

Soil types associated with the subject property are predominantly Beltsville silt loam (B1B2) and Cut and fill land (Cu).

No adverse easements or encroachments were observed other than the standard utility easements that would affect the overall valuation of the subject property. It should be noted that the subject property does not lie within a HUD designated flood plain as delineated on FEMA Map No. 24037C0326F, Zone X, dated November 19, 2014. It should also be noted that the subject property currently lies in an area governed by a governmental census tract study. The census tract assigned to the subject property is 8759.04..

A detailed legal description of the subject property may be found in the St. Mary's County Land Records at Part of Liber 1500, Folio 439. It is further described as being found on the St. Mary's County Tax Maps at Map 51, Grid 13, Part of Parcel 34.

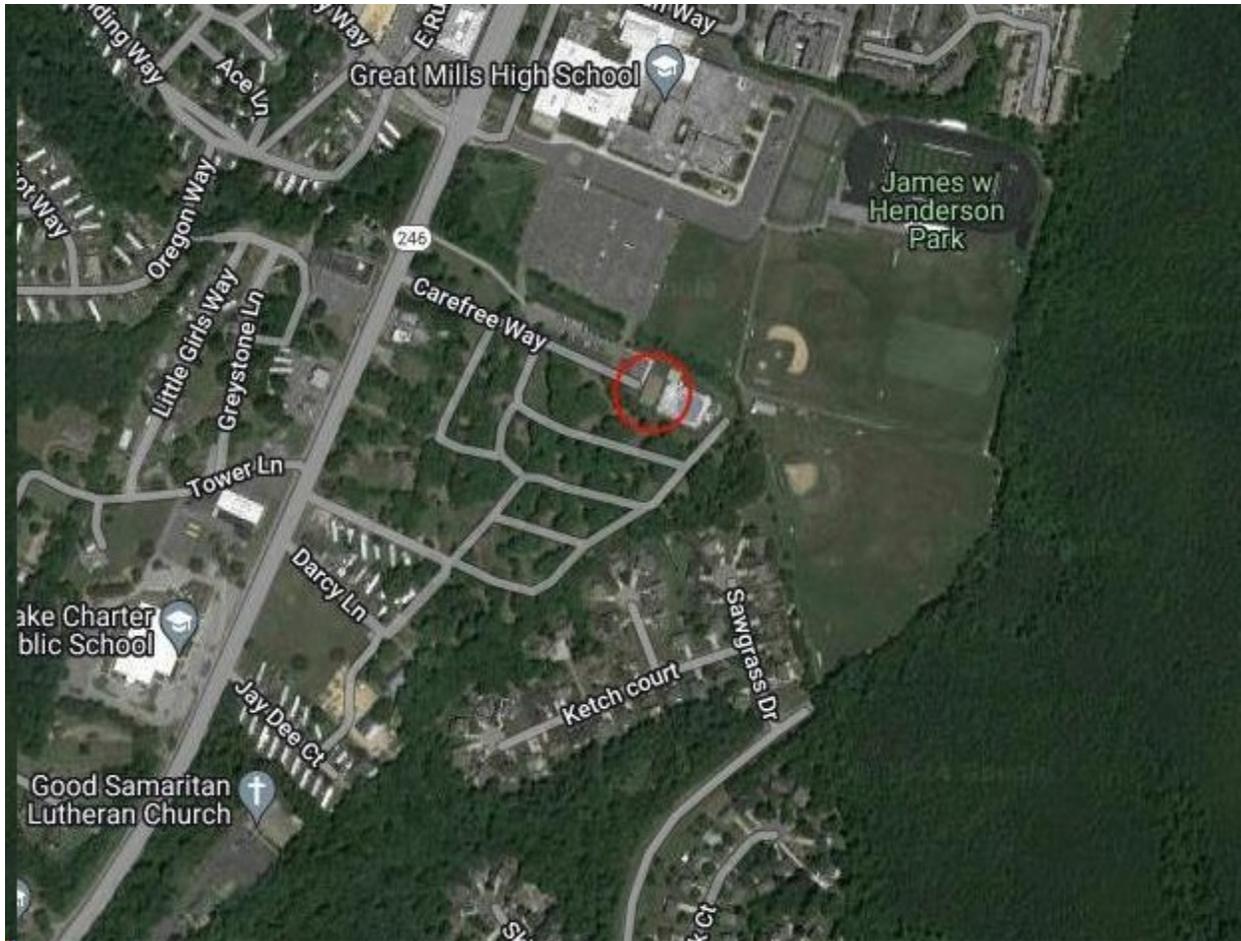
TOPOGRAPHICAL MAP



AERIAL MAP

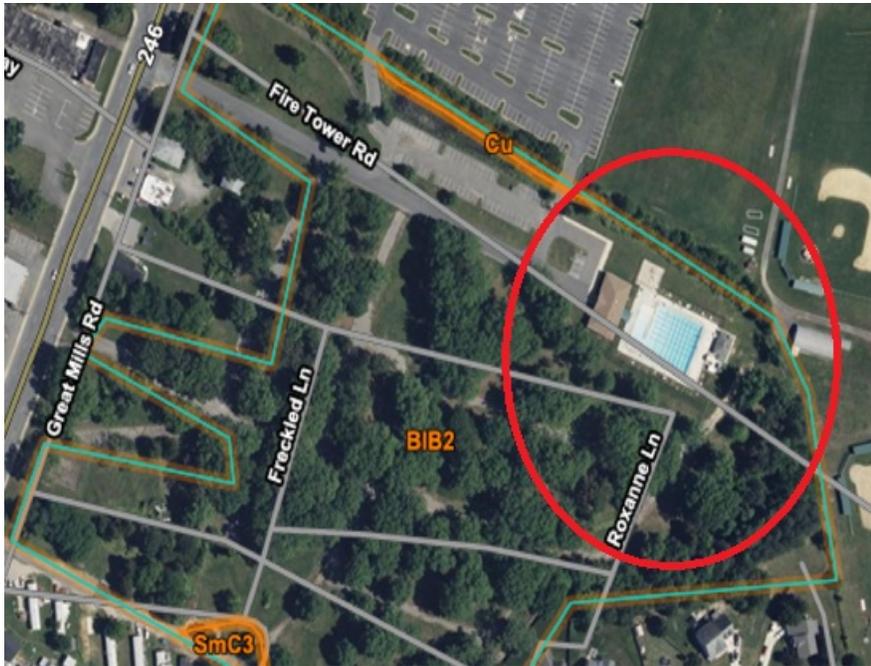


FLOOD MAP/CENSUS



Confidence	Description	Data
●	Census Tract	8759.04
●	FEMA Zone	X
●	Map Date	11/19/2014
●	FEMA Map No.	24037C0326F
●	FEMA Special Flood Hazard Area	No
●	MSA No.	15680

SOIL MAP



Map Unit Symbol	Map Unit Name
BIB2	Beltsville silt loam, 2 to 5 percent slopes, moderately eroded
Cu	Cut and fill land

The subject property is improved by an indoor bubble pool facility with attached pool house and locker rooms as well as a mechanical/ utility building. According to the Assessment Records of St. Mary's County, these improvements were built in 2004. The pool house/locker room facility is finished in a combination of brick and stucco siding, has a composition shingle roofing system and is built on a reinforced slab foundation. The interior is divided into a reception area, small office, staff changing room facility as well as a life guard and first aid room that then leads through a covered and enclosed vestibule with pressure sealed doors and turnstile into the enclosed bubble in-ground pool area. Directly behind this is the mechanical/utility building that contains a total of approximately 541 square feet. This is of block and vinyl sided construction, has a composition shingle roof and encloses the mechanical systems associated with the pool chlorination and other pool equipment. The in-ground pool has overall dimensions of approximately 75' by 80' and the swimming areas have overall dimensions of approximately 20' by 66' in the wading pool/handicap area, with total square footage of approximately 7,320 square feet. The pool is of *** or gunite construction and tile finishes. The deeper end features a maximum depth of 5' while the wading/handicap area is approximately 3' (+/-). Overall condition of the improvements, which appear to have been well maintained, should be considered in good condition.

Site improvement include approximately 650' of chain link fencing, exterior paved patio area, landscaping in the form of grassed and shrubbed lawn areas as well as approximately 10,000 square feet of paved parking and access driveway systems and concrete curbing. Additional site improvements include exterior lighting and sidewalks along the front portion of the pool building facility. Overall condition of site improvements should be rated as average to good.

It should be noted that site improvements in terms of parking, based on the subject property, are deemed to be inadequate to service the facility as currently designed and it is assumed and expected by this appraiser that concurrent parking will occur on an adjoining parking lot currently owned by the St. Mary's County Government.

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Front



Front



Rear



Eastern Elevation



Eastern Elevation



Western Elevation



Western Elevation



Interior



Interior



Interior



Interior



Interior

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Interior



Interior



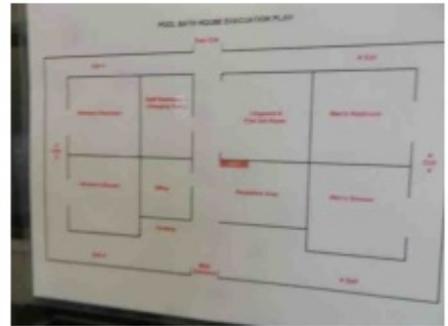
Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior

PHOTOGRAPHS OF THE SUBJECT PROPERTY



GENERATOR



POOL HOUSE



POOL HOUSE EASTERN ELEVATION



POOL HOUSE WESTERN ELEVATION



POOL BUBBLE



POOL BUBBLE



Parking Area



Overview



Street



Street



Street

Highest and Best Use is defined as:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria that highest and best use must meet are legally permissible, physically possible, financially feasible, and maximally productivity".⁴

The highest and best use of a property is concluded after each potential use has been tested using the four criteria. The use that fulfills the four criteria and maximizes value is the highest and best use. A distinction is made between the highest and best use of the land or site as though vacant and the highest and best use of the property as improved. Highest and best use of the land or site as though vacant may be the existing use, a projected development, a subdivision, an assemblage, or speculative holding. The highest and best use of a property as improved may be continued maintenance, renovation, rehabilitation, expansion, adaptation or conversions to another use, partial or total demolition, or some combination of these alternatives.

Implied within these definitions is recognition of the contribution of a specific use to the community environment or to community development goals, in addition to the maximization of profit to individual owners.

In the practice of appraisal, the concept of Highest and Best Use represents the foundation from which value is based. In its most strict interpretation, the most probable sales price (market value), another appropriate term to reflect Highest and Best Use would be its most likely and probable use. However, in regard to investment value, an additional alternative term for Highest and Best Use would be that use which would generate the most profitable returns. The Highest and Best Use of a property is that use which will generate in terms of dollars the highest net return to the owner while producing the highest present worth amongst many flexible usages that are either legally permissible, feasible or capable of occurring within a reasonable period of time.

In determining the Highest and Best Use of the subject site, it is necessary to study four factors; these are, the legality of use, the physical adaptability of the site to particular usages, as well as the marketability and feasibility of the development. In the final analysis of Highest and Best Use and at the ultimate conclusion arrived at via the study, the Highest and Best Use will reflect, in this appraiser's opinion, the optimum combination of the aforementioned factors.

The subject property is currently part of a larger parent parcel containing 16.246 acres, more or less. The parent parcel in its entirety is currently zoned RH or Residential, High Density. The subject property of this appraisal contains 5.1152 acres of land, more or less, and is currently being used as an indoor swimming pool facility as previously described for community use and should be considered a conforming use under the current zoning and would meet the minimum criteria in terms of legality under highest and best use.

⁴Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed. (Chicago: Appraisal Institute, 2022), 109.

Were the property vacant, the subject property, based on current access, would be developed in conjunction with the parent parcel as a whole which is currently zoned RH or Residential High Density zone. The base density without the purchase of additional TDRs for enhanced density allows for a base development envelope of 10 units per acre. As such, the parent parcel as a whole would have the availability for development into potentially 162 residential units and the subject property of this report, which contains 5.1152 acres, would have the availability for development into potentially 51 units of residential development density.

In terms of overall access, the current access to the subject property would be via concurrently owned residual portions of the parent parcel or potentially an access leading from the Great Mills High School property which is also owned by the St. Mary's County Government. However, the most feasible and developable access would be from Great Mills Road through the residual portions of the property.

As such, it is this appraiser's opinion that the highest and best use of the property in terms of the base zoning would be its ultimate development for residential high density purposes for either single-family or single-family attached dwelling units incorporating the development with the entire parent parcels. Also, as noted previously in the Zoning section of this report, uses that enhance livability such as community services, recreational facilities, etc. and which are permitted under the current zoning would also be deemed a concurrent highest and best use in this appraiser's opinion.

Therefore, the highest and best use of the subject property as vacant would be the use of the subject property would be the use of the subject property for community facilities as it now exists or potentially for residential high density development in the future at owner's discretion.

As improved, that portion of the parent parcel deemed the subject of this appraisal report is currently improved by an indoor community swimming facility. The highest and best use of this portion of the property would be its continuing use as development as a community recreational pool facility, with possible expansion of the facilities if needed in the future.

The three traditional approaches to value have been considered in the final valuation of the subject property. These approaches are as follows:

- (1) the Cost Approach, where the land is considered as if vacant, plus the cost of improvements, less depreciation;
- (2) the Sales Comparison Approach, which is otherwise known as the direct sales approach, where the appraiser compares the subject property to that of comparable sales; and
- (3) the Income Capitalization Approach, where the appraiser capitalizes the potential income stream of the subject property.

In the Cost Approach, this appraiser has sought out sales of both residential orientated properties to establish a value based on the current base densities associated with the subject property if developed for residential high density purposes as well as for properties that have been purchased for community service type facilities including churches, fraternal organizations, etc.

In the Cost Approach, the value of the land is considered as if vacant, and the depreciated value of the buildings and other improvements is estimated separately, then added to provide an indication of the value of the entire property. The most recent land transfers are a reasonable indicator of the value of similarly zoned land that has sold in the neighborhood of the subject property in the past few years and should be considered as reliable indicators of the market value of the appraised site.

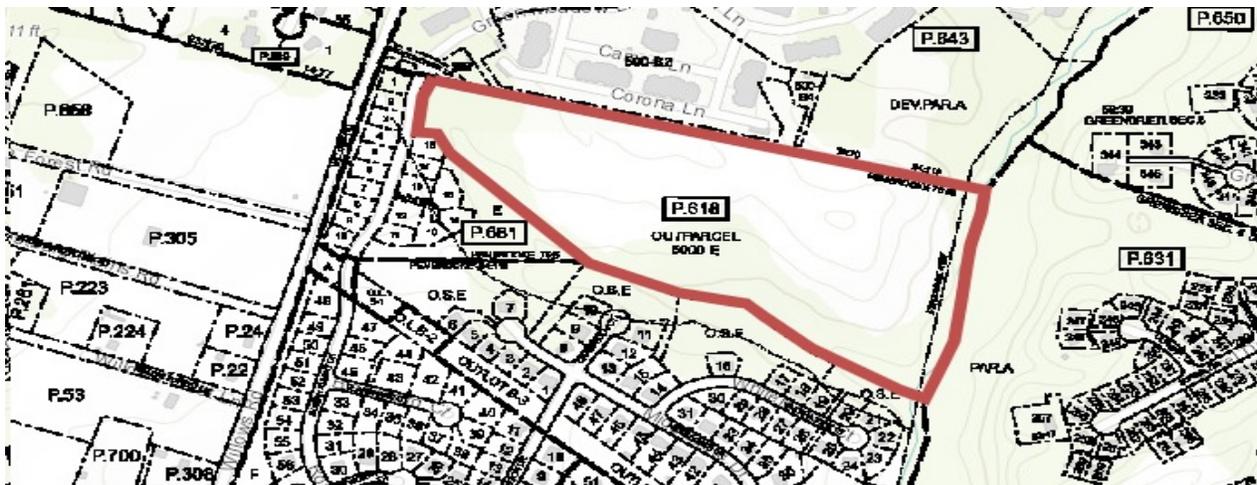
COMPARABLE UNIT SALE NO. 1	
Location	off of Willows Road, Lexington Park
Submarket	St. Mary's County, Maryland 20653

Grantor:	Pembrooke, LLC
Grantee:	H.R. Horton Homes, Inc.
Date of Contract:	December 14, 2023
Identification:	08-148690 - Tax Map 51, Grid 17, Parcel 618 Residue Out Parcel 5000-E, Pembrooke Subdivision contract purchase (Old Liber 1112, Folio 172)
Recordation:	
Site Size:	28.01 acres (+/-)
No. of Units:	140 townhouse units in raw form
Zoning:	RM - Residential Medium Density
Utilities:	all public utilities are available
Price:	\$1,960,000.00
Price per unit:	\$14,000.00

Comments: This is the contract purchase of a tract of developable acreage located off of Willows Road south of the subject property. General location in a less commercially orientated neighborhood is rated superior. This particular sale has direct road access, which is rated superior to the subject. Public utility access is equal to the subject. Economic conditions with this sale currently under contract and pending settlement is deemed similar to those existing as of the date of this report.

Adjustments for comparison:

Location	- 10%	
Access	- 10%	
Total adjustment	- 20%	
$\$14,000.00 \times .80 =$		\$11,200.00 per unit



COMPARABLE UNIT SALE NO. 2

Location off of Bradley Boulevard, Lexington Park
Submarket St. Mary's County, Maryland 20653

Grantor:	Pembrooke Bradley, LLC
Grantee:	K. Hovnanian Homes
Date of Contract:	proposed settlement spring of 2024
Identification:	08-124485 - Tax Map 51, Grid 11, Parcel 618 Out Parcel C, Pembrooke Subdivision
Recordation:	contract purchase (Old Liber 5573, Folio 238)
Site Size:	76.66 acres (+/-)
No. of Units:	240 single-family & townhouse units
Zoning:	RL - Residential Low Density
Utilities:	all public utilities are available
Price:	\$4,000,000.00
Price per unit:	\$16,667.00

Comments: This is the pending sale of a tract of land proposed to settle in the next several months that has a base unit density of 240 units (+/-) of which \$20,000.00 per raw lot for single-family and \$15,000.00 per townhouse lot. This particular sale has direct street access, which is rated superior to the subject. Public utilities are available to this site which is similar to the subject. Economic conditions with this sale currently under contract and pending settlement is deemed similar to those existing as of the date of this report. General location in a less commercially orientated neighborhood is rated superior.

Adjustments for comparison:

Location	- 10%	
Access	- 10%	
Total adjustment	- 20%	
$\$16,667.00 \times .80 =$		\$13,334.00 per unit



COMPARABLE UNIT SALE NO. 3

Location 20499 Hermanville Road, Lexington Park
Submarket St. Mary's County, Maryland 20653

Grantor:	CMI Group, LLC
Grantee:	H.R. Horton Homes, Inc.
Date of Sale:	proposed settlement - spring of 2024
Identification:	08-076049 - Tax Map 51, Grid 23, Parcel 411
Recordation:	contract purchase (Old Liber 2628, Folio 229)
Site Size:	6.2009 acres (+/-)
No. of Units:	20 townhouse units
Zoning:	RL - Residential Low Density
Utilities:	telephone, electric, well & septic
Price:	\$200,000.00
Price per unit:	\$10,000.00

Comments: This is a tract of land that is currently under contract with a number of contingencies, one of which is to purchase the adjoining tract of land to offset development costs which will include the upgrading of a sewer pump station. Access is rated superior to the subject property. This sale does not have access to public utilities, which is rated inferior to the subject. General location in a less commercially orientated neighborhood is rated superior.

Adjustments for comparison:

Location	- 10%	
Utilities	+10%	
Access	- 10%	
Total adjustment	- 10%	
\$10,000.00 x .90 =		\$9,000.00 per unit



COMPARABLE UNIT SALE NO. 4

Location off Old Stagecoach Road & Dolly Drive, La Plata
Submarket Charles County, Maryland 20646

Grantor:	Carl R. Baldus, Jr.
Grantee:	EDAW, LLC
Date of Sale:	October 28, 2020
Identification:	01-009702 - Tax Map 43, Grid 12, Parcel 47 01-045032 - Tax Map 44, Grid 13, Parcel 262, Lot 7 Spring Hill Acres Subdivision
Recordation:	Liber 11401, Folio 457
Site Size:	92.3 acres
No. of Units:	480 units
Zoning:	R-5 - Residential
Utilities:	telephone, electric, well & septic
Price:	\$2,400,000.00
Price per unit:	\$5,000.00

Comments: This is a much larger tract of land than that of the subject property located in La Plata. General location in a less commercially orientated neighborhood is rated superior. Project size requires a considerable upward adjustment due to carrying costs during the sell-out period of the subdivision. Off-site development costs in terms of bringing public sewer to the site is projected to be considerably more than that of the subject property as well. Topography is somewhat rolling is rated similar to the subject. Access is rated superior to the subject property.

Adjustments for comparison:

Economic Conditions	+ 9%	
Net adjustment	+ 9%	\$5,450.00 per unit
Location	- 10%	
Project Size	+50%	
Access	- 10%	
Utilities	+10%	
Total adjustment	+40%	
\$5,450.00 x 1.40 =		\$7,630.00 per unit



COMPARABLE UNIT SALE NO. 5

Location off the s/e side of Strickland Road, Great Mills
Submarket St. Mary's County, Maryland 20634

Grantor:	Elizabeth L. Bozes, et al.
Grantee:	DC Buck Properties, LLC
Date of Sale:	October 8, 2020
Identification:	08-022178 - Tax Map 43, Grid 13, Parcel 86
Recordation:	Liber 5494, Folio 131
Site Size:	59.55 acres (+/-)
No. of Units:	148 units
Zoning:	RL - Residential Low Density (at time of sale) (currently zoned MXH)
Utilities:	telephone, electric, well & septic
Price:	\$600,000.00
Price per unit:	\$4,054.00

Comments: This is the sale of a larger tract of land proposed for residential development. Based on the average density of RL zoning at time of sale, the price per unit reflects \$4,054.00 per unit. This particular sale had a relatively long access road to Strickland Road that would be required to upgrade d. Additionally, on-site development in terms of extending public sewer to the site is deemed somewhat similar to the subject property. Development costs are rated to be similar to that proposed for the subject property. An upward adjustment is required for project size that would require more time for full sell-out of the units. An upward adjustment for economic conditions at time of sale is warranted. General location in a less commercially orientated neighborhood is rated superior.

Adjustments for comparison:

Economic Conditions	+12%	
Net adjustment	+12%	\$4,540.00 per unit
Utilities	+10%	
Location	- 10%	
Total adjustment	- 0 -	
\$4,540.00 x 1.00 =		\$4,540.00 per unit



COMPARABLE SUMMARY GRID

Comp	\$/Unit	Econ Cond	Adj. \$/Unit	Access	Utilities	Project Size	Location	Total Adj.	Adj. \$/Unit
#1	\$ 14,000		\$ 14,000	- 10%			- 10%	- 20%	\$11,200
#2	\$ 16,667		\$ 16,667	- 10%			- 10%	- 20%	\$13,334
#3	\$ 10,000		\$ 10,000	- 10%	+10%		- 10%	- 20%	\$ 9,000
#4	\$ 5,000	+ 9%	\$ 5,450	- 10%	+10%	+50%	- 10%	+40%	\$ 7,630
#5	\$ 4,054	+12%	\$ 4,540		+10%		- 10%	- 0 -	\$ 4,540

Based on the aforesaid comparable sales, which range from an adjusted low of \$4,540.00 per unit to an adjusted high of \$13,334.00 per unit with a mean of \$9,141.00 per unit and weighing all comparable sales equally, it is this appraiser's opinion that market value of the subject property is best estimated to be approximately \$9,000.00 per raw unit. Therefore, 51 units at \$9,000.00 per unit, equals \$459,000.00.

The following comparable sales have been analyzed to arrive at a market value for quasi-commercial use or community facility type properties and are presented on the following pages.

COMPARABLE LAND SALE NO. 1

Location off of Steeple Chase Drive, Prince Frederick
Submarket Calvert County, Maryland 20678

Grantor:	Fox Run Professional Center, LLC
Grantee:	Board of Commissioners Calvert County
Date of Sale:	October 24, 2022
Identification:	02-135914 - Tax Map 24, Grid 3, Parcel 769 (Parcel A) Fox Run Professional Center
Recordation:	Liber 6361, Folio 364
Site Size:	0.755 acres/32,876 sf (+/-)
Improvements:	none
Zoning:	TC - Town Center
Topography:	level to moderately rolling
Utilities:	all public utilities are available
Price:	\$225,761.00
Price per sf of land:	\$6.87

Comments: This is the sale of a smaller tract of land with 155' of frontage o Armory Road. This sale is located to the east of Maryland Route 2/4 in Prince Frederick. This property is triangular in shape, but developability is rated about equal to that of the subject property. General location is deemed superior to the subject. Topography and utility availability are deemed equal to the subject. Access, however, is rated superior. An upward adjustment for economic conditions at time of sale is warranted.

Adjustments for comparison:

Economic Conditions	+ 3%
Net adjustment	+ 3%
\$6.87 x 1.03 =	\$7.08 per sf of land
Location	- 20%
Access	- 30%
Size	- 20%
Total adjustment	- 70%
\$7.08 x .30 =	\$2.12 per sf of land



COMPARABLE LAND SALE NO. 2

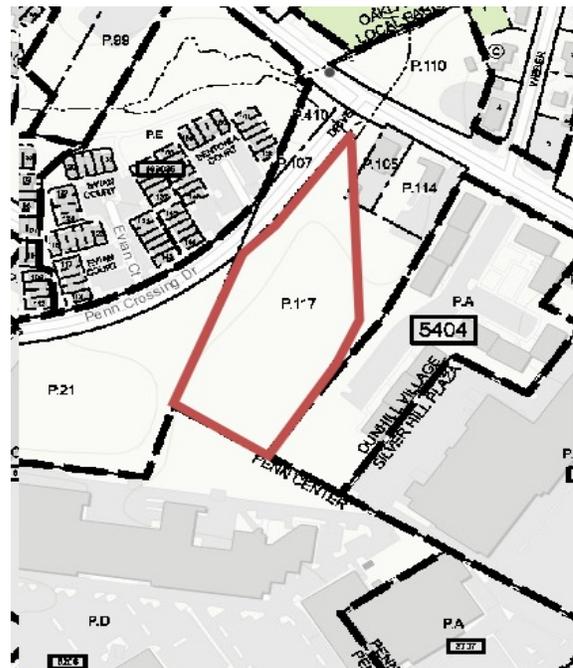
Location 5701 Marlboro Pike, District Heights
Submarket Prince George's County, Maryland 20747

Grantor:	Shilph Abundant Life Center, Inc.
Grantee:	Suitland Penn APTS2, LLC
Date of Sale:	May 5, 2022
Identification:	06-0480541
	Tax Map 81, Grid A2, Parcel 117
Recordation:	Liber 47707, Folio 460
Site Size:	4.9065 acres/213,728 sf (gross per deed)
Zoning:	RMF-20 - Residential, Multi-Family
Improvements:	none
Utilities:	all public utilities are available
Price:	\$570,000.00
Price per sf of land:	\$2.67
Verification:	Public Records/MLS

Comments: This is the sale of a tract of multi-family developable acreage that was purchased for ultimate development as a church location. General location in the more highly populated District Heights area is rated superior to that of the subject property. Topography, however, is rated inferior with only approximately 3.2 acres of usable acreage. Size is deemed similar to that of the subject property. Configuration is also similar. This sale was entirely wooded and rated inferior to the mostly cleared land associated with the subject property. Topography, however is rated inferior. Zoning is superior in comparison to the subject. An upward adjustment is warranted for economic conditions at time of sale. Access via a public road is rated superior to the subject as well.

Adjustments for comparison:

Economic Conditions	+ 6%
Net adjustment	+ 6%
\$2.67 x 1.06 =	\$2.83 per sf of land
Access	- 20%
Physical	+10%
Location	- 20%
Zoning	- 10%
Topography	+20%
Total adjustment	- 20%
\$2.83 x .80 =	\$2.26 per sf of land



COMPARABLE SUMMARY GRID

Comp	\$/SF	Econ Cond.	Adj. \$/SF	Loc	Access	Size	Physical	Zoning	Topo	Total Adj.	Adj. \$/SF
#1	\$ 6.87	+ 3%	\$ 7.08	- 30%	- 30%	- 20%				- 70%	\$ 2.12
#2	\$ 2.67	+ 6%	\$ 2.83	- 20%	- 20%		+10%	- 10%	+20%	- 20%	\$ 2.26

Based on the aforesaid comparable land sales, which range from an adjusted low of \$2.12 per square foot to an adjusted high of \$2.26 per square foot with a mean of \$2.19 per square foot and weighing both comparable sales equally, it is this appraiser's opinion that the market value of the subject property's land if used for community service type use is best estimated to be \$2.20 per square foot. Therefore, 5.1152 acres or 218,323 square feet at \$2.20 per square foot, equals \$480,311.00, rounded to \$480,000.00.

In reconciling both types of comparable land sales, both reflect a somewhat similar value. The residential valuation is slightly less than that of the community service orientated technique. Due to the fact that the residual portions of the parent parcel, for the most part, are residentially zoned, but could be used for community service or quasi-governmental use as noted in the Zoning section of this report, this appraiser has weighted each approach equally and as such, the overall indicated market value of the subject property's land is best estimated to be \$470,000.00.



The replacement costs of the building and site improvements is based on published data from the Marshall Valuation Services and from reported costs of construction in the market area of the subject property. Typical current replacement costs, as taken from the Marshall Valuation Services, are summarized as follows:

Average Class C - Clubhouse

(Marshall Valuation Services, Section 11, Page 30, dated November 2022)

- brick, block or concrete panels, some trim
- plaster or drywall interior, acoustical tile ceilings
- concrete slab, vinyl composition flooring, adequate lighting & plumbing
- adequate restrooms, kitchen, forced warm air heat
- \$142.00 per sf

2,951 sf @ \$142.00 per sf	\$ 419,042.00	
x regional cost multiplier of .99;		
x local cost multiplier of 1.00; .99 total	(4,190.00)	
Total Replacement Cost		\$ 414,852.00

In-Ground Swimming Pool

(Marshall Valuation Services, Section 66, Page 7, dated December 2023)

- poured concrete pools (6,000 to 8,000 sf)
- typical range of \$93.50 to \$116.00 per sf, say \$105.00 per sf
- add for tile surfaces (\$105.00 + 19.75 = \$124.75)

7,320 sf @ \$124.75 per sf	\$ 913,170.00	
----------------------------	---------------	--

Air Supported Bubble - Pool Enclosure

(Marshall Valuation Services, Section 66, Page 7, dated December 2023)

- light translucent material with minimal lighting & plumbing
- \$14.50 to 25.00 per sf, say \$20.00 per sf

HVAC Upgrade

(Marshall Valuation Services, Section 53, Page 6, dated June 2023)

- in terms of medium upgrades, this reflects a difference of 11%
- \$20.00 x 1.11 = \$22.20 per sf

12,730 sf @ \$22.20 per sf	\$ 282,606.00	
Subtotal	\$1,195,776.00	
x regional cost multiplier of .98;		
x local cost multiplier of 1.00; .98 total	(23,916.00)	
Total Replacement Cost		\$1,171,860.00

Site Improvements

10,000 sf paving @ \$2.75 per sf	\$ 27,500.00	
concrete curbing & sidewalks, lump sum	\$ 10,000.00	



landscaping, lump sum	\$ 10,000.00	
650 lf of fencing @ \$24.40 per lf	\$ 15,860.00	
exterior lighting, lump sum	\$ 5,000.00	
1,320 sf patio area @ \$4.25 per sf	\$ 5,610.00	
site preparation & permits, lump sum	<u>\$ 250,000.00</u>	
Total Replacement Cost		\$ 323,970.00

The Marshall and Swift Valuation Services provides an indication of value of the subject property if new. It should be noted that the Marshall and Swift Valuation Services does not take into consideration depreciation from all sources. The three possible sources of accrued depreciation are as follows:

- (1) physical depreciation - wear and tear on improvements;
- (2) functional depreciation - created by deficiencies or excesses in such items as energy efficiency, space usability, etc.; and
- (3) economic depreciation - the effect of high interest rates and other economic variables on the real estate market.

Given a typical life expectancy of approximately 35 years average and an overall effective age of approximately 15 years, accrued physical depreciation is estimated at 26% for the structural improvements.

In terms of site improvements, these have a somewhat less life expectancy, but a similar effective age of 15 years, accrued physical depreciation is estimated at 35% for those site components that are deemed depreciable assets.

Functionally, the subject property is well laid out for its intended use and no functional obsolescence has accrued.

Economically, the subject property benefits from historical property appreciation in the market area of the subject property as well as from manageable interest rates in the marketplace, though they have increased somewhat over the past few years.

Therefore, the final indication of market value for the subject property, via the Cost Approach, is computed as follows:

Land		\$ 470,000.00
Clubhouse	\$ 414,852.00	
(less 26% physical depreciation)	<u>(107,862.00)</u>	
Depreciated Value		\$ 306,990.00
In-Ground Pool w/Pool Enclosure	\$1,171,860.00	
(less 26% physical depreciation)	<u>(304,684.00)</u>	
Depreciated Value		\$ 867,176.00
Site Improvements	\$ 323,970.00	
(less 35% physical depreciation)	<u>(22,390.00)</u>	
Depreciated Value		\$ <u>301,580.00</u>
Total Indicated Market Value		\$1,945,746.00
Rounded to		\$1,946,000.00

The Sales Comparison Approach is an approach to value wherein the appraiser seeks out sales of similar properties that have occurred recently. These sales are then adjusted for dissimilarities between sale properties and the subject property to arrive at an indication of value. Theoretically, the Sales Comparison Approach reflects the actions of buyers and sellers in the marketplace.

COMPARABLE IMPROVED SALE NO. 1	
Location	16601 Roundabout Drive, Gaithersburg
Submarket	Montgomery County, Maryland 20878

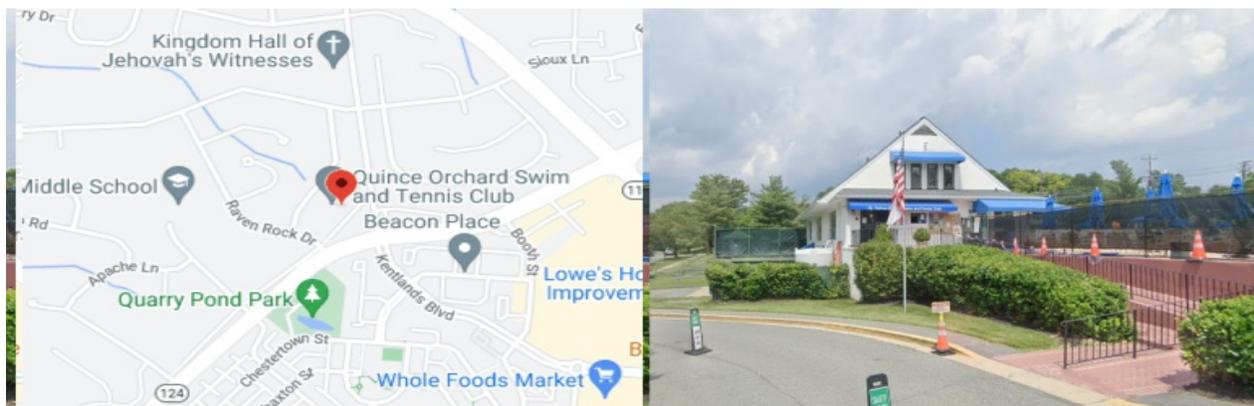
Grantor:	Quince Orchard, LLC
Grantee:	CCACC Sports, LLC
Date of Sale:	May 31, 2022
Identification:	06-01751180 Tax Map ES63, Parcel A, Quince Orchard Manor Liber 65826, Folio 438
Recordation:	4.05 acres (+/-)
Site Size:	R-200 - Residential
Zoning:	24,579 sf bubble swim & tennis club
Improvements:	all public utilities are available
Utilities:	\$4,000,000.00
Price:	\$162.74
Price per sf:	Public Records/Bright MLS/CoStar
Verification:	

Comments: This is the sale of a similar quality facility located in Montgomery County. Age & condition and quality of construction are deemed similar to the subject property. Overall location is rated superior to the subject. A slight upward adjustment for economic conditions at time of sale is warranted.

Adjustments for comparison:

Economic Conditions	+ 3%	
Net adjustment	+ 3%	
\$162.74 x 1.03 =		\$167.62 per sf of impr.

Location	- 20%	
Total adjustment	- 20%	
\$167.62 x .80 =		\$134.10 per sf of impr.





Aerial View w/Bubble

COMPARABLE SUMMARY GRID

Comp	\$/SF	Economic Conditions	Adj. \$/SF	Location	Total Adj.	Adj. \$/SF
#1	\$ 162.74	+ 3%	\$ 167.62	- 20%	- 20%	\$ 134.10

In reviewing the aforesaid sale that has been adjusted for dissimilarities, the final indication of market value via the Sales Comparison Approach is best estimated to be \$134.00 per square foot. Therefore, 15,681 square feet at \$134.00 per square foot, equals \$2,101,254.00, rounded to \$2,100,000.00.

In accordance with the Appraisal Institute, as well as the Uniform Standards of Professional Appraisal Practice (USPAP), this appraiser has estimated the normal marketing time that similar properties have been required to sell.

A marketing time has been estimated within this appraisal report. Since it appears in this appraiser's opinion that the overall economic conditions as of the date of this valuation and for the perspective near future are somewhat similar to those existing during the time frame of the comparable sales marketing period (unless otherwise discussed), it is estimated by this appraiser that the marketing time for the subject property were it to be placed on the market, and assuming that the property was placed in a competitive stance and marketed at market values estimated in this report, that the overall marketing time will be 1-month to 1-year.

Cost Approach	\$1,946,000.00
Sales Comparison Approach	\$2,100,000.00
Income Capitalization Approach	N/A

The subject property was found to be a community indoor “bubble” swimming pool facility located in the southern portion of St. Mary’s County. According to the Assessment Records of St. Mary’s County, the subject was reportedly built in 2004 and was found to be in good condition at time of inspection.

Both the Cost Approach and Sales Comparison Approach have been incorporated in the final valuation. However, the Sales Comparison Approach is somewhat limited in terms of the number of similar type properties found for valuation purposes. The Cost Approach has been incorporating using land sales of properties that have a similar highest and best use as that of the subject, both on a residential basis as well as a community service or quasi-government type use as discussed within this report.

Due to the limited number of sales of similar type properties, this appraiser has selected the Cost Approach as being the most appropriate indicator of value of the subject property.

Based on the aforesaid information, it is this appraiser’s opinion that the market value of the subject property, as of February 16, 2024, is best estimated to be:

**The Property Owned by the Board of County Commissioners for St. Mary’s County
containing 5.1152 acres of land, more or less (which is part of the parent parcel containing 16.246
acres of land, more or less), and improvements**

**ONE MILLION NINE HUNDRED FORTY-SIX THOUSAND DOLLARS
(\$1,946,000.00)**

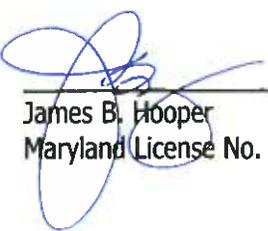
I, James B. Hooper, certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
As of the date of this report, James B. Hooper has completed the continuing education program for Practicing Affiliate of the Appraisal Institute.
- As of the date of this report, James B. Hooper has completed the Standards and Ethics Education Requirement for Practicing Affiliate of the Appraisal Institute.

Based upon our analyses, assumptions, and limiting conditions in this report, the indicated market value for the subject property, as of February 16, 2024, is summarized as follows:

**The Property Owned by the Board of County Commissioners for St. Mary's County
containing 5.1152 acres of land, more or less (which is part of the parent parcel containing 16.246
acres of land, more or less), and improvements**

**ONE MILLION NINE HUNDRED FORTY-SIX THOUSAND DOLLARS
(\$1,946,000.00)**



James B. Hooper
Maryland License No. 04-1128

ADDENDUM

ASSESSMENT INFORMATION

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 047847

Owner Information

Owner Name: BOARD OF COUNTY COMMISSIONERS FOR ST MARY'S COUNTY Use: EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: PO BOX 653 Deed Reference: /01500/ 00439
LEONARDTOWN MD 20650-0653

Location & Structure Information

Premises Address: 21100 GREAT MILLS RD Legal Description: 16.246 ACS
GREAT MILLS 20634- E/S RT 246
GREAT MILLS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0051	0013	0034	18000.19	0000				2024	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2004	3,910 SF		16,2400 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RESTROOM BUILDING	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	2,022,400	3,433,000		
Improvements	806,200	826,900		
Total:	2,828,600	4,259,900	2,828,600	3,305,700
Preferential Land:	0	0		

Transfer Information

Seller: CHERRY COVE LAND DEV CO INC	Date: 01/24/2000	Price: \$925,000
Type: ARMS LENGTH IMPROVED	Deed: EWA /01500/ 00439	Deed2:

Seller:	Date:	Price:
Type:	Deed:	Deed2:

Seller:	Date:	Price:
Type:	Deed:	Deed2:

PROPERTY INFORMATION

Property Facts (08-047847)

Property Information	
Address:	21100 GREAT MILLS RD
Acreage:	16.2400
Critical Area:	No
<u>CWSP Water:</u>	W-1 - Existing Service
<u>CWSP Sewer:</u>	S-1 - Existing Service
Floodplain:	Minimal Flood Hazard
Zoning:	Residential High-Density
Land Use:	Public Lands
Historic District:	N/A
Rural Legacy Area:	N/A
Development Districts:	Lexington Park
Town Limits:	N/A
Priority Funding:	Could not retrieve...
Fed Opportunity Zones:	N/A
MD Sustainable Communities:	N/A



APPRAISER LICENSE - James B. Hooper



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND
MARYLAND DEPARTMENT OF LABOR

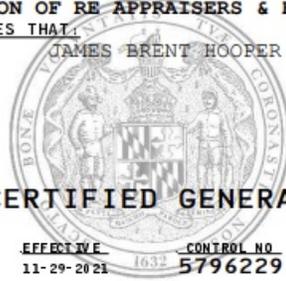
Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

Tiffany P. Robinson
Secretary

COMMISSION OF REAL ESTATE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT

JAMES BRENT HOOPER



IS AN AUTHORIZED: **04 - CERTIFIED GENERAL**

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO.
1128	12-31-2024	11-29-2021	1632 5796229

Tiffany P. Robinson

Signature of Bearer

Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

THIS DEED entered into this 14th day of January, 2000, by and between Cherry Cove Land Development Co., Inc., a Maryland corporation, party of the first part and the Board of County Commissioners for St. Mary's County, Maryland, a body politic, party of the second part.

WITNESSETH, that in consideration of the sum of Nine Hundred Twenty Five Thousand and no/100 (\$925,000.00) Dollars, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the party of the first part hereby grants and conveys unto the said Board of County Commissioners for St. Mary's County, Maryland, a body politic, its successors and assigns, in fee simple, all that tract or parcel of ground situate, lying and being in St. Mary's County, Maryland, and more particularly described as follows, that is to say:

SEE SCHEDULE A ATTACHED HERETO.

BEING part of the land the Grantor herein obtained by Articles of Merger from Waring Associates, Inc. and recorded at Liber 22, folio 192, Articles of Merger from Lexington Park Dry Cleaners, Inc. and recorded at Liber 10, folio 244, Deeds from Lexington park Dry Cleaners, Inc. and recorded at Liber CBG 72, folio 80, Liber CBG 88, folio 299, CBG 116, folio 11, CBG 120, folio 158 and DBK 196, folio 274, among the Land Records of St. Mary's County, Maryland.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anywise appertaining.

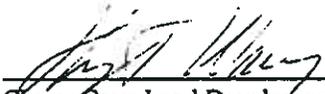
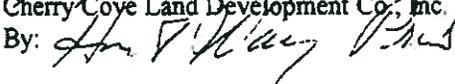
IMP. FD. SURE \$ 0.00
RECORDING FEE 0.26
RECORDATION T 0.00
TR. TAX COUNTY 0.00
TR. TAX STATE 0.00
RES. S. M. 01-25-00
1500 439

TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said Board of County Commissioners for St. Mary's County, Maryland, a body politic, its successors and assigns, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed, and that it will warrant specially the property granted and that it will execute such further assurances of the same as may be requisite.

The Grantor herein certifies that this is not a sale, lease, exchange or transfer of all or substantially all of the assets of the corporate grantor.

WITNESS the hand and seal of the Grantor.


Cherry Cove Land Development Co., Inc.
By: 

STATE OF MARYLAND, COUNTY OF CALVERT, to-wit:

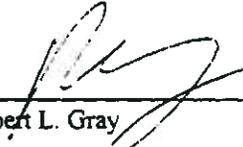
I HEREBY CERTIFY that on this 14th day of January, 2000, before me the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Thomas Waring on behalf of Cherry Cove Land Development Co., Inc. and he made oath in due form of law that he executed the within instrument for the purposes therein contained.

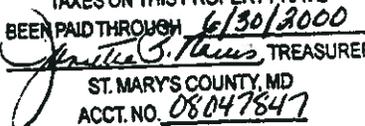

Notary Public

My Commission Expires:

WANDA L. MORGAN, Notary Public
CALVERT COUNTY, MARYLAND
MY COMMISSION EXPIRES MARCH 1, 2001

I hereby certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.


Robert L. Gray

THIS IS TO CERTIFY THAT ALL
TAXES ON THIS PROPERTY HAVE
BEEN PAID THROUGH 6/30/2000
 TREASURER
ST. MARY'S COUNTY, MD
ACCT. NO. 08047847


DH Steffens Co

 ENGINEERS
 SURVEYORS
 PLANNERS

ESTABLISHED 1923

 22335 Exploration Drive Suite 1020 Lexington Park, Maryland 20653
 (301) 862-2226 1-(800) 331-1568 Telecopier: (301) 862-2350

Legal Description
Cherry Cove Land Development Co., Inc.
MRB 022-115
October 29, 1999

I hereby certify that I have on this Second day of September in the year 1997 have surveyed a piece, parcel or tract of land which is located on the southeast side of MD State Route 246 known as Great Mills Road and said road leads from Great Mills to Lexington Park and said parcel of land to be described is located in the Eighth Election District of St. Mary's County, Maryland.

BEGINNING for the same at an "X" found cut in the concrete curbing gutter pan and said "X" being fixed in the southeast right of way of MD State Route 246 known as Great Mills Road and said right of way being 80 feet in width as shown on State Road Commission plats 50298, 50299 and 51380, and said "X" marks the most northerly corner of the tract being described and the most westerly corner of the Great Mills High School tract titled to the St. Mary's County Board of Education; thence leaving the said roadway and running a common and coincidental boundary with the said Great Mills High School and the parcel being described the following course and distance

South 62 degrees 15 minutes 54 seconds east - 1108.79 feet to an iron pipe found and said pipe marks the common and coincidental corner of the aforementioned Great Mills High School and another parcel owned by the St. Mary's County Board of Education whose deed is EWA 938-574 and said pipe is also a common corner of the parcel now or formerly owned by Barton S. Mitchell by deed EWA 1025-387; thence leaving the Board of Education's parcels and running a common and coincidental boundary with the said Mitchell tract the following course and distance

South 13 degrees 31 minutes 43 seconds east - 126.83 feet to an iron rod set with a cap stamped Corp #49 and said rod marks the common and coincidental corner of the said Mitchell tract and a parcel now or formerly owned by Robert R. Eliff Jr. et ux by deed MRB 111-435; thence leaving the said Mitchell tract and running a common and coincidental boundary with the said Eliff parcel the following three (3) courses and distances

South 42 degrees 32 minutes 29 seconds west - 353.20 feet to an iron rod set with cap stamped with Corp # 49 said rod being set on the southeast side of two (2) utility poles; thence continuing

 317 Charles Street P.O. Box 1709 La Plata, Maryland 20646
 (301) 934-2921 (301) 870-3253 Telecopier: (301) 884-3295

Legal Description
 Cherry Cove Land Development Co., Inc.
 October 29, 1999
 Page 2

North 65 degrees 42 minutes 31 seconds west - 162.36 feet to an iron rod set with cap stamped Corp # 49 and being set in street pavement and said rod being set at the beginning point of the centerline as described in a legal description describing a sixteen (16) foot wide strip of land conveyed to the State of Maryland by deed JMM 008-321; thence continuing with the said Eliff parcel and crossing the southern portion of said strip

South 42 degrees 32 minutes 29 seconds west - 558.23 feet to an iron rod set with cap stamped Corp # 49 and said rod being set in the said Eliff line and marking the most easterly corner of parcel of land owned by James O. Hills, et ux deed MRB 058-032; thence leaving the said Eliff parcel and running a common and coincidental boundary with the said Hills parcel the following course and distance

North 58 degrees 17 minutes 41 seconds west - 300.05 feet to an iron rod set with a cap stamped Corp # 49 and said rod is set in the said Hills parcel and marks a most southerly corner of a parcel now or formerly owned by James A. Hills et ux by deed MRB 217-185; thence leaving the said James O. Hills parcel and running a common and coincidental boundary with the said James L. Hills parcel the following two (2) courses and distances

North 48 degrees 15 minutes 05 seconds east - 85.62 feet to an iron rod set with cap stamped Corp # 49; thence running

North 64 degrees 50 minutes 35 seconds west - 463.70 feet to a PK nail set in asphalt on the most northerly corner of the said Hills parcel and said PK being fixed in the southeast right of way of the aforementioned Md State Route 246; thence leaving the said Hills parcel and running a common and coincidental boundary with the said southeast right of way the following course and distance

North 23 degrees 38 minutes 19 seconds east - 145.04 feet to a point at the most southwesterly corner of a parcel belonging to Waring Associates Inc. by deed MRB 186-030 and the north side of the aforementioned strip of land conveyed to the State of Maryland by deed JMM 008-321; thence leaving the said State Road and running a common and coincidental boundary with the said Waring Associates Inc. parcel and the north side of said described strip of land the following two (2) courses and distances

North 76 degrees 47 minutes 29 seconds east - 85.66 feet to a point; thence continuing

North 88 degrees 17 minutes 29 seconds east - 133.62 feet to a point at the southeast corner of the said Waring parcel; thence leaving the said strip of land and continuing with the said Waring parcel;

Legal Description
 Cherry Cove Land Development Co., Inc.
 October 29, 1999
 Page 3

North 23 degrees 38 minutes 19 seconds east - 55.66 feet to a point; thence continuing

North 66 degrees 21 minutes 41 seconds west - 81.30 feet to an iron rod set with a cap stamped Corp # 49, said rod marks the most northerly corner of the said Waring Associates, Inc parcel and the most easterly corner of a lot now or formerly owned by Gary J. Coombs by deed EWA 911-147; thence leaving the said Waring Associates, Inc parcel and running a common and coincidental boundary with the said Coombs parcel the following course and distance

North 66 degrees 21 minutes 41 seconds west - 108.00 feet to an iron rod set with a cap stamped Corp # 49 and said rod being fixed in the southeast right of way line of said Maryland Route 246; thence leaving the said Coombs parcel and running a common and coincidental boundary with the southeast right of way line of said road the following course and distance

North 23 degrees 38 minutes 19 seconds east - 101.35 feet to a PK nail set at top of a 6" x 6" gatepost, and said PK marks the common corner with the most westerly corner of the parcel of land now or formerly owned by Thomas D. Mathews et ux by deed MRB 289-216; thence leaving the said state road right of way and running a common and coincidental boundary with the said Mathews parcel the following 2 courses and distances

South 68 degrees 39 minutes 23 seconds east - 188.79 feet to an iron rod set with a cap stamped Corp # 49; thence continuing

North 25 degrees 00 minutes 33 seconds east - 121.00 feet to an iron rod found with cap which marks the most easterly corner of the said Mathews property and the most southerly corner of the parcel now or formerly owned by Peter and Helen Tsirogotis by deed CBG 039-049; thence leaving the said Mathews parcel and running a common and coincidental boundary the said Tsirogotis parcel for the following two (2) courses and distances

North 25 degrees 00 minutes 33 seconds east - 129.11 feet to a point marking the most easterly corner of the Tsirogotis lot; thence continuing

North 68 degrees 19 minutes 09 seconds west - 194.73 feet to an iron rod set with a cap in the southeast right of way line of the aforementioned road and in approximate center of a perpetual storm drain easement as shown on the state road plat; thence leaving the said Tsirogotis lot and running a common and coincidental boundary with the said state road southeast right of way the following course and distance

Legal Description
 Cherry Cove Land Development Co., Inc.
 October 29, 1999
 Page 4

North 23 degrees 38 minutes 19 seconds east - 246.91 feet to the point of beginning and said tract described contains 19.165 acres as surveyed by the D. H. Steffens Company which includes the strip of land sixteen (16) feet in width as conveyed to the State of Maryland by deed JMM 008-316 which was for the purpose of having a right of way to the State Fire Tower from MD Rt. 246 (A.K.A.) Great Mills Road.

Saving and excepting the sixteen (16) foot strip of land deeded to the State of Maryland by deed JMM 008-316 described as follows:

BEGINNING for the same at an iron rod set with cap stamped CORP #49 marking the center of the sixteen (16) foot wide strip of land being described, and said rod being the end point of the fourth (4th) course and distance of the above description for the (19.165) acres and said rod also marks a common and coincidental corner of a tract of land now or formerly (N/F) owned by a Robert R. Eliff, Jr. et ux, deed MRB 111-435; thence leaving the fourth (4th) course and running a common and coincidental boundary with the Eliff property and the fifth (5th) course of the said 19.65 acres

South 42 degrees 32 minutes 29 seconds west - 9.62 feet to a point; thence leaving the said Eliff property and the fifth (5th) course in the outline of the said (19.165) acres and running through said tract the following four (4) courses and distances and following the south side of the sixteen (16) foot wide strip being described

North 81 degrees 12 minutes 31 seconds west - 217.86 feet to a point; thence continuing

North 69 degrees 57 minutes 31 seconds west - 349.05 feet to a point; thence continuing

South 88 degrees 17 minutes 29 seconds west - 295.32 feet to a point; thence continuing

South 76 degrees 47 minutes 29 seconds west - 96.04 feet to a foot fixed in the southwest right of way line of MD. Rt. 246, an 80 foot right-of-way, leading from Great Mills and MD Rt. 5 to Lexington Park, Maryland and said point being fixed in the western boundary of the said (19.165) acres and furthermore in the ninth (9th) line of said above description: thence running a common and coincidental boundary with said right of way and said 19.165 acre tract

Legal Description
Cherry Cove Land Development Co., Inc.
October 29, 1999
Page 5

North 23 degrees 38 minutes 19 seconds east - 19.99 feet to a point marking the end of said (19.165) acre tract's ninth (9th) line description and furthermore said point marks the most southwesterly corner of a parcel belonging to Waring Associates, Inc. by deed MRB 186-030 and the north side of the sixteen (16) foot wide strip being described; thence leaving said MD 246 right of way and running a common and coincidental boundary with the said Waring parcel and the north side of the sixteen (16) foot wide strip being described the following two courses and distances

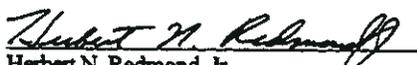
North 76 degrees 47 minutes 29 seconds east - 85.66 feet to a point marking the end of the tenth (10th) line of said 19.165 acre tract's description; thence continuing

North 88 degrees 17 minutes 29 seconds east - 85.66 feet to a point marking the end of the said tenth (10th) line and the common and coincidental corner with said Waring parcel; thence leaving the said Waring parcel and then running through the said (19.165) acre tract and with the north side of the sixteen (16) foot wide strip being described the following four (4) courses and distances

North 88 degrees 17 minutes 29 seconds east - 166.39 feet to a point; thence continuing

South 69 degrees 57 minutes 31 seconds east - 226.98 feet to a point; thence continuing to run through the said (19.165) acre parcel and crossing the east end of the sixteen (16) foot wide strip of land

South 42 degrees 32 minutes 02 seconds west - 9.65 feet to the point of beginning and containing (0.353) acres of land as computed by the D. H. Steffens Company, leaving 18.812 acres of land in the Cherry Cove Land Development Co., Inc. tract.


Herbert N. Redmond, Jr.
Reg. MD Land Surveyor No. 10665



ST. MARYS COUNTY CIRCUIT COURT (Land Records) EWA 1500, p. 0446, MSA_CES6_1809, Date available 09/29/2005, Printed 02/01/2024.

State of Maryland Land Instrument Intake Sheet
 Baltimore City County: ST. MARY'S

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Check Box if Addendum Intake Form is Attached.

1	Type(s) of Instruments	<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease					
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]		
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation State Transfer County Transfer					
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only			
		Purchase Price/Consideration	\$ 925,000.00	Transfer and Recordation Tax Consideration			
		Any New Mortgage	\$	Transfer Tax Consideration	\$		
		Balance of Existing Mortgage	\$	X () % =	\$		
		Other:	\$	Less Exemption Amount -	\$		
		Other:	\$	Total Transfer Tax =	\$		
	Full Cash Value	\$	Recordation Tax Consideration	\$			
			X () per \$500 =	\$			
			TOTAL DUE	\$			
5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$ XXXX	\$	Tax Bill:		
		Surcharge	\$ XXXX	\$	C.B. Credit:		
		State Recordation Tax	\$	\$	Ag. Tax/Other:		
		State Transfer Tax	\$	\$			
		County Transfer Tax	\$	\$			
		Other	\$	\$			
		Other	\$	\$			
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
		8th	08 047847				(5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.
		Hills Trailer Park					SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)					
		Other Property Identifiers (if applicable)				Water Meter Account No.	
		Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____ Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____ If Partial Conveyance, List Improvements Conveyed: _____					
7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)			
		Cherry Cove Land Deve. Co., Inc.					
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)			
		Board of County Commissioners for St. Mary's County, Maryland					
		New Owner's (Grantee) Mailing Address					
		Courthouse, Leonardtown, Md. 20650					
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person.				<input type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided	
		Name:	Robert L. Gray				
		Firm:	Law Office of Robert L. Gray				
		Address:	P.O. Box 289				
		Prince Frederick, Md. 20678 410-535-3377					
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify: _____ Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
		Assessment Use Only - Do Not Write Below This Line					
		Agricultural Verification		Whole		Part	
		Trans. Process Verification		Trans. Process Verification		Trans. Process Verification	
		Trans. Process Verification	Date Received:	Geo. Map	Grid	Section	Block
		Trans. Process Verification	Date Received:	Zone	Grid	Plat	Lot
		Trans. Process Verification	Date Received:	Use	Parcel	Section	Occ. Cd.
		Trans. Process Verification	Date Received:	Town Cd.	Ex. St.	Ex. Cd.	

ST. MARY'S COUNTY CIRCUIT COURT (Land Records) EWA 1500, p. 0447, MSA_CE60_1809 Date available 09/29/2005. Printed 02/10/2024.

LIBER 1500 FOLIO 47

Reserved for County Use

Distribution: White - Clerk's Office
 Cyan - SDA
 Pink - Office of Finance
 Gold - Recorder

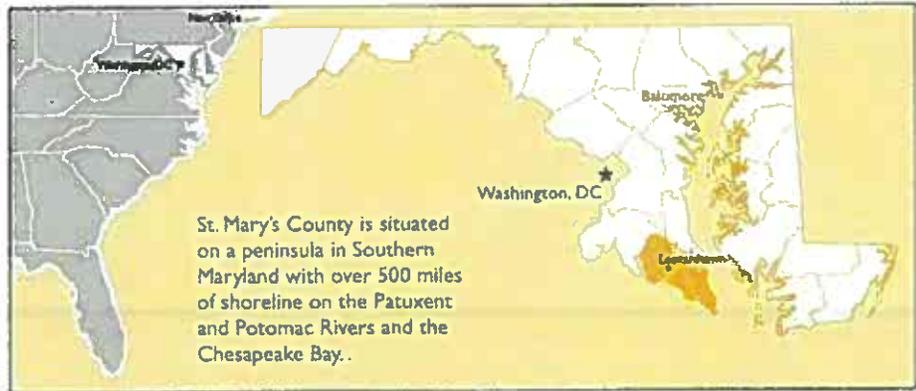
Brief Economic Facts

ST. MARY'S COUNTY, MARYLAND

St. Mary's County is a world-class center for research, development, testing and evaluation of aviation and unmanned and autonomous systems (UAS) and the advanced manufacturing and aircraft modification industries. The county has over 200 high-tech aerospace and defense companies, and more aerospace engineers per capita than any place in the country.

With over 500 miles of shoreline, St. Mary's offers high-tech jobs in a coastal setting. The Naval Air Station (NAS) Patuxent River, home to the U.S. Navy's Naval Air Systems Command (NAVAIR) and the Naval Air Warfare Center Aircraft Division (NAWCAD), employs approximately 25,000 military, civilian, and contract personnel.

The AeroPark Innovation District will become a center for innovation and collaboration as the University System of Maryland (USM) expands its footprint and public-private partnerships facilitate development and growth. The new Southern Maryland Autonomous Research and Technology



(SMART) Building at USM at Southern Maryland is an \$87-million, 84,000-square foot facility. Private sector industries generate \$4.4 billion in economic output.

The county's location allows for easy access to major metropolitan areas, while offering residents an exceptional quality of life. St. Mary's has one of the youngest populations in Maryland, one of the fastest growing economies, and many outdoor sports and recreational opportunities

LOCATION

Driving distance from Leonardtown:	Miles	Kilometers
Atlanta, Georgia	613	986
Baltimore, Maryland	81	131
Boston, Massachusetts	477	768
Chicago, Illinois	741	1,192
New York, New York	266	428
Philadelphia, Pennsylvania	177	284
Pittsburg, Pennsylvania	277	446
Richmond, Virginia	95	152
Washington, DC	54	87

CLIMATE AND GEOGRAPHY¹

Yearly Precipitation (inches)	46.2
Yearly Snowfall (inches)	14.5
Summer Temperature (°F)	75.3
Winter Temperature (°F)	37.6
Days Below Freezing	81.4
Land Area (square miles)	372.5
Water area (square miles)	37.7
Shoreline (miles)	536
Elevation (ft)	sea level to 192

POPULATION^{2,3}

	St. Mary's County Households	St. Mary's County Population	Southern Maryland*	Maryland
2010	37,600	105,151	335,458	5,773,552
2020	41,675	114,687	372,195	6,055,802
2030**	48,450	127,840	407,360	6,254,500

*Calvert, Charles, and St. Mary's counties

**Projections

Selected places population (2010): California 11,857; Lexington Park 11,626; Golden Beach 3,796; Leonardtown 2,930; Mechanicsville 1,508; Charlotte Hall 1,420

POPULATION DISTRIBUTION^{2,3} (2020)

Age	Number	Percent
Under 5yrs	7188	6.4%
5 - 19 yrs	23527	20.8%
20 - 44 yrs	37541	33.1%
45 - 64 yrs	30395	26.8%
65 and over	14531	12.8%
Total	113182	100.0
Median Age		36.5 Years

Brief Economic Facts // ST. MARY'S COUNTY, MARYLAND

LABOR AVAILABILITY^{3,4,5} (BY PLACE OF RESIDENCE)

Civilian Labor Force (2021 avg.)	County	Labor Mkt. Area*
Total civilian labor force	57,574	192,556
Employment	54,995	182,800
Unemployment	2,579	9,756
Unemployment rate	4.5%	5.1%

Residents commuting outside the county to work (2016-2020)	Number	Percent
	9,926	18.8%

Employment in selected occupations (2016-2020)		
Management, business, science and arts	25,826	46.2%
Service	8,181	14.6%
Sales and office	9,953	17.8%
Production, transp. and material moving	5,738	10.3%

*St. Mary's, Calvert and Charles counties.

MAJOR EMPLOYERS^{6,7} (2020-2021)

Employer	Product/Service	Employment
Naval Air Station Patuxent River*	Military installation	10,000
MedStar St. Mary's Hospital	Hospital system	1,260
The Vertex Company	Aircraft services, logistics	800
KBRwyle	Logistics, eng., oper. Mgmt.	700
BAE Systems	Tech. products and services	645
General Dynamics	Defense engineering, IT	600
St. Mary's College of Maryland	Higher education	555
PAE Applied Technologies	Training, logistics services	500
J.F. Taylor	Systems engr. and services	475
Lockheed Martin	Advanced tech. systems	470
Boeing	Aerospace, engr. Services	450
Northrop Grumman	Aerospace, engr. Services	415
Booz Allen Hamilton	Consulting, analytics	400
SAIC	Engr. And mgmt. services	300
CACI	Systems engr. and services	280
Sikorsky	Engineering, logistics	280
Precise System	Engineering, IT, management	250
Smartronix	Engineering, IT	250
MIL	Cybersecurity	245
Spalding Consulting	Financial and IT mgmt.	245
Sabre Systems	Engineering, and IT services	235
McKay's	Grocery and pharmacy	225
AMEWAS	Systems engr. and mgmt.	220

Excludes post offices, state and local governments, national retail and national foodservice; includes higher education

*Employee counts for federal and military facilities exclude contractors to the extent possible, embedded contractors may be included

EMPLOYMENT¹ (2020)

Industry	Estab-lishments	Annual Avg. Empl.	Empl. %	Avg. Wkly. Wage
Federal Government	39	10,425	22.57	\$2,231
State Government	11	932	2.02	1,015
Local Government	57	3,719	8.05	1,107
Private Sector	2,089	31,120	67.36	1,229
Natural resources and mining	20	73	0.16	662
Construction	288	1,981	4.29	1,215
Manufacturing	46	598	1.29	1,494
Trade, Transportation, and utilities	433	6,624	14.34	860
Information	15	104	0.23	1,160
Financial activities	150	633	1.37	1,253
Professional and business services	476	12,213	26.44	1,729
Education and health services	246	4,553	9.86	1,168
Leisure and hospitality	238	3,544	7.67	376
Other Services	171	791	1.71	657
Total	2,197	46,197	100.00	1,441

Includes civilian employment only

HOURLY WAGE RATES⁴ (2021)

Selected Occupations	Median	Entry	Skilled
Accountants	\$37.96	\$23.75	\$47.66
Aerospace engineers	\$59.42	\$39.00	\$68.24
Assemblers and Fabricators	\$23.13	\$16.08	\$29.65
Bookkeeping/accounting clerks	\$22.52	\$15.82	\$26.40
Computer hardware engineers	\$57.04	\$38.21	\$63.88
Computer systems analysts	\$38.75	\$28.93	\$52.69
Computer user support specialists	\$23.42	\$17.68	\$31.92
Customer service representatives	\$14.56	\$13.00	\$19.84
Electrical engineers	\$50.30	\$37.81	\$61.79
Electronics engineering technicians	\$64.80	\$48.11	\$72.53
Freight, stock and material movers	\$16.71	\$13.13	\$19.29
Industrial truck operators	\$21.81	\$17.24	\$25.17
Information security analyst	\$48.56	\$33.28	\$62.14
Inspectors, testers, sorters	\$26.65	\$19.02	\$33.24
Machinists	\$30.74	\$22.48	\$34.90
Mechanical Engineers	\$50.00	\$35.23	\$59.46
Network support specialists	\$48.18	\$34.15	\$57.46
Packers and packagers hand	\$16.44	\$13.60	\$18.37
Secretaries	\$22.38	\$15.61	\$26.19
Shipping/receiving clerks	\$17.68	\$13.73	\$21.66
Stock clerks and order fillers	\$14.10	\$12.61	\$16.71

Wages are an estimate of what workers might expect to receive in Southern Maryland (Calvert, Charles and St. Mary's counties) and may vary by industry, employer and locality

Brief Economic Facts // ST. MARY'S COUNTY, MARYLAND

SCHOOLS AND COLLEGES^{3,8}

Educational Attainment - age 25 & over (2016-2020)

High school graduate or higher	90.4%
Bachelor's degree or higher	32.0%

Public Schools

Number: 18 elementary; 4 middle/comb.; 3 high; 1 career/tech; 1 charter

Enrollment: 17,480

Cost per pupil: \$14,337

Students per teacher: 15.6

High school career / tech enrollment: 2,424

High school graduates: 1,194

Nonpublic Schools Number: 36

Higher Education (2020)

	Enrollment	Degrees
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2-year institution

College of Southern Maryland*	6,081	2,055
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4-year institutions

St. Mary's College of Maryland	1,511	421
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Johns Hopkins University, University of Maryland College Park, and 7 other institutions offer programs at the University System of Maryland at Southern Maryland. In addition, the Florida Institute of Technology offers coursework at the Frank Knox Center at NAS Patuxent River.

*Includes four campuses in Calvert, Charles and St. Mary's counties

TAX RATES⁹

	St. Mary's County	Maryland
Corporate Income Tax (2022)	none	8.25%

Base – federal taxable income

Personal Income Tax (2022)	3.10%	2.0-5.75%
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Base – federal adjusted gross income

*Graduated rate peaking at 5.75% on taxable income over \$300,000

Sales & Use Tax (2022)	none	6.0%
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Exempt – sales for resale; manufacturer's purchase of raw materials; manufacturing machinery and equipment; purchases of materials and equipment used in R&D and testing of finished products; purchases of computer programs for reproduction or incorporation into another computer program for resale

Real Property Tax (FY 22)	\$0.8478	\$0.1120
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Effective rate per \$100 of assessed value

In an incorporated area, a municipal rate will also apply

Business Personal Prop. Tax (FY 22)	\$2.1195	none
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Rate per \$100 of depreciated value

Exempt – manufacturing, R&D and warehousing inventory (Upon application to the county, a new or expanding firm may be eligible for a tax credit on manufacturing and R&D machinery, equipment, materials and supplies) In an incorporated area, a municipal rate will also apply; municipal exemptions may be available

Major Tax Credits Available

Enterprise Zone, Job Creation, More Jobs for Marylanders, R&D, New Jobs, Biotechnology and Cybersecurity Investment, A&E District, Local tax Incentives – New and Expanding Business Tax Credit and the Property Tax Challenge

INCOME³ (2016-2020)

Distribution	Percent Households		
	St. Mary's Co.	Maryland	U.S.
Under \$25,000	10.9%	12.8%	18.4%
\$25,000 - \$49,999	13.4%	15.4%	20.6%
\$50,000 - \$74,999	14.4%	15.2%	17.2%
\$75,000 - \$99,999	13.3%	13.0%	12.8%
\$100,000 - \$149,999	22.2%	19.3%	15.6%
\$150,000 - \$199,999	14.0%	10.8%	7.1%
\$200,000 and over	11.9%	13.4%	8.3%
Median household	\$95,864	\$87,063	\$64,994
Average household	\$111,381	\$114,236	\$91,547
Per Capita	\$41,430	\$43,352	\$35,384
Total income (millions)	\$4,598	\$254,806	\$11,201,162

HOUSING^{3,10}

Occupied Units 2016-2020 41,280 (70.30% owner occupied)

Housing Transactions

Units Sold	2,214
Median Selling Price	\$345,000

*All multiple listed properties excludes auctions and FSBO

BUSINESS AND INDUSTRIAL PROPERTY⁴

Industrial parks and office parks offer development-ready land, furnished office space, manufacturing and workshop floors, and more. St. Mary's County is aggressively working to make county-owned land in the AeroPark Innovation District shovel-ready. Fiber-optic lines, public water, sewer, broadband service and natural gas are available in development areas.

The Lexington Park Development District Master Plan calls for mixed-use developments to create a vibrant, walkable downtown environment. Advanced manufacturing, defense technology and defense service companies are clustered in the Lexington Park-California area as well as in the AeroPark Innovation District. Major business parks include: AeroPark Innovation District, Wildewood Technology Park, Lexington Park Corporate Center, Exploration and Expedition Parks, Willows Run, and St. Mary's Industrial Park.

TechPort @ the Airport Technology Incubator, California MD
Focus on UAS and startups commercializing Navy patents

Market Profile Data (2019)	Low	High	Average
Land – cost per acre			
Industrial	\$12,000	\$471,000	\$156,600
Office/Commercial	\$9,100	\$2,525,600	\$284,500
Rental Rates – per square foot			
Warehouse / Industrial	\$7.52	\$10.15	\$8.37
Flex / R&D / Technology	\$11.05	\$13.28	\$11.82
Class A Office	\$19.45	\$21.22	\$20.18

Brief Economic Facts // ST. MARY'S COUNTY, MARYLAND

TRANSPORTATION

Highways: Maryland arteries in the county connect with U.S. 301, I-95 and I-495 (Washington D.C. Beltway)

Rail: The closest rail depot, CSX Transportation, is in adjacent Charles County at Waldorf

Truck: Nearly 60 local and long-distance trucking establishments are located in Southern Maryland

Water: Served by the Port of Baltimore, 50' channel; a leading U.S. automobile and break-bulk port; seven public terminals including the state-of-the-art Intermodal Container Transfer Facility; 81 miles from Leonardtown

Air: Served by Baltimore/Washington International Thurgood Marshall Airport (BWI), Washington Dulles International Airport and Ronald Reagan Washington National Airport; St. Mary's County Regional Airport (www.co.saint-marys.md.us/dpw/Airportinfo.asp) is available for private planes; 4150' runway

RECREATION AND CULTURE

Parks: Five state parks and 22 county parks, two year-round pools, boat ramps, beaches, fishing piers, tennis courts, picnic facilities, playgrounds, a skate park, and a disc golf course.

Recreation and Leisure: Boating, sailing, fishing, camping, hiking, cycling, paddling trails, golf courses, and three motor sports venues; waterside restaurants and marinas dot the county's miles of shoreline; historic Leonardtown, the county seat, features a variety of shops, galleries, restaurants, a waterfront park and a winery.

Sports and Athletics: Team sports include soccer, basketball, roller hockey, lacrosse, football, and baseball; sports venues include a gymnastics center, four county recreation centers, and a variety of public parks with sports fields.

Attractions: St. Clement's Island, site of Maryland's founding; Historic St. Mary's City, Maryland's first capital and one of the nation's premier archaeological and outdoor living history museums; Point Lookout Lighthouse, Blackistone Lighthouse, Point No Point Lighthouse and Piney Point Lighthouse, the oldest lighthouse on the Potomac River; 18th-century Sotterley Plantation; and Patuxent River Naval Air Museum.

Arts & Entertainment District: Leonardtown

Events: Over 50 festivals and fairs include the River Concert Series, Crab Festival, County Fair, Blessing of the Fleet, Oyster Festival/National Oyster Shucking Championships, and Wine Festival For more information, visit www.VisitStMarysMd.com

UTILITIES

Electricity: Southern Maryland Electric Cooperative; customers of investor-owned utilities and major cooperatives may choose their electric supplier

Gas: Natural gas is available from Washington Gas; customers may choose their gas supplier; propane is available from Burch Propane and Taylor Gas Co.

Water and Sewer: St. Mary's County Metropolitan Commission serves greater Lexington Park-Hollywood area and Piney Point; municipal system serves Leonardtown

Telecommunications: Local carrier is Verizon Maryland; cable internet or broadband service is available from Atlantic Broadband or Comcast; Long distance carriers include AT&T, Sprint, Verizon and others

GOVERNMENT

County Seat: Leonardtown

Government: Five commissioners elected for four-year terms; commissioner form of government limits county legislative power to areas authorized by the General Assembly
James R. Guy, President, Commissioners of St. Mary's County
301.475.4200, ext. 1350

Rebecca Bolton Bridgett, County Administrator 301.475.4200, ext. 1321

Website: www.stmarysmd.com

County Bond Rating: AA+ (S&P); Aa1 (Moody's); AA+ (Fitch)

St. Mary's County Department of Economic Development

Chris Kaselemis, Director

23115 Leonard Hall Drive P.O. Box 653, Potomac Building
Leonardtown, Maryland 20650

Telephone: 301.475.4200 x1405

Email: ded@stmarysmd.com

www.yesstmarysmd.com

Sources:

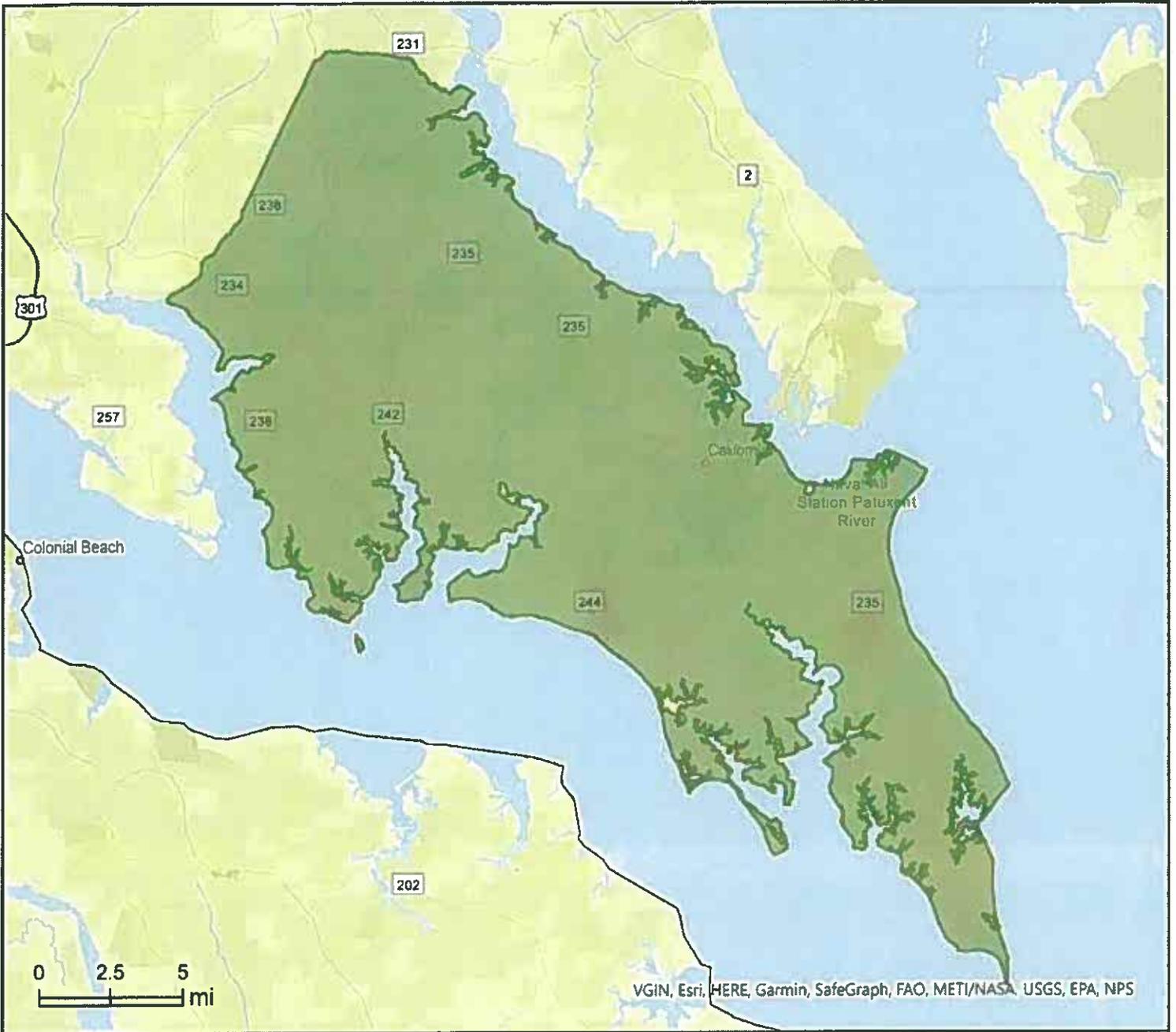
- 1 National Oceanic and Atmospheric Administration (1981-2010 normals); Maryland Geological Survey
- 2 American Community Survey
- 3 U.S. Bureau of the Census
- 4 Maryland Department of Labor, Office of Workforce Information and Performance
- 5 U.S. Bureau of Labor Statistics
- 6 St. Mary's County Department of Economic Development
- 7 Maryland Department of Commerce
- 8 Maryland State Department of Education; Maryland Higher Education Commission
- 9 Maryland State Department of Assessments and Taxation; Comptroller of the Treasury
- 10 Maryland Association of Realtors
- 11 Maryland State Archives, Maryland Association of Counties



Site Map

St. Mary's County, MD 2
St. Mary's County, MD (24037)
Geography: County

Prepared by Esri



January 03, 2023



Community Profile

St. Mary's County, MD 2
 St. Mary's County, MD (24037)
 Geography: County

Prepared by Esri

St. Mary's Co...

Population Summary

2010 Total Population	105,151
2020 Total Population	113,777
2020 Group Quarters	2,397
2022 Total Population	115,234
2022 Group Quarters	2,397
2027 Total Population	116,979
2022-2027 Annual Rate	0.30%
2022 Total Daytime Population	111,465
Workers	58,402
Residents	53,063

Household Summary

2010 Households	37,604
2010 Average Household Size	2.72
2020 Total Households	41,845
2020 Average Household Size	2.66
2022 Households	42,524
2022 Average Household Size	2.65
2027 Households	43,389
2027 Average Household Size	2.64
2022-2027 Annual Rate	0.40%
2010 Families	27,084
2010 Average Family Size	3.18
2022 Families	29,787
2022 Average Family Size	3.16
2027 Families	30,321
2027 Average Family Size	3.15
2022-2027 Annual Rate	0.36%

Housing Unit Summary

2000 Housing Units	34,081
Owner Occupied Housing Units	64.5%
Renter Occupied Housing Units	25.4%
Vacant Housing Units	10.1%
2010 Housing Units	41,282
Owner Occupied Housing Units	65.3%
Renter Occupied Housing Units	25.8%
Vacant Housing Units	8.9%
2020 Housing Units	45,560
Vacant Housing Units	8.2%
2022 Housing Units	46,441
Owner Occupied Housing Units	67.3%
Renter Occupied Housing Units	24.2%
Vacant Housing Units	8.4%
2027 Housing Units	47,445
Owner Occupied Housing Units	68.1%
Renter Occupied Housing Units	23.3%
Vacant Housing Units	8.5%

Median Household Income

2022	\$96,481
2027	\$109,168

Median Home Value

2022	\$346,451
2027	\$369,601

Per Capita Income

2022	\$47,460
2027	\$54,753

Median Age

2010	35.9
2022	37.3
2027	38.2

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 03, 2023



Community Profile

St. Mary's County, MD 2
 St. Mary's County, MD (24037)
 Geography: County

Prepared by Esri

	St. Mary's Co...
2022 Households by Income	
Household Income Base	42,524
<\$15,000	6.2%
\$15,000 - \$24,999	6.3%
\$25,000 - \$34,999	3.3%
\$35,000 - \$49,999	7.7%
\$50,000 - \$74,999	14.4%
\$75,000 - \$99,999	13.7%
\$100,000 - \$149,999	18.8%
\$150,000 - \$199,999	15.0%
\$200,000+	14.7%
Average Household Income	\$128,467
2027 Households by Income	
Household Income Base	43,389
<\$15,000	5.2%
\$15,000 - \$24,999	5.1%
\$25,000 - \$34,999	2.8%
\$35,000 - \$49,999	6.2%
\$50,000 - \$74,999	12.6%
\$75,000 - \$99,999	13.1%
\$100,000 - \$149,999	19.7%
\$150,000 - \$199,999	17.5%
\$200,000+	17.8%
Average Household Income	\$147,479
2022 Owner Occupied Housing Units by Value	
Total	31,271
<\$50,000	2.2%
\$50,000 - \$99,999	0.6%
\$100,000 - \$149,999	3.0%
\$150,000 - \$199,999	3.3%
\$200,000 - \$249,999	9.8%
\$250,000 - \$299,999	18.4%
\$300,000 - \$399,999	27.0%
\$400,000 - \$499,999	19.0%
\$500,000 - \$749,999	11.3%
\$750,000 - \$999,999	4.0%
\$1,000,000 - \$1,499,999	0.8%
\$1,500,000 - \$1,999,999	0.2%
\$2,000,000 +	0.2%
Average Home Value	\$387,328
2027 Owner Occupied Housing Units by Value	
Total	32,326
<\$50,000	2.0%
\$50,000 - \$99,999	0.4%
\$100,000 - \$149,999	1.8%
\$150,000 - \$199,999	2.1%
\$200,000 - \$249,999	7.2%
\$250,000 - \$299,999	16.7%
\$300,000 - \$399,999	28.4%
\$400,000 - \$499,999	21.9%
\$500,000 - \$749,999	13.3%
\$750,000 - \$999,999	4.8%
\$1,000,000 - \$1,499,999	1.0%
\$1,500,000 - \$1,999,999	0.3%
\$2,000,000 +	0.2%
Average Home Value	\$412,462

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

St. Mary's County, MD 2
 St. Mary's County, MD (24037)
 Geography: County

Prepared by Esri

	St. Mary's Co...
2010 Population by Age	
Total	105,151
0 - 4	7.2%
5 - 9	7.3%
10 - 14	7.3%
15 - 24	14.4%
25 - 34	12.7%
35 - 44	14.0%
45 - 54	16.1%
55 - 64	10.7%
65 - 74	6.0%
75 - 84	3.0%
85 +	1.2%
18 +	73.8%
2022 Population by Age	
Total	115,234
0 - 4	6.5%
5 - 9	6.7%
10 - 14	7.0%
15 - 24	12.6%
25 - 34	14.0%
35 - 44	13.3%
45 - 54	12.4%
55 - 64	13.2%
65 - 74	8.8%
75 - 84	4.1%
85 +	1.5%
18 +	75.8%
2027 Population by Age	
Total	116,979
0 - 4	6.6%
5 - 9	6.5%
10 - 14	6.6%
15 - 24	12.1%
25 - 34	13.3%
35 - 44	14.7%
45 - 54	11.4%
55 - 64	12.3%
65 - 74	9.8%
75 - 84	5.0%
85 +	1.7%
18 +	76.3%
2010 Population by Sex	
Males	52,321
Females	52,830
2022 Population by Sex	
Males	57,006
Females	58,228
2027 Population by Sex	
Males	57,825
Females	59,154

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography

January 03, 2023



Community Profile

St. Mary's County, MD 2
 St. Mary's County, MD (24037)
 Geography: County

Prepared by Esri

	St. Mary's Co...
2022 Population 25+ by Educational Attainment	
Total	77,473
Less than 9th Grade	3.0%
9th - 12th Grade, No Diploma	6.0%
High School Graduate	26.8%
GED/Alternative Credential	3.9%
Some College, No Degree	16.4%
Associate Degree	9.9%
Bachelor's Degree	19.9%
Graduate/Professional Degree	14.0%
2022 Population 15+ by Marital Status	
Total	91,948
Never Married	32.4%
Married	53.7%
Widowed	4.9%
Divorced	9.1%
2022 Civilian Population 16+ in Labor Force	
Civilian Population 16+	63,262
Population 16+ Employed	96.7%
Population 16+ Unemployment rate	3.3%
Population 16-24 Employed	14.0%
Population 16-24 Unemployment rate	6.5%
Population 25-54 Employed	61.9%
Population 25-54 Unemployment rate	3.0%
Population 55-64 Employed	17.2%
Population 55-64 Unemployment rate	1.0%
Population 65+ Employed	7.0%
Population 65+ Unemployment rate	4.8%
2022 Employed Population 16+ by Industry	
Total	61,155
Agriculture/Mining	0.8%
Construction	8.8%
Manufacturing	3.9%
Wholesale Trade	0.9%
Retail Trade	7.9%
Transportation/Utilities	6.4%
Information	1.3%
Finance/Insurance/Real Estate	3.0%
Services	48.0%
Public Administration	19.0%
2022 Employed Population 16+ by Occupation	
Total	61,155
White Collar	65.5%
Management/Business/Financial	19.4%
Professional	30.0%
Sales	5.6%
Administrative Support	10.5%
Services	14.6%
Blue Collar	19.8%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	6.1%
Installation/Maintenance/Repair	4.7%
Production	2.7%
Transportation/Material Moving	6.1%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

St. Mary's County, MD 2
 St. Mary's County, MD (24037)
 Geography: County

Prepared by Esri

	St. Mary's Co...
2010 Households by Type	
Total	37,604
Households with 1 Person	21.8%
Households with 2+ People	78.2%
Family Households	72.0%
Husband-wife Families	55.5%
With Related Children	26.9%
Other Family (No Spouse Present)	16.5%
Other Family with Male Householder	4.9%
With Related Children	3.0%
Other Family with Female Householder	11.7%
With Related Children	8.0%
Nonfamily Households	6.2%
All Households with Children	38.5%
Multigenerational Households	4.4%
Unmarried Partner Households	7.3%
Male-female	6.7%
Same-sex	0.6%
2010 Households by Size	
Total	37,604
1 Person Household	21.8%
2 Person Household	32.3%
3 Person Household	18.1%
4 Person Household	16.0%
5 Person Household	7.2%
6 Person Household	2.9%
7 + Person Household	1.7%
2010 Households by Tenure and Mortgage Status	
Total	37,604
Owner Occupied	71.7%
Owned with a Mortgage/Loan	57.0%
Owned Free and Clear	14.8%
Renter Occupied	28.3%
2022 Affordability, Mortgage and Wealth	
Housing Affordability Index	126
Percent of Income for Mortgage	18.9%
Wealth Index	139
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	41,282
Housing Units Inside Urbanized Area	39.0%
Housing Units Inside Urbanized Cluster	10.3%
Rural Housing Units	50.7%
2010 Population By Urban/ Rural Status	
Total Population	105,151
Population Inside Urbanized Area	38.4%
Population Inside Urbanized Cluster	11.2%
Rural Population	50.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

St. Mary's County, MD 2
 St. Mary's County, MD (24037)
 Geography: County

Prepared by Esri

St. Mary's Co...

Top 3 Tapestry Segments

1. Workday Drive (4A)
2. Enterprising Professionals (2D)
3. Savvy Suburbanites (1D)

2022 Consumer Spending

Apparel & Services: Total \$	\$123,179,741
Average Spent	\$2,896.71
Spending Potential Index	120
Education: Total \$	\$104,257,611
Average Spent	\$2,451.74
Spending Potential Index	125
Entertainment/Recreation: Total \$	\$187,783,276
Average Spent	\$4,415.94
Spending Potential Index	120
Food at Home: Total \$	\$310,444,339
Average Spent	\$7,300.45
Spending Potential Index	118
Food Away from Home: Total \$	\$220,823,270
Average Spent	\$5,192.91
Spending Potential Index	120
Health Care: Total \$	\$355,883,411
Average Spent	\$8,369.00
Spending Potential Index	118
HH Furnishings & Equipment: Total \$	\$133,671,607
Average Spent	\$3,143.44
Spending Potential Index	123
Personal Care Products & Services: Total \$	\$52,424,298
Average Spent	\$1,232.82
Spending Potential Index	121
Shelter: Total \$	\$1,186,067,249
Average Spent	\$27,891.71
Spending Potential Index	122
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$142,321,918
Average Spent	\$3,346.86
Spending Potential Index	123
Travel: Total \$	\$154,519,816
Average Spent	\$3,633.71
Spending Potential Index	127
Vehicle Maintenance & Repairs: Total \$	\$63,737,728
Average Spent	\$1,498.86
Spending Potential Index	119

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 03, 2023

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

ORDINANCE

TO AMEND CHAPTER 285 OF THE CODE OF ST. MARY'S COUNTY, MARYLAND, BY AMENDING CHAPTER 30, TABLE 30.3.A. BASE AND ZONING DISTRICTS; AMENDING CHAPTER 31, PURPOSES OF ZONING DISTRICTS; REPEALING AND REPLACING SCHEDULE 32.1, DEVELOPMENT STANDARDS; REPEALING AND REPLACING SCHEDULE 32.2, MODIFICATIONS TO DEVELOPMENT STANDARDS; AMENDING SCHEDULE 50.4 USE CLASSIFICATIONS, USE TYPES, AND LOCATION WITHIN ZONING DISTRICTS; AMENDING SECTION 51.3, SPECIFIC REGULATIONS AND STANDARDS, USE TYPE NUMBERS 49, CORPORATE CAMPUS; 57, MAINTENANCE AND REPAIR SERVICE, MAJOR; 58, MAINTENANCE AND REPAIR SERVICE, MINOR; 63, OFFICE; 65, PERSONAL OR BUSINESS SERVICE; 75, RETAIL SALES OR SERVICE, VEHICLES; 100, BOATYARD; AND 106, MARINE TERMINAL; AMENDING SCHEDULE 75.8.1 AFFORESTATION REQUIREMENTS AND SCHEDULE 75.8.2 FOREST CONSERVATION THRESHOLDS; AND AMENDING SECTIONS 43.3, FIGURE 43.3B COMPATIBLE LAND USE RECOMMENDATIONS WITHIN THE AIRPORT ENVIRONS (AE) SUBDISTRICTS; 43.4, SITE DEVELOPMENT STANDARDS; AND 51.3.90, SPECIFIC REGULATIONS AND STANDARDS, USE TYPE NUMBER 90, COMMUNICATION TOWER, PUBLIC SAFETY OR OTHER NON-COMMERCIAL OF THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE REGARDING THE AIRPORT ENVIRONS (AE) OVERLAY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to §4-101 through §4-104 of the *Land Use Article* of the *Annotated Code of Maryland*, the Commissioners of St. Mary's County are authorized to establish zoning districts and prescribe and amend regulations applicable in such districts; and

WHEREAS, the St. Mary's County Planning Commission conducted a public hearing on June 24, 2019, and adopted Resolution _____ recommending this Ordinance be adopted by the Commissioners of St. Mary's County to amend the Comprehensive Zoning Ordinance of St. Mary's County; and

WHEREAS, a notice of a public hearing was advertised on _____, 2019, and _____, 2019, in *The Enterprise*, a newspaper of general circulation in St. Mary's County, and a public hearing was held on _____, 2019, to receive public comment and consider these amendments to the Comprehensive Zoning Ordinance of St. Mary's County; and

WHEREAS, the Commissioners of St. Mary's County find that it is in the best interest of the health, safety and welfare of the citizens of St. Mary's County to amend chapter 285 of the code of St. Mary's County, Maryland, by amending chapter 30, table 30.3.a. base and zoning districts; amending chapter 31, purposes of zoning districts; repealing and replacing schedule 32.1, development standards; repealing and replacing schedule 32.2, modifications to development standards; amending schedule 50.4 use classifications, use types, and location within zoning districts; amending section 51.3, specific

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

regulations and standards, use type numbers 49, corporate campus; 57, maintenance and repair service, major; 58, maintenance and repair service, minor; 63, office; 65, personal or business service; 75, retail sales or service, vehicles; 100, boatyard; and 106, marine terminal; amending schedule 75.8.1 afforestation requirements and schedule 75.8.2 forest conservation thresholds; and amending sections 43.3, figure 43.3b compatible land use recommendations within the airport environs (ae) subdistricts; 43.4, site development standards; and 51.3.90, specific regulations and standards, use type number 90, communication tower, public safety or other non-commercial of the St. Mary's County Comprehensive Zoning Ordinance regarding the airport environs (AE) overlay,

NOW, THEREFORE, BE IT ORDAINED by the Commissioners of St. Mary's County, pursuant to §4-101 through §4-104 of the *Land Use Article of the Annotated Code of Maryland*, that:

SECTION I. Chapter 30, Table 30.3A: Base and Zoning Districts is hereby amended to read as follows:

Table 30.3A: Base and Zoning Districts

Base Districts	Zoning Districts
Rural and Residential Districts	Section: 31.1 Rural Preservation District (RPD) Section: 31.2 Rural Service Center (RSC) Section: 31.3 Rural Commercial Limited (RCL) Section: 31.4 Residential, Low Density (RL) Section: 31.5 Residential, Low Density – Transitional (RL-T) Section: 31.6 Residential, Medium Density (RM) Section: 31.7 Residential, High Density (RH) Section: 31.8 Residential, Neighborhood Conservation (RNC)
Commercial and Mixed Use Districts	Section: 31.9 Residential Mixed Use (RMX) Section: 31.10 Village Center Mixed use (VMX) Section: 31.11 Town Center Mixed use (TMX) Section: 31.12 Corridor Mixed Use (CMX) Section: 31.13 Low-Intensity Mixed-Use (MXL) Section: 31.14 Medium Intensity Mixed-Use (MXM) Section: 31.15 High Intensity Mixed-Use (MXH)
Industrial and Office Districts	Section: 31.16 Limited Commercial Industrial (LCI) Section: 31.17 Industrial (I) Section: 31.18 Office and Business Park (OBP)
Commercial Marine Districts	Section: 31.19 Commercial Marine (CM)

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

SECTION II: Chapter 31, Purposes of Zoning Districts is hereby amended as follows:

CHAPTER 31 ZONING DISTRICTS

Sections:

- 31.1 Rural Preservation District (RPD)
- 31.2 Rural Service Center District (RSC)
- 31.3 Rural Commercial Limited District (RCL)
- 31.4 Residential, Low-Density District (RL).
- 31.5 Residential, Low-Density – Transitional District (RL-T).
- 31.6 Residential, Medium Density District (RM).
- 31.7 Residential, High-Density District (RH).
- 31.8 Residential Neighborhood Conservation District (RNC).
- 31.9 Residential Mixed Use District (RMX).
- 31.10 Village Center Mixed Use District (VMX).
- 31.11 Town Center Mixed Use District (TMX).
- 31.12 Corridor Mixed Use District (CMX).
- 31.13 Low Intensity Mixed-Use District (MXL)
- 31.14 Medium Intensity Mixed-Use District (MXM).
- 31.15 High Intensity Mixed-Use District (MXH).
- 31.16 Limited Commercial Industrial District (LCI).
- 31.17 Industrial District (I).
- 31.18 Office and Business Park District (OBP).
- 31.19 Commercial Marine District (CM).

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

31.1 Purpose of the Rural Preservation District (RPD).

The regulations of Rural Preservation Districts are intended to foster agricultural, forestry, mineral resource extraction, and aquacultural uses and protect the land base necessary to support these activities. Low-density residential development in this type of district is permitted subject to performance standards that maintain the rural character of the district in recognition of the fact that a full range of public facilities is not provided or planned. The farmer has the right to farm without being restricted by neighboring residential areas. Restricted hours of operation for farm equipment, restricted odor-producing fertilizers, or mandatory noise reductions may not be imposed on farmers in an RPD zoning district. The general intent of the district is to encourage farming without undue burden on the landowner. In accordance with these intentions, the following provisions for the protection of agricultural uses will apply:

- (1) Any farm use of land is permitted.
- (2) Operation, at any time, of machinery used in farm production or the primary processing of agricultural products is permitted.
- (3) Normal agricultural activities and operations in accordance with good husbandry practices, which do not cause bodily injury or directly endanger human health, are permitted and preferred activities, including activities that may produce normal agriculture related noise and odors.
- (4) The sale of farm products produced on the farm where the sales are made is permitted.

31.2 Purpose of the Rural Service Center (RSC).

The regulations for the Rural Service Center district provide for crossroads commercial, retail, and business development at designated locations within the County that have traditionally provided very localized services to support agricultural activity and serve rural residents. The RSC designation provides sites for infill development at commercial nodes in the rural areas, consistent with the Comprehensive Plan. Mapped locations are at crossroads in Avenue, Budds Creek, Dameron, Helen, Orville, Park Hall, and St. James.

31.3 Purpose of the Rural Commercial Limited District (RCL).

The regulations for the Rural Commercial Limited District accommodate existing, small-scale commercial uses serving localized markets in the County that are scattered along the highways and, in some cases, clustered at intersections. Where such existing uses are compatible in scale with the character of the rural area, and are devoted to a local market, their continued operation and opportunity for reasonable expansion is consistent with the policies of the Comprehensive Plan. RCL districts provide for the continuation and limited expansion of such uses.

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

31.4. Purpose of the Residential, Low-Density District (RL).

The range of density of residential development in the Residential, Low-Density zoning district is between 1 and 5 dwellings per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 1 dwelling unit per acre. The uses allowed in the RL zoning district are identified in Schedule 50.4 Use Classifications.

31.5 Purpose of the Residential, Low-Density – Transitional District (RL – T).

The range of density of residential development in the Residential, Low-Density – Transitional zoning district is between 1 and 3 dwellings per acre, except in the Critical Area where the maximum density is 2 dwelling units per acre. The residential density outside the Critical Area can be increased by 1 dwelling unit per acre by providing affordable housing. The uses allowed in the RL – T zoning district are identified in Schedule 50.4 Use Classifications.

31.6. Purpose of the Residential, Medium Density District (RM).

The range of density of residential development in the Residential, Medium Density zoning district zone is between 1 and 10 dwellings per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density of more than 5 dwelling units per acre. The uses allowed in the RM zoning district are identified in Schedule 50.4 Use Classifications.

31.7. Purpose of the Residential, High-Density District (RH).

The range of density of residential development in the Residential, High-Density zoning district is between 10 and 20 dwellings per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 10 dwelling units per acre. The uses allowed in the RH zoning district are identified in Schedule 50.4 Use Classifications.

31.8. Purpose of the Residential Neighborhood Conservation District (RNC).

The uses allowed in the development regulations applicable to the Residential Neighborhood Conservation zoning district are intended to preserve the character of established neighborhoods while providing opportunities for infill development that is consistent with this prevailing character. When all other standards have been met, RNC lots of record in growth areas designated in the Comprehensive Plan may be resubdivided to the base density of the RNC of 1 dwelling unit per acre. Transferable development rights are required to achieve a residential density of two dwelling units per acre in a growth area. The uses allowed in the RNC zoning district are identified in Schedule 50.4 Use Classifications.

31.9 Purpose of the Residential Mixed Use District (RMX).

Subject: Land Use - To amend Chapter 285 of the *Code of St. Mary's County, Maryland*, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

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The regulations for the Residential Mixed Use District provide opportunities for residential, office, personal, and business development and services subject to standards that will ensure land use compatibility with adjacent residential areas. The range of density of residential development in the Residential Mixed Use zoning district zone is between 1 and 10 dwellings per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density of more than 5 dwelling units per acre. The uses allowed in the RMX zoning district are identified in Schedule 50.4 Use Classifications.

31.10 Purpose of the Village Center Mixed Use District (VMX).

The regulations for the Village Center Mixed Use District provide opportunities for residential development and compatible commercial development at locations and at a scale designated by the Comprehensive Plan as village centers. This district is not intended to create an urban character. The range of density of residential development in the VMX zoning district is between 1 and 5 dwelling per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 1 dwelling unit per acre. The uses allowed in the VMX zoning district are identified in Schedule 50.4 Use Classifications.

31.11 Purpose of the Town Center Mixed Use District (TMX).

The regulations for the Town Center Mixed Use District provide opportunities for residential and commercial development within town centers, consistent with the Comprehensive Plan. Standards are intended to create an urban character and make the core area safe, pedestrian friendly, and visually attractive. The range of density of residential development in the TMX zoning district is between 1 and 5 dwellings per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 1 dwelling unit per acre. The uses allowed in the TMX zoning district are identified in Schedule 50.4 Use Classifications.

31.12. Purpose of the Corridor Mixed Use District (CMX).

The Corridor Mixed Use District provides sites for a broad range of uses within transportation corridors in growth areas, consistent with the Comprehensive Plan. Standards are intended to accommodate auto oriented uses but also create a viable, visually attractive environment. The range of density of residential development in the CMX zoning district zone is between 1 and 15 dwellings per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 1 dwelling unit per acre. The uses allowed in the CMX zoning district are identified in Schedule 50.4 Use Classifications.

31.13. Purpose of the Low Intensity Mixed-Use District (MXL).

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

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The uses allowed in and development regulations for development in the Low Intensity Mixed-Use zoning district are intended to allow residential, office uses, integrated work spaces, personal and business services, minor product development and evaluation companies, audio visual, information technology, and electronic surveillance security and monitoring companies that are compatible with adjoining residential uses. Mixed-use non-residential developments and mixed-use developments of residential and non-residential uses are possible. The range of residential density is between 1 and 20 dwelling units per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 5 dwelling units per acre. The uses allowed in the MXL zoning district are identified in Schedule 50.4 Use Classifications.

31.14. Purpose of the Medium Intensity Mixed-Use District (MXM).

The uses allowed in and development regulations for development in the Medium Intensity Mixed-Use zoning district are intended to create large-scale and clustered commercial and residential uses adjacent to existing or planned principal transportation corridors. Mixed-use non-residential developments and mixed-use developments of residential and non-residential uses are possible. The range of residential density is between 1 and 25 dwelling units per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 5 dwelling units per acre. The uses allowed in the MXM zoning district are identified in Schedule 50.4 Use Classifications.

31.15. Purpose of the High Intensity Mixed-Use District (MXH).

The uses allowed and development regulations applicable to the High-Intensity Mixed-Use zoning district are intended to create areas of urban character. The design of buildings, landscaping, and public spaces will form a visually attractive and functional urban environment for people to live, work, eat, shop, enjoy recreation, and congregate. Mixed-use non-residential developments and mixed-use developments of residential and non-residential uses are possible. The range of residential density is between 7 and 30 dwelling units per acre. The use of transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 7 dwelling units per acre. The uses allowed in the MXH zoning district are identified in Schedule 50.4 Use Classifications.

31.16. Purpose of the Limited Commercial Industrial District (LCI).

The Limited Commercial Industrial zoning district is intended for low-occupancy commercial and industrial uses appropriate for location within the AICUZ. The LCI zoning district provides property owners a range of economically viable uses that are appropriate for locations within or adjacent to the AICUZ. The uses allowed in the LCI zoning district are identified in Schedule 50.4 Use Classifications.

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

31.17. Purpose of the Industrial District (I).

The Industrial zoning district allows industrial use, office uses, and integrated work spaces, minor product development and evaluation companies, audio visual, information technology, and electronic surveillance security and monitoring companies. The uses allowed in the I zoning district are identified in Schedule 50.4 Use Classifications.

31.18 Purpose of the Office Business Park Zoning District (OBP)

The Office Business Park zoning district provides sites for offices, integrated work spaces, research and development facilities, minor product development and evaluation companies, audio visual, information technology, and electronic surveillance security and monitoring companies, limited industrial facilities, and supporting commercial uses. No residential uses are permitted in this zoning district. The uses allowed in the OBP zoning district are identified in Schedule 50.4 Use Classifications.

31.19. Purpose of the Commercial Marine District (CM).

The Commercial Marine zoning district allows marine sales and services, including marinas, dry storage for vessels and boats, boat-yards and vessel-yards, vessel and boat and equipment sales and rentals, marine-related retail sales, yacht clubs, visitor accommodations, food and beverage sales and eating and drinking establishments. The uses allowed in the CM zoning district are identified in Schedule 50.4 Use Classifications.

Requested by: Department of Land Use and Growth Management

Ordinance No. 2019 - _____

Subject: Land Use - To amend Chapter 285 of the *Code of St. Mary's County, Maryland*, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

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SECTION III: Schedule 32.1, Development Standards is hereby repealed and replaced with Attachment 1:

Schedule 32.1 Development Standards

Residential Medium Density **RM**, Medium Density **MD**, Medium Density **MDM**, Mixed use **MLM**, Mixed use **MLM**, and Limited Commercial / Industrial **LCI** are the new zoning districts created for the Lexington Park Development District

	RPD	RSC	RCL	RNC	RL-T	RL	RM	RH	RMX	VMX	TRX	CMX	MLL	MLM	MDM	MDL	LCI	I	OBP	CM
Residential Density																				
Base Density Units per Acre	1 du / 5 acres Notes 1 & 2	None Note 4	None Note 4	1 du / 1 acre	1 du / 1 acre Note 5	1 du / 1 acre	1 to 3 du / 1 acre 3 to 5 du / 1 acre	1 to 10 du / 1 acre	1 du / 1 acre	1 to 3 du / 1 acre 3 to 5 du / 1 acre	1 to 5 du / 1 acre 5 to 10 du / 1 acre	1 to 7 du / 1 acre 7 to 10 du / 1 acre	None	None	None	None	None Note 4			
Maximum Density Units per Acre See Table 32.2 for methods to increase density	1 du / 3 acres Note 3	None	None	2 du / 1 acre Note 6	3 du / 1 acre Note 5	5 du / 1 acre	10 du / 1 acre 1 to 20 du / 1 acre	20 du / 1 acre	5 du / 1 acre	5 du / 1 acre	5 du / 1 acre	15 du / 1 acre	20 du / 1 acre 1 to 25 du / 1 acre	25 du / 1 acre 1 to 30 du / 1 acre	30 du / 1 acre 1 to 35 du / 1 acre	None	None	None	None	None
Increase over base density for providing affordable housing units	None	None	None	None	1	1	1	1	1	1	1	1	1	1	1	None	None	None	None	None
Development Intensity: Floor Area Ratio per Acre																				
Base Floor Area Ratio	0.05	0.10	0.25	0.10	0.10	0.10	0.10	0.30	0.20	0.20	0.30	0.40	0.50	0.60	0.70	0.30	0.45	0.40	0.40	0.20
Maximum Floor Area Ratio See Table 32.2 for methods to increase FAR	0.15	0.30	0.30	0.15	0.20	0.20	0.25	0.30	0.35	0.45	0.60	0.50	0.65	0.75	0.85	0.45	0.65	0.60	0.50	0.30
Minimum Lot Dimensions																				
Minimum Lot Area	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	1 acre
Width in feet	150	None	None	75	75	75	None	None	None	80	80	None	None	None	None	None	None	100	100	None
Depth in feet	160	None	None	100	100	100	50	60	None	100	100	None	None	None	None	None	None	200	200	None
Frontage in feet	75	None	None	50	50	50	None	None	None	50	50	None	None	None	None	None	None	None	None	None

Minimum lot dimensions may vary from these standards within cluster development: See Section 32.3.3

Attachment 1

	RPD	RSC	RCL	RINC	RL-T	RL	RM	RH	RIMX	VMX	TMX	CMX	MAXL	MXOM	MXH	LCI	I	OBP	CM
Minimum Landscaping percent of site area	None	15%	15%	20%	None	None	15%	15%	20%	20%	20%	10%	10%	20%	20%	20%	20%	20%	20%
Minimum Open Space Note 20																			
Useable Open Space for Public, Semi-public, or Commercial Use classifications as percent of development envelope	5%	None	None	None	5%	5%	5%	5%	5%	5%	2%	2%	5%	5%	10%	5%	2%	5%	None
Space in square feet per residential unit in developments with 25 or more	2000	None	None	None	2000	2000	200	200	2000	200	200	200	200	200	200	200	None	None	None
Undeveloped Open Space	50%	None	None	50%	50%	50%	50%	50%	50%	20%	15%	20%	None						

Notes

1. TDR(s) required after initial residential lot or dwelling per Section 26.4.5.
2. Five acres are necessary for the first lot or dwelling. Ten acres are required for any lot or dwelling after the first lot or dwelling. Section 26.4.5.
3. For RPD properties located in a Rural Legacy Area: Land zoned RPD which is designated as a Rural Legacy Area by the Mandatory Rural Legacy Board shall not be developed to a density greater than one (1) dwelling unit per five (5) acres of gross area. Section 26.2.2.b.
4. One single-family dwelling is permitted per site.
5. Density in the RL-T in the Critical Area shall not exceed 1 dwelling per 2 acres.
6. The increase in density of one dwelling unit per acre with the purchase of TDRs is only available in growth areas: development districts, village centers, and town centers.

Attachment 1

7. Lots fronting on roads identified as existing or future Arterial Roads in the 2020 Transportation Plan in the Comprehensive Plan shall meet the 50 foot setback.
8. Permitted obstructions in required yards are described in Section 61.7, Yards Requirement
9. In the RMC District, setback averaging, as defined in Chapter 91 Rules for Measurement, may be used to determine front yard requirements.
10. On Great Mills Road (Route 246), from Route 235 to Saratoga Street the minimum front yard setback is 10 feet and the maximum shall be 25 feet.
11. Modification of Side or Rear Setback requirements defined in Section 61.7.4. Minimum Accessory structure setback shall be 5 feet from a side or rear lot line.
12. In CMX, 50 feet shall be added to a rear and/or side yard setback where the abutting property is an RL or RMC zone, and the required buffer yard shall be twice the depth and planted with a "C" buffer.
13. Auction houses may be increased to 20,000 square feet with TDRs in the RPD.
14. A building in the Lexington Park Development District and Leonardtown Development District may increase its footprint above 60,000 square feet with additional TDRs. An additional 1,000 square feet of building footprint area may be added for each additional TDR.
15. ~~The heights of all structures will be reviewed for compliance with Chapter 43 AICUZ and AE height limitations.~~
16. Structures with a building height over 45 feet must have a sprinkler system.
17. The height of communication towers is regulated by the provisions of Chapter 51 and is exempt from the height limitations of Section 32.1.
18. Existing buildings constructed as of May 8, 2007, are not considered to be a non-conforming building height.
19. Principal structures may be erected to a maximum height of 50 feet when the side and rear yards are increased 1 foot for each foot of height in excess of the height restrictions for the zone.
20. Minimum undeveloped open space may be reduced in these zones per Section 32.3.4: Alternative Open Space Standards in the RL, RM, RH, and RMX Zones.

Requested by: Department of Land Use and Growth Management

Ordinance No. 2019 - _____

Subject: Land Use - To amend Chapter 285 of the *Code of St. Mary's County, Maryland*, to incorporate amendments to the text in the *St. Mary's County Comprehensive Zoning Ordinance* pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

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SECTION IV: Schedule 32.2, Modifications to Development Standards is hereby repealed and replaced with Attachment 2:

Schedule 32.2 Modifications to Development Standards

Residential Medium Density **RM**; Mixed-use Low Intensity **MXL**; Mixed-use Medium Intensity **MMX**; Mixed-use High Intensity **HMX**; and Limited Commercial / Industrial **LCI**

are the new zoning districts created for the Lexington Park Development District

	RPD	RSC	RCL	RMC	RL-T	RL	RM	RMX	VMX	TMX	CMX	MAXL	MOOR	MAXH	LCI	I	OSP	CM
Methods for Achieving Residential Density Increase																		
Base Density Increase	Affordable Housing / units per acre	None	None	None	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	None	None	None	None
	Increase in units per acre with purchase of TDRs	Notes 1, 2, 3	None	1	2	4	5	4	4	4	14	19	20	23	None	None	None	None
Methods for Achieving Floor Area Ratio Increase																		
Added square feet with TDRs or percent increase LEED Certification: total square footage may not exceed maximum FAR	Added square feet per TDR	2,000	2,000	2,000	NA	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	None	2,000	2,000
	FAR increase for LEED Certified Site or Building Design	None	None	None	None	None	0.05	0.02	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	None
	FAR increase for LEED Silver Certified Site or Building Design	0.03	0.05	0.05	0.05	0.03	0.10	0.05	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
	FAR increase for LEED Gold Certified Site or Building Design	0.05	0.10	0.10	None	0.10	0.15	0.20	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15

Notes

1. TDR(s) required after initial residential lot or dwellings per Section 26.4.5.
2. Five acres are necessary for the first lot or dwelling. Ten acres are required for any lot or dwelling after the first lot or dwelling. Section 26.4.5.
3. For RPD properties located in a Rural Legacy Area, Land zoned RPD, which is designated as a Rural Legacy Area by the Maryland Rural Legacy Board shall not be developed to a density greater than one (1) dwelling unit per five (5) acres of gross area. Section 26.2.2.b.
4. The increase in density of one dwelling unit per acre with the purchase of TDRs is only available in growth areas: development districts, village centers, and town centers.

Attachment 2

5. Density in the RL - I in the Critical Area shall not exceed 1 dwelling unit per 2 acres.

6. A building in the Levee/Coast Park Development District and Levee/Coast Development District may increase its footprint above 60,000 square feet with additional TDRs. An additional 1,000 square feet of building footprint area may be added for each additional TDR.

Requested by: Department of Land Use and Growth Management

Ordinance No. 2019 - _____

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

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SECTION V: Schedule 50.4 Use Classifications, Use Types, and Location within Zoning Districts is hereby repealed and replaced with Attachment 3:

Schedule 50.4 Use Classifications

P	Use is permitted in accordance with Chapter 51 General Standards
I	Use is permitted in accordance with Chapter 51 General and Limited Standards
C	Use is permitted in accordance with Chapter 51 General and Conditional Standards
A	Use is permitted as accessory to an allowable use (1.2.4.b: Accessory type uses on vacant lots may be permitted as principal structures subject to the provisions of this ordinance and the zoning district in which the property is located.)
PD	Use is permitted only within a Planned Unit Development subject to the review, conditions, and approval of the Commissioners of St. Mary's County
-	Use is prohibited within the zone
RCA	Use may be allowed in the Resource Conservation Area Overlay in accordance with the provisions of this Ordinance only if use is allowed in the base zoning district.
LDA	Use may be allowed in the Limited Development Area Overlay in accordance with the provisions of this Ordinance only if use is allowed in the base zoning district.
IDA	Use may be allowed in the Intensely Developed Area Overlay in accordance with the provisions of this Ordinance only if use is allowed in the base zoning district.
X	In the Critical Area, new non-maritime industries may be permitted only in the IDA and then only if the facility or activity demonstrates that there will be a net improvement in water quality to the adjacent body of water.
AICUZ	Non-residential uses allowed in the Air Installation Compatible Use Zone overlay are indicated with the maximum floor area ratio that is allowed for that use. Permitted residential uses are indicated by the Accident Potential Zone designation where they are allowed.
APZ-1	
APZ-2	

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RLM	RH	RNC	RMX	VMX	TMX	CMX	MSCH	MINM	MIKL	LOI	I	O&P	CM	Critical Area Overlay	AICUZ Overlay and FAR
Agriculture Uses																						
1	Agricultural Industry, Major	C	C	-	-	=	-	-	-	-	C	C	-	=	=	=	=	P	-	-	LDA IDA	APZ-2 (0.56)
2	Agriculture Industry, Minor	P	P	-	-	=	-	-	-	-	P	P	-	=	=	=	=	P	-	-	RCA LDA IDA	APZ-2 (0.56)

Attachment 3

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RNC	RMX	VMX	TMX	CMX	MSH	MOUM	MXL	LCI	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR
3	Animal Husbandry	P	P	-	P	P	⋮	-	-	-	-	-	-	⋮	⋮	⋮	⋮	-	-	-	RCA LDA IDA	APZ-2 (0.56)
4	Aquaculture	P	-	-	L	L	⋮	-	L	L	L	L	-	⋮	⋮	⋮	⋮	P	-	P	RCA LDA IDA	APZ-2 (0.56)
5	Crop Production and Horticulture	P	P	P	P	P	⋮	-	-	P	P	P	P	⋮	⋮	⋮	⋮	P	P	-	RCA LDA IDA	APZ-1 (0.28) APZ-2 (0.56)
6	Farmer's Market	P	P	P	P	P	⋮	P	P	P	P	P	P	⋮	⋮	⋮	⋮	P	P	P	RCA LDA IDA	APZ-2 (0.24)
7	Auction House	C	-	-	-	-	⋮	-	-	-	-	-	-	⋮	⋮	⋮	⋮	-	-	-	RCA LDA IDA	APZ-1 (0.28) APZ-2 (0.56)
8	Roadside Stand	P	P	P	P	P	⋮	P	P	P	P	P	P	⋮	⋮	⋮	⋮	P	P	P	RCA LDA IDA	APZ-2 (0.24)
9	Silviculture	P	P	P	P	P	⋮	P	P	P	P	P	P	⋮	⋮	⋮	⋮	P	P	P	RCA LDA IDA	APZ-1 (0.01) APZ-2 (0.02)
10	Equestrian Facility, Major	C	-	-	C	C	⋮	-	-	-	C	C	-	⋮	⋮	⋮	⋮	-	-	-	RCA LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
11	Equestrian Facility, Minor	P	-	-	L	L	⋮	-	L	-	P	P	-	⋮	⋮	⋮	⋮	-	-	-	RCA LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
12A	Distillery	P	P	-	P	-	⋮	-	-	-	P	P	-	⋮	⋮	⋮	⋮	-	-	-	RCA LDA IDA	APZ-2 (0.56)
12B	Winery	P	P	-	-	-	⋮	-	-	-	P	P	-	⋮	⋮	⋮	⋮	-	-	-	RCA LDA IPA	APZ-2 (0.56)

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RNC	RMX	VMAX	TMX	CMX	MDD	MCOM	MXL	LCI	I	OBP	CM	Critical Area Overlay	AIOUZ Overlay and FAR
12C Farm Brewery	High	P	-	-	-	-	Ⓜ	-	-	-	-	-	-	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	RCA LDA IDA WPA	APZ-2 (0.54)
13 Agricultural Tourism	Low	A	A	A	A	A	Ⓜ	-	-	A	A	A	A	Ⓜ	Ⓜ	Ⓜ	Ⓜ	A	A	-	RCA LDA IDA	APZ-2 (0.22)
Residential Uses																						
14 Dwelling Unit, Attached	High	L	-	-	L	P	Ⓜ	P	-	P	P	P	P	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	RCA LDA IDA	-
15 Dwelling Unit, Detached	Low	P	P	P	P	P	Ⓜ	P	P	P	P	P	P	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	P	RCA LDA IDA	APZ-2
16 Dwelling Unit, Multi-Family Residence	High	-	-	-	-	P	Ⓜ	P	-	P	P	P	P	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	LDA IDA	-
17 Group Home	Low	L	A	A	P	P	Ⓜ	P	P	P	P	P	P	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	A	RCA LDA IDA	APZ-2
18 Halfway House	Low	C	-	-	C	C	Ⓜ	C	-	C	L	L	L	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	LDA IDA	APZ-2
19 Institutional Residence	High	A	-	-	L	L	Ⓜ	P	-	-	P	P	-	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	LDA IDA	-
20 Mobile Home	Low	P	-	-	L	L	Ⓜ	-	-	-	-	-	-	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	RCA LDA IDA	APZ-2
21 Mobile Home Park or Subdivision	High	-	-	-	-	PD	Ⓜ	PD	-	-	-	-	-	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	LDA IDA	-
22 Residential Services	High	C	-	-	C	C	Ⓜ	P	-	-	L	L	P	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	LDA IDA	-
23 Single-room Occupancy Units	High	-	-	-	-	-	Ⓜ	-	-	P	P	P	P	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	LDA IDA	-

Attachment 3

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RNC	RMX	VMX	TMX	CMX	RNCI	RMCI	VMCI	TMCI	LCI	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR	
Public and Semi-Public Use Classifications																								
24	Burial Grounds	Low	P	A	A	P	P	E	A	A	A	P	P	A	A	B	B	A	A	A	A		RCA LOA IDA	APZ-1 (0.11) APZ-2 (0.22)
25	Clubs or Lodges	High	C	P	P	C	C	E	C	C	C	P	P	P	E	E	E	E			A		LOA IDA	APZ-1 (0.11) APZ-2 (0.22)
26	Cultural Institutions	Low	C	C	C	-	C	E	C	-	P	P	P	P	E	E	E	E	A	A	A		LOA IDA	-
27	Day Care Facility, Medical	Low	-	-	P	P	E	E	-	P	P	P	P	P	E	E	E	E	P	P	-		LOA IDA	-
28	Day Care Facility, Non-medical	Low	P	P	P	P	E	P	C	P	P	P	P	P	E	E	E	E	P	P	-		LOA IDA	-
29	Education Facility, College	High	C	-	C	C	C	E	C	-	C	P	P	P	E	E	E	E	L	L	-		LOA IDA	-
30	Education Facility, School	High	C	-	P	P	E	P	L	P	P	P	P	P	E	E	E	E	C	-	-		LOA IDA	-
31	Government Facility	High	C	P	C	C	C	E	C	L	P	P	P	P	E	E	E	E	P	P	C		LOA IDA	APZ 2 (0.34)
32	Hospital	High	-	-	-	-	E	E	-	-	L	L	L	-	E	E	E	E	-	-	-		LOA IDA	-
33	Long-term Care Facility	High	-	-	C	C	E	E	-	-	P	P	C	E	E	E	E	E	-	-	-		LOA IDA	-

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RNC	RMX	VMX	TMX	CMX	MMX	MAXM	MXL	LO	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR
34	Outpatient Care Center	High	-	L	-	-	-	-	-	P	P	P	P	P	P	P	!	-	-	-	LDA IDA	-
35	Public Recreation Facility	Low	P	-	P	P	P	P	L	P	P	P	P	P	P	P	P	P	P	P	LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
36	Public Maintenance Facility	High	P	-	C	-	!	-	-	C	C	C	-	C	C	C	C	P	-	-	LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
37	Public Safety Facility	High	C	C	P	L	L	C	L	P	P	P	P	P	P	P	P	P	C	L	LDA IDA	APZ-2 (0.24)
38	Religious Assembly	Low	P	P	P	P	P	P	P	P	P	P	P	P	P	P	!	-	-	-	LDA IDA	-
39	Rural Medical Practice	High	L	P	P	-	!	-	-	-	-	-	-	!	!	!	!	-	-	-	LDA IDA	-
Commercial Uses																						
40	Adult Entertainment	High	-	-	-	-	!	-	-	-	-	-	-	C	!	!	!	-	-	-	LDA IDA	APZ-2 (0.16)
41	Animal Boarding	Low	P	P	L	A	A	-	-	-	L	L	L	L	L	L	L	-	-	-	LDA IDA	APZ-2 (0.22)
42	Animal Hospital	Low	L	-	-	-	!	-	-	L	L	L	L	L	L	L	L	P	-	-	LDA IDA	APZ-1 (0.28) APZ-2 (0.56)
43	Animal Sales and Service	Low	P	L	P	-	!	-	-	L	L	L	P	L	L	L	L	-	-	-	LDA IDA	APZ-2 (0.16)
44	Campground and Day or Boarding Camp	High	C	-	-	-	!	-	-	-	-	-	-	C	C	C	!	-	-	C/A	LDA IDA	-

* NOTE: Any low intensity commercial use that exceeds 20,000 square feet shall be considered a high intensity use.

Attachment 3

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RHC	RMX	VMX	TMX	CMX	MDU	MXM	MAXL	LCI	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR
45	Commercial Parking Facility	High	C	A	A	A	A	-	-	L	L	L	P	P	P	P	P	P	-	-	IDA LDA	APZ-1 (0.38) APZ-2 (0.54)
46	Conference Facility	Low	C	P	-	C	C	-	-	P	P	P	P	P	P	P	P	A	A	A	IDA IDA	-
47	Construction Materials and Equipment Storage	High	L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	-	C	IDA IDA	APZ-1 (1.00) APZ-2 (2.00)
48	Convenience Store	Low	-	L	-	-	-	-	-	-	P	P	P	P	P	P	P	-	P	A	IDA IDA	APZ-2 (0.16)
49	Corporate Campus	High	PO	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	IDA IDA	APZ-2 (0.22)
50	Fairgrounds and Flea Markets	Low	P	-	-	-	-	-	-	P	P	P	P	-	-	-	-	A	A	A	IDA IDA	-
51	Financial Institution	Low	-	P	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	IDA IDA	APZ-3 (1.37)
52	Funeral and Internment Service	Low	C	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	IDA IDA	APZ-2 (0.22)
53	Golf Course	Low	C	-	-	C	C	-	L	-	-	C	-	-	-	-	-	-	C	-	IDA IDA	APZ-1 (0.11) APZ-2 (0.22)
54	Laboratory	Low	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	IDA IDA	APZ-2 (0.22)
55	Lodging, Bed and Breakfast Inn	Low	P	P	P	C	C	-	-	P	P	P	P	P	P	P	P	-	-	P	RCA LDA IDA	-

Attachment 3

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RNC	RMX	VMAX	TMX	CMX	MAXM	MAXL	LCI	I	OBP	CM	Critical Areas Overlay	AICUZ Overlay and FAR
56	Lodging, Hotel and Motel	Low	-	-	-	-	-	-	-	P	P	P	P	P	P	-	P	P	A	LDA IDA	-
57	Maintenance and Repair Service, Major	High	L	C	-	-	-	-	-	L	L	L	L	L	L	L	P	L	A	LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
58	Maintenance and Repair Service, Minor	Low	L	P	-	-	-	-	-	P	P	P	P	P	P	P	P	-	A	LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
59	Manufactured Home Sales	High	-	-	-	-	-	-	-	-	P	P	P	-	-	-	A	-	-	LDA IDA	APZ-2 (0.10)
60	Fuel Sales	Low	-	L	-	-	-	-	-	-	L	P	P	P	P	P	A	L	A	LDA IDA	APZ-1 (0.10) APZ-2 (0.20)
61	Motor Vehicle Maintenance Service, Major	High	-	L	-	-	-	-	-	-	L	P	L	P	P	P	P	-	A	LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
62	Motor Vehicle Maintenance Service, Minor	Low	-	L	-	-	-	-	-	-	L	P	P	P	P	P	P	-	A	LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
63	Office	Low	-	P	-	-	-	-	-	P	P	P	P	P	P	P	P	P	A	LDA IDA	APZ-2 (0.22)
64	Personal Improvement Service	Low	L	P	-	-	S	S	-	P	P	P	P	P	P	P	P	P	A	LDA IDA	APZ-2 (0.22)
65	Personal or Business Service	Low	-	P	-	-	S	-	-	P	P	P	P	P	P	P	-	P	-	LDA IDA	APZ-2 (0.22)
66	Personal Storage	Low	-	-	-	-	-	-	-	-	L	L	L	P	P	P	P	P	-	LDA IDA	APZ-1 (1.00) APZ-2

Attachment 3

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RHC	RMX	VMX	TMX	CMX	KOCH	MIDM	MDL	LO	I	OBP	CM	Critical Area	AICUZ Overlay and FAR	
67	High	PD																					(0.00)
68	High	C																					
69	Low	C	P	L						P	P	P	PD										AFZ-1 (0.11) AFZ-2 (0.22)
70	High	C	L							P		P	L										AFZ-1 (0.11) AFZ-2 (0.22)
71	High		P	P							P	P	P										AFZ-2 (0.22)
72	Low	C								C	L	L	L										AFZ-2 (0.22)
73	Low		P	P							P	P	P										
73a	Low		P	P							P	P	P										
73b	Low		P	P							P	P	P										
74	High		L	C							L	L	P										
75	High			L								P	P										AFZ-1 (0.14) AFZ-2 (0.22)

Attachment 3

	Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RHC	RMX	VMX	TMX	CMX	MMH	MOAM	MXL	LCL	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR
76	Retail Sales, General	Low	-	P	P	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	LDA IDA	APZ-2 (0.16)
77	Retail Sales, Limited	Low	-	P	P	-	E	E	-	-	A	P	P	P	P	P	P	P	A	A	A	LDA IDA	APZ-2 (0.16)
78	Take-Out Food and Beverage Sales	Low	-	P	P	-	-	-	-	-	A	P	P	P	P	P	P	P	A	A	A	LDA IDA	APZ-2 (0.24)
79	Tavern	High	-	P	P	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	A	LDA IDA	-
80	Warehousing and Storage	High	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	LDA IDA	APZ-1 (1.00) APZ-2 (2.00)
81	Wholesaling and Distribution Center	High	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	-	LDA IDA	APZ-1 (0.28) APZ-2 (0.56)
Industrial Use																							
82	Extractive Industry	High	L	-	-	L	L	-	-	-	L	L	L	-	-	-	-	-	L	-	-	RCA LDA IDA	APZ-1 (0.28) APZ-2 (0.56)
83	Production Industry, Custom	Low	P	L	L	-	-	-	-	-	-	L	L	L	L	L	L	L	P	-	-	IDA	APZ-1 (0.28) APZ-2 (0.56)
84	Production Industry, General	High	L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	-	-	IDA	APZ-1 (0.28) APZ-2 (0.56)
85	Production Industry, Limited	High	-	-	-	-	-	-	-	-	-	-	P	P	L	L	L	L	P	L	-	IDA	APZ-1 (0.28) APZ-2 (0.56)

Attachment 3

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RNC	RMX	VMX	TMX	CMX	MOSH	MDDM	MZL	LCI	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR	
86	Slaughter-house	C	-	-	-	-	⋮	-	-	-	-	-	-	⋮	⋮	⋮	⋮	C	-	-	DA	APZ-2 (0.56)	
87	Wrecking and Salvage	PD	-	-	-	-	⋮	-	-	-	-	-	-	⋮	⋮	⋮	⋮	P	-	-	DA	APZ-1 (0.28) APZ-2 (0.56)	
Transportation, Communication, and Utility Use																							
88	Airport, Landing Strip and Heliport	C	-	-	-	-	⋮	-	-	-	-	-	-	⋮	⋮	⋮	⋮	P/C	C	-	LDA IDA	APZ-1 (0.28) APZ-2 (0.56)	
89	Antennae and Microwave Equipment	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	MCA LOA IDA	APZ-1 (0.28) APZ-2 (0.56)
90	Communication Tower, Public Safety or Other Non-Commercial	P	P	P	P	P	⋮	P	P	P	P	P	P	⋮	⋮	⋮	⋮	P	P	-	-	APZ-1 (0.28) APZ-2 (0.56)	
91	Communication Tower, Commercial	C	-	C	C	C	⋮	-	-	-	C	C	C	⋮	⋮	⋮	⋮	C	C	-	-	APZ-1 (0.28) APZ-2 (0.56)	
92	Freight Terminal	-	-	-	-	-	⋮	-	-	-	-	-	-	⋮	⋮	⋮	⋮	P	L	P	LDA IDA	APZ-1 (0.28) APZ-2 (0.56)	
93	Passenger Terminal	-	-	-	-	-	⋮	-	-	-	-	-	-	⋮	⋮	⋮	⋮	P	-	-	LDA IDA	APZ-1 (0.28) APZ-2 (0.56)	
94	Regional Flood and Storm Water Management Facility	P	P	P	P	P	⋮	P	P	P	P	P	P	⋮	⋮	⋮	⋮	P	P	P	MCA LOA IDA	APZ-1 (0.28) APZ-2 (0.56)	

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Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RNC	RMX	VMX	TMX	CMX	MSH	MSM	MAX	LCI	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR
		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
95	Low	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	RCA LDA IDA	APZ-1 (0.28) APZ-2 (0.56)
96	High	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	IDA	-
97	High	C	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	C	C	-	LDA IDA	APZ-1 (0.28) APZ-2 (0.56)
98	Low	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCA LDA IDA	APZ-1 (0.28) APZ-2 (0.56)
Marine Use																						
99	High	PD	-	-	PD	PD	-	-	PD	-	-	PD	-	-	-	-	-	-	-	C	LDA IDA	APZ-1 (0.28) APZ-2 (0.56)
100	High	PD	-	-	PD	PD	-	-	-	-	-	PD	-	-	-	-	-	P	-	P	LDA IDA	APZ-1 (0.28) APZ-2 (0.56)
101	Low	C	-	C	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	P	LDA IDA	APZ-1 (0.28) APZ-2 (0.56)
102	Low	L	-	A	L	L	-	-	L	-	-	L	-	-	-	-	-	-	-	L	RCA LDA IDA	APZ-1 (0.28) APZ-2 (0.56)

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Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	TM	RH	RNC	RMX	VMX	TMX	CMX	MWH	MOM	MVX	LCI	I	ORP	CM	Critical Area Overlay	AICUZ Overlay and FAR	
103	Low	P	-	-	P	P	■	-	L	-	-	P	-	■	■	■	■	-	-	P	RCA LDA IDA	APZ-1 (0.2B) APZ-2 (0.5B)	
104	High	PD	-	PD	PD	PD	■	-	PD	-	-	PD	-	■	■	■	■	-	-	P	LDA IDA	APZ-1 (0.2B) APZ-2 (0.5B)	
105	High	A	-	A	A	A	■	-	A	-	-	A	-	■	■	■	■	-	-	P	LDA IDA	APZ-1 (0.11) APZ-2 (0.22)	
106	High	PD	-	-	-	-	■	-	-	-	-	-	-	■	■	■	■	PD	-	C	IDA	APZ-1 (0.2B) APZ-2 (0.5B)	
107	High	L	-	L	L	L	■	-	L	-	L	L	-	■	■	■	■	-	-	P	RCA LDA IDA	APZ-1 (0.2B) APZ-2 (0.5B)	
Accessory Use																							
108	low	A	A	A	A	A	■	A	A	A	A	A	A	■	■	■	■	-	-	A	RCA LDA IDA	APZ-2	
109	Low	-	A	A	-	-	■	■	-	A	A	A	A	■	■	■	■	A	A	A	A	RCA LDA IDA	APZ-1 (0.2B) APZ-2
110	Low	A	A	A	A	A	■	■	A	A	A	A	A	■	■	■	■	A	A	A	A	RCA LDA IDA	APZ-1 APZ-2
111	Low	A	A	A	A	A	■	A	A	A	A	A	A	■	■	■	■	A	A	A	A	RCA LDA IDA	APZ-1 APZ-2
112	Low	P	P	P	P	P	■	P	P	P	P	P	P	■	■	■	■	P	P	P	P	RCA LDA	APZ-2

Attachment 3

	Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RNC	RMX	VMAX	TMX	CMX	MXH	MXM	MXL	LC	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR
113	Dock, Ramp and / or Railway, Private	Low	A	A	A	A	A	:	-	A	-	-	A	-	:	:	:	:	-	-	-	IDA RCA LDA IDA	APZ-2
114	Dock, Ramp and / or Railway	Low	A	A	A	A	A	:	-	A	-	-	A	-	:	:	:	:	-	-	-	RCA LDA IDA	APZ-1 (0.28) APZ-2 (0.56)
115	Drive-Through Services	High	-	A	A	-	-	:	A	-	A	A	A	A	:	:	:	:	A	A	-	RCA LDA IDA	APZ-1 APZ-2
116	Home Occupation	Low	A	A	-	A	A	:	A	A	A	A	A	A	:	:	:	:	-	-	A	RCA LDA IDA	APZ-1 APZ-2
117	Live Entertainment	High	-	A	A	-	-	:	-	-	-	A	A	A	:	:	:	:	A	A	A	RCA LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
118	On-Site Workers' Housing	Low	A	-	-	A	A	:	-	-	-	A	A	A	:	:	:	:	-	-	-	RCA LDA IDA	APZ-2
119	Accessory General	None	P	P	P	P	P	:	P	P	P	P	P	P	:	:	:	:	P	P	P	RCA LDA IDA	APZ-1 APZ-2
120	Outdoor Storage	High	-	A	A	-	-	:	-	-	-	A	A	A	:	:	:	:	A	A	A	LDA IDA	APZ-1 (1.00) APZ-2 (2.00)
121	Recreational Vehicles	None	A	A	A	A	A	:	A	A	A	A	A	A	:	:	:	:	-	-	A	RCA LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
122	Swimming Pool, Private, Non-	Low	A	A	A	A	A	:	A	A	A	A	A	A	:	:	:	:	A	A	A	RCA LDA IDA	APZ-1 APZ-2

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RAM	RH	RNC	RMX	VNX	TMX	CMX	MXH	MOM	MIL	LO	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR		
Commercial																								
123	Stables	A	A	-	A	A	:	-	A	-	A	A	-	:	:	:	:	-	-	-	RCA LDA IDA	APZ-1 (0.11) APZ-2 (0.22)		
124	Charter Fishing	A	-	A	A	A	:	-	-	-	-	A	-	:	:	:	:	-	-	-	RCA LDA IDA	APZ-1 (0.28) APZ-2 (0.56)		
Temporary Use																								
125	Construction Trailer / Office	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	RCA LDA IDA	APZ-1 (0.01) APZ-2 (0.05)
126	Sales Office / Model Home	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	RCA LDA IDA	APZ-1 APZ-2
127	Shows and Events, Indoor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	L	L	RCA LDA IDA	APZ-2
128	Shows and Events, Outdoor	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	RCA LDA IDA	APZ-2
129	Temporary Residence During Construction	P	-	-	P	P	P	-	P	-	-	-	-	:	:	:	:	-	-	-	-	-	RCA LDA IDA	APZ-2

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

SECTION VI: Section 51.3 Specific Regulations and Standards is hereby amended as follows:

49	<p><i>Corporate Campus.</i> Large office complex planned, developed and operated to serve a single corporate user in an integrated facility with special attention given to circulation, parking, utility needs, and provision of services and amenities to employees and clients. The office uses allowed on a Corporate Campus include integrated work spaces, personal and business services, minor product development and evaluation services, audio visual services, information technology, and electronic surveillance security and monitoring.</p>
57	<p><i>Maintenance and Repair Service, Major.</i> Establishments engaged in maintenance and repair of industrial equipment and machinery and any other repair maintenance service that provides outdoor storage and work areas in addition to interior shop space for working on agricultural equipment and implements. Use may include the sale, installation, and service of related equipment and parts. Use excludes maintenance and repair of vehicles, boats, vessels, or ships.</p>
58	<p><i>Maintenance and Repair Service, Minor.</i> Repair and incidental sales of supplies for appliances, office machines, home electronic equipment, bicycles, tools, small engines or garden equipment. This classification includes furniture refinishing and repair, but excludes maintenance and repair of vehicles, boats, vessels, or ships, or industrial equipment.</p>
63	<p><i>Office.</i> Offices of firm(s) or organization(s) providing professional, executive, management, or administrative services, such as architectural, data management, engineering, interior design, graphic design, real estate, insurance, investment, law offices, physicians, dentists or chiropractors, including medical/dental laboratories incidental to the medical office use, emergency medical care offices and communications facilities located entirely within buildings. An office may include integrated work spaces, personal and business services, minor product development and evaluation services, audio visual services, information technology, and electronic surveillance security and monitoring. This classification excludes financial institutions.</p>
65	<p><i>Personal or Business Service.</i> Establishment providing a range of support activities for services and incidental sales to persons and businesses. This classification includes, but is not limited to, barber and beauty shops, watch and jewelry repair shops, engraving studios; picture framing</p>

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	shops; shops for tailors, shoe repair, dry cleaners, locksmiths, film developing, telegraph and fax services, mail receiving and boxes, delivery services and self-service laundries. Also includes janitorial or building maintenance services, construction services, document delivery, mail receiving and distribution, drafting, blueprinting, typesetting, copying, photographic, or other similar services. The office uses allowed in Personal or Business Service include integrated work spaces, personal and business services, minor product development and evaluation services, audio visual services, information technology, and electronic surveillance security and monitoring.
75	<i>Retail Sales or Service, Vehicles.</i> Establishments engaged in the retail sale of new or used vehicles of all types of cars, trucks, recreational vehicles, motorcycles, ATV, bicycles, boats, vessels, watercraft, outboard motors. They may have showrooms or open lots for selling vehicles, may provide repair and maintenance services and may sell related parts, accessories and equipment.
100	<i>Boatyard.</i> Facility providing services for construction and repair and overhaul of watercraft. May include accessory retail sale of boats and vessels.
106	<i>Marine Terminal.</i> Commercial or industrial piers or port facility for the loading and offloading of passengers, vehicles, bulk materials, and cargo on boats, vessels, ships, tankers, or barges. Includes shipping terminals, ferry terminals, tanker ports, and barge loading facilities. (Use may be accessory to an Extractive Industry or General production industry.)

SECTION VII: §§ Schedule 75.8.1 Afforestation Requirements and Schedule 75.8.2 Forest Conservation Thresholds are hereby amended to read as follows:

Land Use Categories	Zoning Districts	Minimum Afforestation Ratio
Areas zoned for fewer than one dwelling unit per acre or less	RPD, RSC, RCL	20% Note 1
Areas zoned for one dwelling unit per acre or more	RNC, RL – T, RL, RM, RH, RMX, VMX, TMX, CMX, MXL, MXM, MXH	15% Note 2
Mixed-Use areas, Public / Semi-Public uses, Planned	RMX, VMX, TMX, CMX, MXL, MXM, MXH, PUD	15% Note 2

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Unit Developments		
Commercial and Industrial Areas	RMX, VMX, TMX, CMX, MXL, MXM, MXH, LCI, I, OBP	15% Note 2

Note 1 For a tract having less than 20 percent of net tract area in forest cover prior to cutting or clearing
 Note 2 For a tract having less than 15 percent of the net tract area in forest cover prior to cutting or clearing

Land Use Categories	Zoning Districts	Minimum Forest Conservation Threshold (Percent of Net Tract Area)
Areas zoned for fewer than one dwelling unit per acre	RPD, RSC, RCL	50%
Areas zoned for one dwelling unit per acre or more	RNC, RL - T, RL, RM, RH, RMX, VMX, TMX, CMX, MXL, MXM, MXH	20%
Mixed-Use areas, Public / Semi-Public uses, Planned Unit Developments	RMX, VMX, TMX, CMX, MXL, MXM, MXH, PUD	15%
Commercial and Industrial Areas	RMX, VMX, TMX, CMX, MXL, MXM, MXH, LCI, I, OBP	15%

SECTION VIII: Figure 43.3B Compatible Land Use Recommendations within the AE Subdistricts and Areas of Chapter 285 of the Code of St. Mary's County, Maryland, is hereby amended to read as follows:

FIGURE 43.3.B: COMPATIBLE LAND USE RECOMMENDATIONS WITHIN THE AE SUB-DISTRICTS

LAND USE CATEGORY	COMPATIBILITY		
	AREA 1 / 2	AREA 3	AREA 4
RESIDENTIAL			
Residential-other than mobile home parks, transient lodgings	D/D	B	B
Mobile home parks / mobile homes	D/D	B	B
Transient lodgings, hotels, motels	D/D	B	B
PUBLIC USE AND TRANSPORTATION			
Places of public assembly (nursing homes, schools, hospitals, churches, auditoriums)	D/D	B	B
Government Buildings	D/D	B	B

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Transportation (parking, highways, bus and rail terminals, aviation terminals)	D/B	B	A
COMMERCIAL AND RETAIL TRADE			
Offices-business and professional	D/D	B	B
Wholesale/Retail-materials, food, hardware and farm equipment	D/D	B	B
Retail trade-general, animal-related services (grooming etc.)	D/D	B	B
Utilities	D/D	B	A
Communications (telephone, exchange stations, relay towers, transmission stations)	D/D	C	A
INDUSTRIAL AND MANUFACTURING			
Manufacturing - general	D/D	B	B
Agricultural (except livestock)	D/B	B	A
Livestock farming and breeding	D/B	B	A
Resource extraction (mining)	D/D	D	A
Forestry	D/D	B	A
RECREATIONAL			
Outdoor sports arenas	D/D	D	B
Nature exhibits, zoos	D/D	D	B
Amusement parks, resorts, camps	D/D	D	B
Land Use Recommendations do not reflect an FAA standard or guideline; areas are based on FAR Part 77 and FAA Safety Zones.			

KEY TO FIGURE 43.3.B

A: CLEARLY COMPATIBLE	Exposure to accident potential is such that the activities associated with the land use may be carried out with essentially no interference and no substantial loss of life and property.
B: NORMALLY COMPATIBLE	Exposure to accident potential is great enough to be of some concern, but density of people and structures, when properly planned, will allow the accident potential environment to be acceptable.
C: NORMALLY INCOMPATIBLE	The exposure to accident potential is significantly more severe so that unusual density restrictions are necessary for safety of life and property.
D: CLEARLY INCOMPATIBLE	The exposure to accident potential at the site is so severe, due to potential loss of life and property, that performance of land use activities is not advisable.

SECTION IX. §43.4. of Chapter 285 of the Code of St. Mary's County, Maryland, is hereby amended to read as follows:

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43.4. Site Development Standards.

1. **General Requirements.** Within the AICUZ and AE, an application for subdivision or site plan approval, conditional use approval, or variance, except for agricultural uses, shall be subject to Site Plan Review pursuant to Chapter 60 of this Ordinance, and, shall not be approved except upon receipt of evidence of filing of a "Notice of Proposed Construction or Alteration" with the Federal Aviation Administration (FAA). Where required by 14 CFR Part 77, as amended, development applications are required to document site elevations in relation to the AE Overlay Subdistrict surfaces (43.1.2.b) and the AICUZ subdistricts (43.1.2.a). An area located in more than one of the AE Overlay Subdistrict surfaces is considered to be only in the surface with the more restrictive height limitation. Documentation of site elevations shall consist of a topographic map of the site showing contours for every five feet of elevation change to illustrate the elevation above mean sea level; the location and height of any proposed buildings or structures, as well as natural features that impinge upon the AE Overlay Subdistrict surfaces; and the elevation of the aviation facility affecting the applicant's property.
 - a. **Review by Airport Manager.** Any application for subdivision approval, site plan approval, or variance within the AE overlay shall be referred to the director of the Department of Public Works and Transportation for comment on the potential impact of the proposal on aviation or airport operations or proposed expansions to the approved Airport Master Plan prior to the issuance of any approval or building permit within the AE overlay.
2. **Construction or Alteration Requiring Notice.** Zoning approval for development requires the applicant to file a "Notice of Proposed Construction or Alteration" with the Federal Aviation Administration, (FAA) as set forth below. Zoning approval shall be conditioned upon a favorable determination from the FAA. A Notice of Proposed Construction or Alteration shall be filed by the applicant and submitted to the director of the Department of Public Works and Transportation for any project that is subject to COMAR 11.03.05.05, Notice of Construction or Alteration and Federal Aviation Regulation (FAR) Part 77.9 for:
 - a. Any construction exceeding 100 feet in height above ground level at the site;
 - b. Any construction greater in height than an AE Overlay Subdistrict surface extending outward and upward at one of the following slopes:
 - (1) 100 feet horizontal to 1 foot vertical for a horizontal distance of 20,000 feet from the nearest runway (end or side) of an airport with at least one runway more than 3,200 feet in length, excluding heliports.

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- (2) 50 feet horizontal to 1 foot vertical for a horizontal distance of 20,000 feet from the nearest runway (end or side) of an airport with at least one runway no more than 3,200 feet in length, excluding heliports;
 - (3) 23 feet horizontal to 1 foot vertical for a horizontal distance of 5,000 feet from the nearest point of the nearest landing and takeoff area of each heliport.
- c. Any transportation routes/structure (bridges, railways, highway, waterways) for which the height of the tallest vehicle anticipated to traverse the route/structure will exceed the height of an AE Overlay Subdistrict surface extending outward and upward as set forth at Section 43.4.2.b (1)-(3) above.
 - d. The applicant shall file a Notice of Proposed Construction or Alteration with the FAA's Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) Division or applicable federal law. The applicant shall forward the FAA determination letter to the St. Mary's County Airport Manager referencing the appropriate development review control number.
 - e. The applicant must notify the Maryland Aviation Administration, Office of Regional Aviation Assistance, with the FAA obstruction evaluation control number for state review.
3. **Performance Standards.** The following performance standards shall apply to all uses within the AICUZ or the AE overlay districts:
- a. No proposed development or land use shall create electrical or electronic interference with communications among aviators and/or ground control personnel.
 - b. No proposed development or land use shall make it difficult for aviators to distinguish between airport lights and other lights or cause glare in the eyes of aviators using the airport or airport facilities.
 - c. No proposed development or land use may emit smoke, fly ash, dust, steam, vapor, gases or other forms of air emissions that would impair visibility in the vicinity of the airport; otherwise interfere with the safe operation of aircraft; or endanger the landing, take-off, or maneuvering of aircraft at the airport or in the vicinity of the airport.

SECTION X. §51.3.90 of Chapter 285 of the Code of St. Mary's County, Maryland, is hereby

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amended to read as follows:

90. Communication Tower, Public Safety or Other Non-Commercial.

a. General Standards:

(1) Site plan approval shall be required.

(2) Purpose. In balancing the interests of County residents, tower contractors, telecommunications providers and telecommunications customers, and for the general health, safety, and welfare of the public, these regulations are intended to:

- (a) Provide for the appropriate location and development of communication towers by maximizing the use of any new and existing towers, minimizing the need for new towers, encouraging the use of alternative tower structures or tower sites, and minimizing the number of towers in the County. (Note: The term "existing towers" includes towers already constructed and in use, as well as towers submitted to the St. Mary's County Department of Land Use and Growth Management for review and approval.) The Department of Land Use and Growth Management will continuously maintain a list of existing towers, including owner points of contact, and shall make this list available to all new tower applicants; and
- (b) Avoid potential damage to adjacent properties from tower or antennae failure through engineering and careful siting of tower structures and antennae; and
- (c) Minimize the adverse visual impacts of communication towers through careful siting, design, screening, and camouflage; and
- (d) Ensure that proposed siting and development of communication towers is done in a reasonable manner, that is, not to the detriment of the zone in which it is located and not contrary to the intent of the Comprehensive Plan. The preference of the Board of County Commissioner's is for communication towers to be sited on County or other publicly owned property. If this is not technically practical or feasible, then the preference is for siting communication towers on properties zoned for commercial and industrial purposes. If the facility is proposed on property zoned residential or Rural Preservation District, the design and siting shall include measures to preserve the rural and/or residential character of the area; and

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

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- (e) To encourage private / public partnerships for communications facilities, where appropriate, that promote the communications needs of the County.
- (3) All communication towers, structures and equipment shall meet or exceed current standards and regulations of the FAA and the FCC. Pursuant to Federal Communications Commission Regulations 1.1301-1.1319, as amended from time to time, communication towers shall be subject to the provisions of the National Environmental Policy Act (NEPA).
- (4) Approval of proposals for tower construction shall be subject to satisfactory completion of an aeronautical study. The resulting FAA aeronautical study shall address the following:
 - (a) What impact the construction of the tower will have on the Airport's current approach minimums based on a minimum descent altitude and visibility;
 - (b) What potential impact on the planned improvements will be realized in accordance with the Airport Master Plan; and
 - (c) Assurance that the FAA Flight Procedures Branch has also made a determination of whether there is an incompatibility with the published instrument approach procedures.
- (5) The applicant shall file a Notice of Proposed Construction or Alteration with the FAA's Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) Division or applicable federal law.
 - 1. The applicant shall forward the FAA determination letter to the Airport Manager and the Department of Land Use and Growth Management, referencing the appropriate development review control number.
- (6) The applicant must notify the Maryland Aviation Administration, Office of Regional Aviation Assistance, with the FAA obstruction evaluation control number for state review.
- (7) To the extent permitted by law, no tower or equipment or antennae attached thereto shall cause localized interference with reception of television and radio broadcasts, nor shall any tower or equipment or antennae attached thereto interfere with existing lines of communication used for public safety purposes.

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

- (8) Minimum site size, setbacks, and buffers shall be identical to those required for commercial communication towers.
- (9) The normal lot setbacks for each district shall apply and may be reduced pursuant to Section 61.7, where applicable.

SECTION XI: That the St. Mary's County Office of Law, in consultation with and subject to the approval of the County Administrator, may make non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling, and any internal or external reference or citation included in these changes, as finally adopted, that are incorrect or obsolete, with no further action required by the Commissioners of St. Mary's County. All such corrections shall be adequately referenced and described in an editor's note following the section affected.

SECTION XII: This Ordinance shall be effective upon the date written below.

Those voting Aye: _____

Those voting Nay: _____

Those Abstaining: _____

Date of Adoption: _____

Effective Date: _____

ATTEST:

COMMISSIONERS OF ST. MARY'S COUNTY

Rebecca B. Bridgett
County Administrator

James R. Guy, Commissioner President

Eric Colvin, Commissioner

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**

Michael L. Hewitt, Commissioner

David A. Weiskopf
County Attorney

Todd B. Morgan, Commissioner

Requested by: Department of Land Use and Growth Management

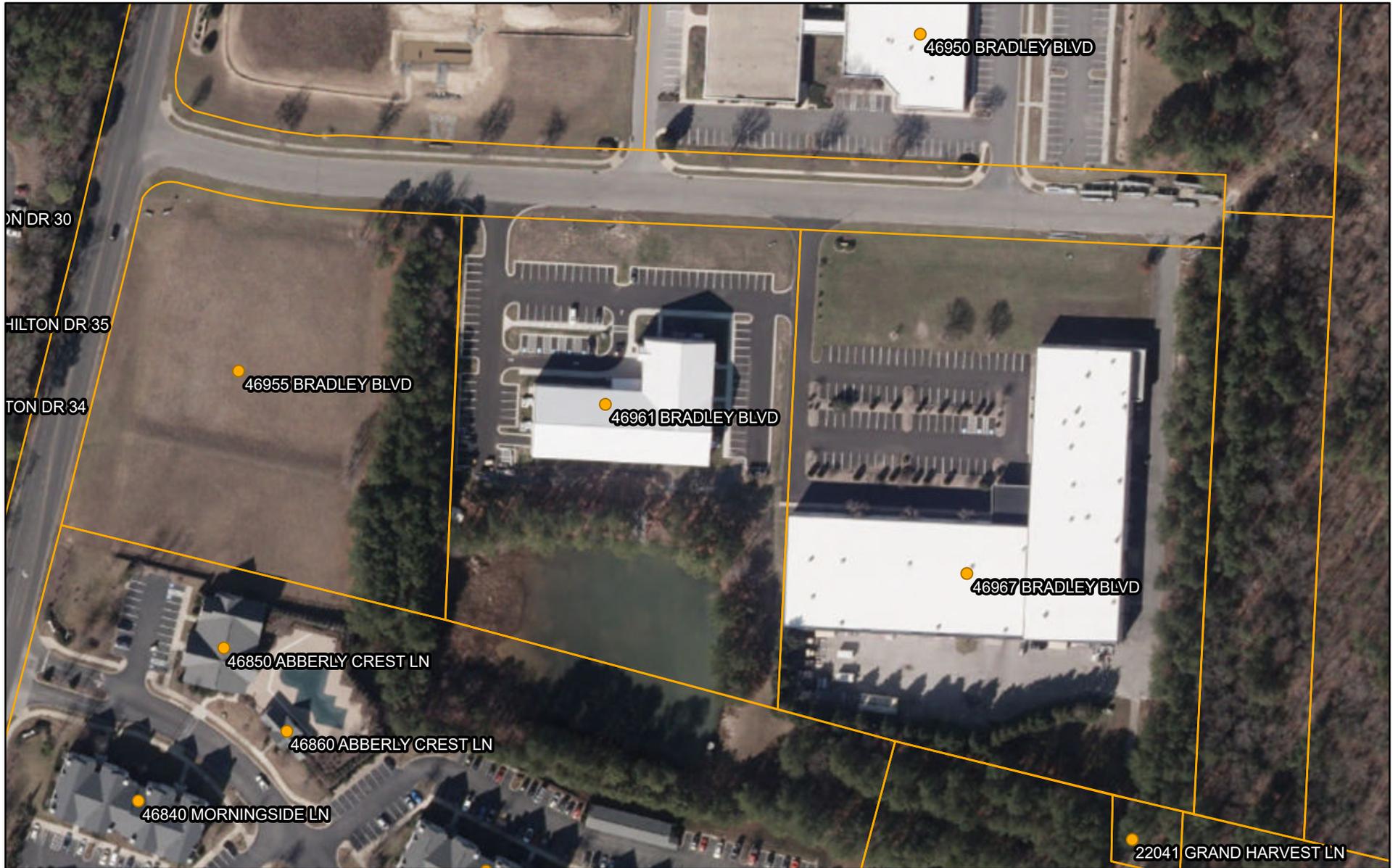
Ordinance No. 2019 - _____

Subject: Land Use - To amend Chapter 285 of the *Code of St. Mary's County, Maryland*, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

Page 41 of 41

John E. O'Connor, Commissioner

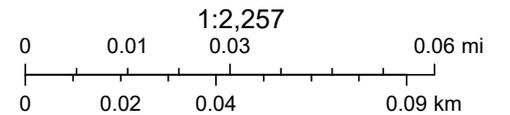
46955 & 46961 Bradley Blvd - Aerial Map



3/20/2024, 1:08:28 PM

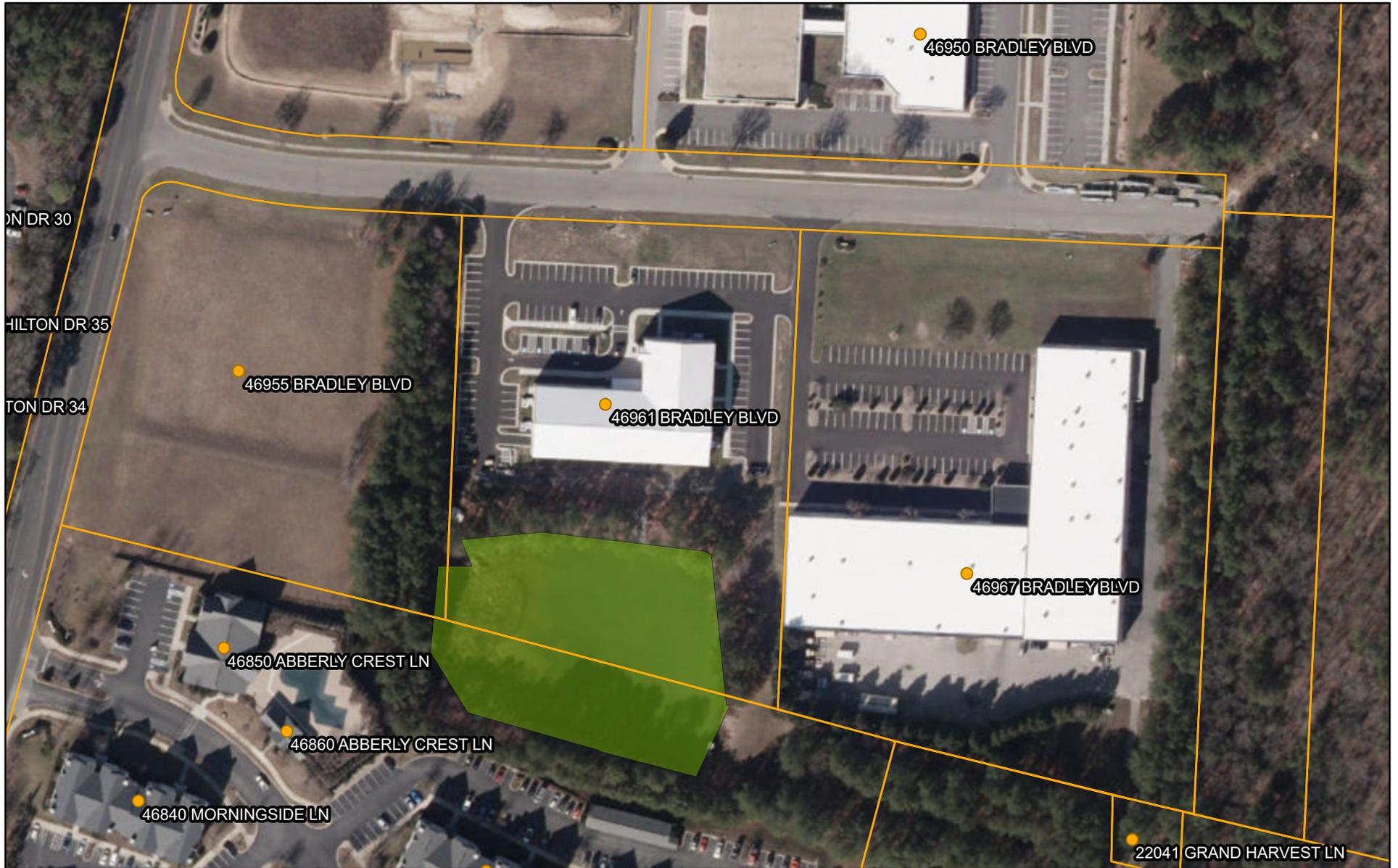
Address Points  Property Boundaries

 Existing



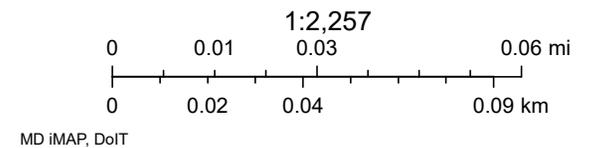
MD iMAP, DoIT

46955 & 46961 Bradley Blvd - DNR Wetlands

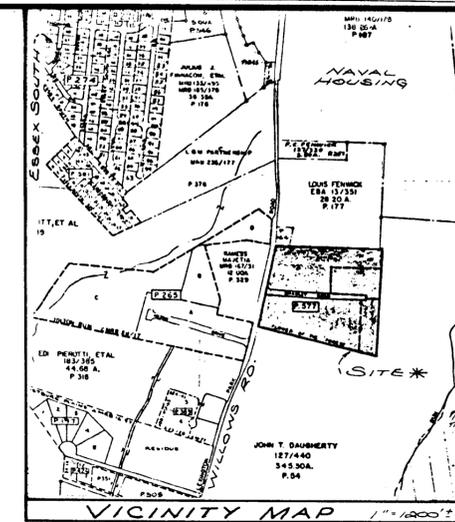
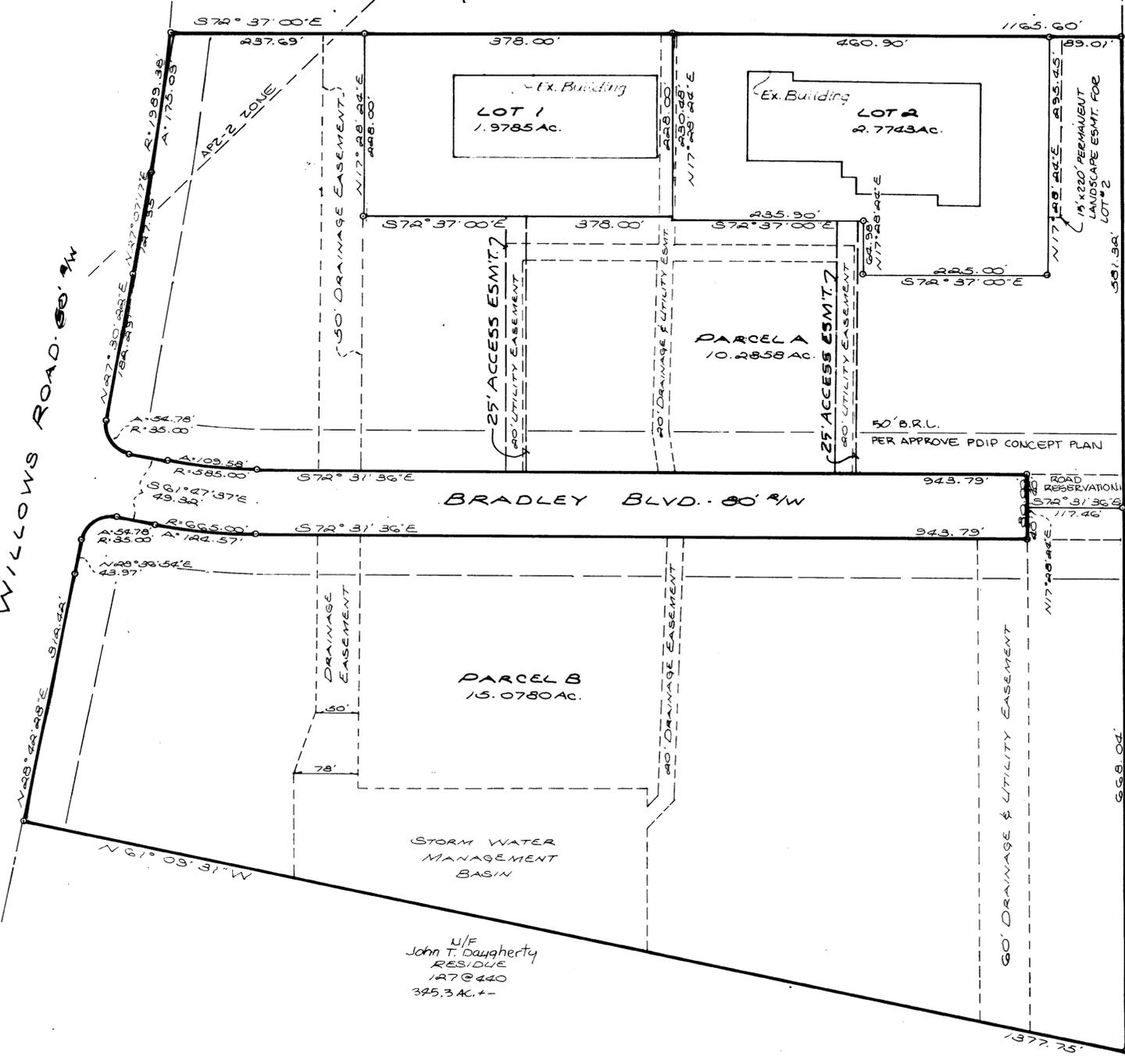


3/20/2024, 1:09:00 PM

Address Points  Existing  Property Boundaries  DNR Wetlands
 Palustrine



WILLOWS ROAD 60' W



GENERAL NOTES

1. This property is located on T.M. 51, P. 577 & P. 554, G. 11.
2. This property is served by a central water and central sewerage system.
3. This property is Zoned P.D.I.P.
4. Building restriction lines will be as specified in the ex. St. Marys County Zoning Ordinance.
5. This plan is in conformance with the St. Marys County Comprehensive Water and Sewer Plan.
6. Total Acreage = 30.12 AC ±
7. The 25' Access Easmt's shown hereon are private and will not be maintained by the County.

OWNERS CERTIFICATE

I, John T. Daugherty, Owner of the property shown hereon do hereby adopt this plan of re-subdivision and establish the minimum building restriction lines. The property shown hereon is recorded in the Land Records of St. Marys County, Md. in Plat Book 30, Page 119.

Signature: *John T. Daugherty* Date: 4-15-91

Signature: *Katherine W. Daugherty* Date: 4-15-91

SURVEYORS CERTIFICATE

I hereby certify that the plan shown hereon is correct and that it conforms to the to the specifications; that the property shown hereon is a re-subdivision of Flower Of The Forest, Commercial Property as recorded among the Plat Records of St. Marys County in Plat Book 30, Page 119 and that iron pipes marked @ have been placed as indicated.

Signature: *Jerry C. Nobiley* Date: 4-15-1991

Notes

- 1) The Open Space Requirements per Article 38.06, 9-C is .20 times buildable site area.
 LOT #1 Buildable site area = 86,184 S.F.
 Required open space = 17,237 S.F., Provided open space = 19,374 S.F.
 LOT #2 Buildable site area = 120,849 S.F.
 Required open space = 24,170 S.F., Provided open space = 24,584 S.F.
- 2) Per Article 38.06, 6B the FAR shall not exceed .60 per lot.
 LOT #1 FAR = .29 10,000 sq. ft. Office space & 15,000 S.F. Warehouse
 LOT #2 FAR = .38 23,000 sq. ft. Office space & 25,000 S.F. Warehouse

PLANNING & ZONING Date: 4/19/91 Director: <i>[Signature]</i>	DEPARTMENT OF PUBLIC WORKS Date: _____ Director: _____ Chairman: _____	HEALTH DEPARTMENT Date: 4/19/91 Health Officer: <i>[Signature]</i> Director: _____ Sanitarian: _____	METROPOLITAN COMMISSION Date: 4/19/91 Director: <i>[Signature]</i> Chairman: _____	SOIL CONSERVATION Date: _____ Director: _____ Chairman: _____
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NICKLEBY SURVEYING

FLOWER OF THE FOREST COMMERCIAL PROPERTY

SUBD. OF PARCEL 577 & PARCEL 54

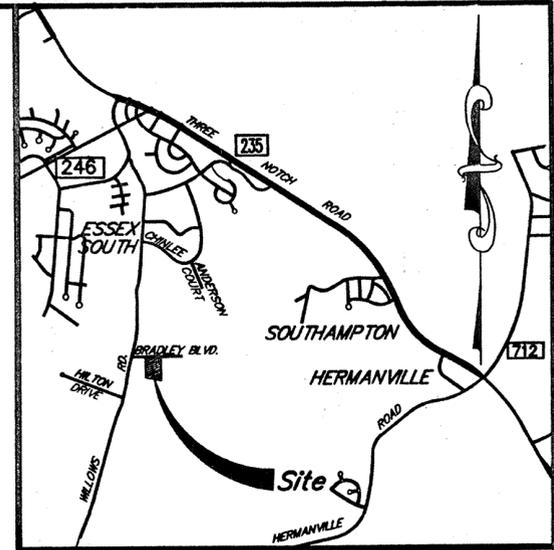
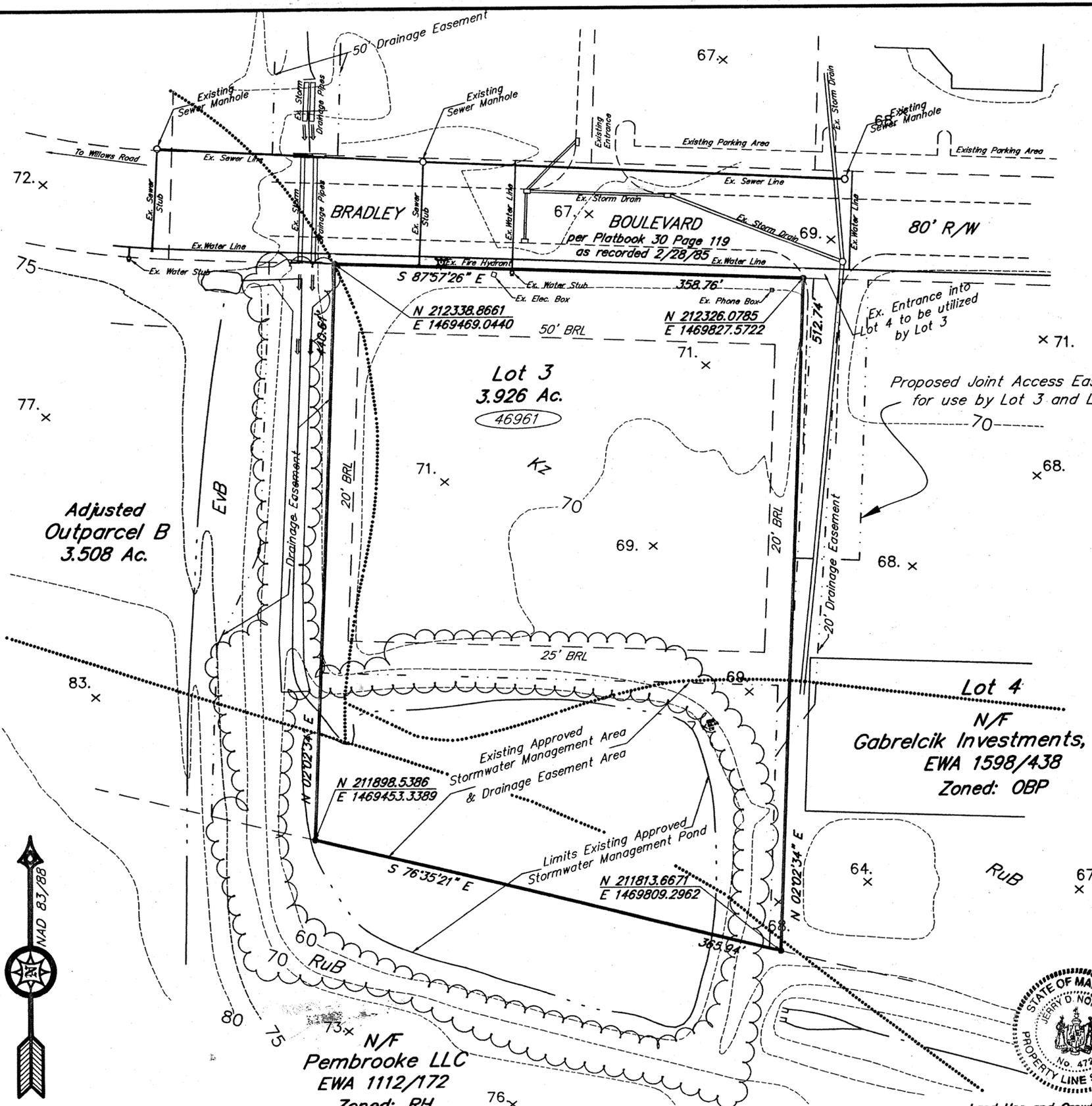
RECORD PLAT

DATE: 6-28-90
 SCALE: 1"=100'
 DRAWN: D.G./E.C.
 SURVEYED FOR: ST. MARYS COUNTY, MD.
 LIBER FOLIO
 SHEET (OF) 1

ST. MARYS COUNTY CIRCUIT COURT (Subdivision Plats, SW) Plat Book 34, p. 71, MSA-51252-108. Date available 10/19/91, Date available 10/19/91, Printed 03/20/2024.

General Notes

- This site is located on Tax Map 51, Grid 11, P/O Parcel 577.
- The SITE AREA = 7.434 Ac.±
- Present zoning: OBP
- Adjoining properties are Zoned OBP, unless otherwise shown herein. Building Restriction Lines (B.R.L.'s) and Minimum Yard Requirements are established as per the St. Mary's County Zoning Ordinance as follows: 50' Front, 20' Side, and 25' Rear. B.R.L.'s may be superceded by limits of Resource Protection areas applied from the more restrictive of the lot lines or from sensitive areas mapped per C20 02-01 Section 71, as shown and labeled on this subdivision plat.
- Water supply shall be from a central public water system.
- Sewage flow shall be to a central public sanitary sewer system.
- "Minimum Ownership Statement" - These lots contain at least a 20,000 square foot area which does not include rights-of-way (existing or proposed), 50 year flood plains and 25% or greater grades. The 20,000 square foot area includes the combined area of the sewage reserve area plus the building site. There are no existing walls or sewage easements within 100' of the proposed walls or sewage easements, unless otherwise shown.
- This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
- There shall be a ten (10) foot utility easement along all lot lines. These easements are to include use by the St. Mary's County Metropolitan Commission, its successors and assigns, for construction, installation, maintenance, repair, inspection, and operation of public water and sewer facilities, should such facilities ever be installed.
- There are no known prior restrictions affecting this site, subject to title search.
- Areas established for resource protection on this site, in accordance with required protection levels, must remain in undisturbed open space and undeveloped.
- Adjusted Outparcel B shown hereon has not been evaluated for compliance with Chapter 70 of the St. Mary's County Zoning Ordinance (Adequate Facilities) and cannot be used as legal building site until the Outparcel is further subdivided in accordance with the St. Mary's County Subdivision Regulations and the St. Mary's County Zoning Ordinance.
- There are no existing nonconforming structures in accordance with Chapter 52.4 of the St. Mary's County Zoning Ordinance.
- Present Sewer Category: S-1
Present Water Category: W-1
- There are no additional plans to develop this property by the landowner at this time.
- Prior to issuance of a building permit for Lot 3 shown hereon, Stormwater Management and overall grading shall be provided in accordance with The Stormwater Management, Grading, Erosion and Sediment Control Ordinance.
- This site is exempt from the Forest Conservation Act per Section 75.2.2.h. of the St. Mary's County Zoning Ordinance and a Declaration of Intent shall be filed with the Department of Land Use and Growth Management. Clearing shall be limited to 40,000 s.f.
- Subject Property does not appear to be in the 100 Year Flood Boundary, as delineated on Flood Hazard Boundary Maps for St. Mary's County, Maryland, and distributed by the Federal Emergency Management Agency, per F.I.R.M. Community Panel #24037C0327E.
- Hydric Soil types do not appear to be present per the Soil Survey of St. Mary's County, Maryland, as distributed by the U. S. Department of Agriculture, Soil Conservation Service, as shown herein. There are no known Tidal or Non-tidal Wetlands per the State of Maryland Wetland Features Maps.
- There are no known Cultural Feature, Critical Habitats, or Historical Sites per MD Merlin Online Maps.
- Premise addresses are shown as thus: XXXXX
- Topography is field run in Datum: NAD 83/88



Owner's Certificate

We, Willow Run, LLP, owners of the property shown hereon and described in the Surveyors Certificate affixed hereto, hereby adopt this plan of subdivision upon its approval by all required agencies. There are no pending suits or actions at law, leases, liens, mortgages or deeds of trust affecting this subdivision except as noted or shown hereon (see Mortgage Reference, if applicable). All parties in interest thereto have indicated their assent to this plan of subdivision. We further establish the minimum building restriction lines as required by the St. Mary's County Zoning Ordinance and dedicate the streets, walkways, easements, rights-of-way and other improvements, where applicable, to public use. We hereby grant unto the St. Mary's County Metropolitan Commission, its successors and assigns, a right of ingress and egress over, and a perpetual easement in, the 10 foot water line, and/or sewer line easement (along all lot lines), as well as others that may be shown hereon, for construction, installation, maintenance, repair, inspection, and operation of any public water and sewer facilities, should such facilities ever be installed. The requirements of Section 3-108 of the ANNOTATED CODE OF MARYLAND (Real Property Article) as far as it concerns the making of the plat and setting of the markers required therein have been or will be complied with to the best of our knowledge, information and belief.

Thomas Daugherty
 Thomas Daugherty
 Authorized Representative Willow Run, LLP
 Date: 4-13-07

Surveyor's Certificate

I hereby certify, to the best of my knowledge, information and belief, that the plat shown hereon is correct and conforms to the specifications; that this is a subdivision of all of the lands conveyed unto Willow Run, LLP, from Pembroke, LLC by deed dated January 9, 2003 as recorded among the Land Records of St. Mary's County, Maryland in Liber E.W.A. 1920/439. The requirements of Section 3-108 of the ANNOTATED CODE OF MARYLAND (Real Property Article) as far as it concerns the making of the plat and setting of the markers required therein have been or will be complied with to the best of my knowledge, information and belief. This plat was prepared without the benefit of a title report which could reveal additional conveyances, easements, rights-of-way and building restriction lines not shown hereon.



Jerry D. Nokleby
 Jerry D. Nokleby, Property Line Surveyor
 Maryland Certificate No. 472
 Date: 4-13-07

Land Use and Growth Management Control Number: 06-110-118

Metropolitan Commission
 Date: 2/22/08
[Signature]
 Director

Health Department
 Date: 3/4/08
 Sanitarian
[Signature]
 Director/Supervisor

Department of Land Use and Growth Management
 Date: 3/7/08
 Director
[Signature]
 P.C. Chairman

No.	Date	Description	By
2	1/4/06	Revised control # per final comment	DEE
1	10/25/06	All TEC agency Comments	DEE
REVISION			

NOKLEBY SURVEYING INCORPORATED

46925-B Shangri-La Drive, S.
 Lexington Park, Maryland 20653
 Phone: (301) 862-3135 * FAX: (301) 862-4360

MINOR SUBDIVISION PLAN

Lot 3
 Flower of the Forest
 Commercial Subdivision
 Eighth Election District
 St. Mary's County, Maryland

Contract #: 51-11-577
 Drawing: 51577cp
 Date: 7/27/06
 Scale: 1" = 60'
 Checked by: JDN
 Drawn by: DEE
 Page: 1 of 1

ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, SM) Plat Book 64, p. 113, MSA_S1252_9012. Date available 2008/03/07. Printed 03/20/2024.

Maryland State Archives

P149830
 MSA S14 1252 9012
 E188 64 113

**The Property Owned by the St. Mary's County Commissioners
46955 Bradley Boulevard
46961 Bradley Boulevard
Lexington Park, Maryland 20653**



**Appraisal Report
as of March 1, 2024**



Prepared for:

**Commissioners of St. Mary's County
P.O. Box 653
Leonardtown, Maryland 20653**



3605 Old Washington Road | Post Office Box 125 | Waldorf, Maryland 20604
(301) 870-5841 | (301) 932-9410 | FAX (301) 932-9039
email - hooperassociates@verizon.net



March 13, 2024

Commissioners of St. Mary's County
P.O. Box 653
Leonardtown, Maryland 20650

Re: The Property Owned by the St. Mary's County Commissioners, designated as Tract #1 containing 3.508 acres of land, more or less, located at 46955 Bradley Boulevard, Tax Map 51, Grid 11, Parcel 577, Part of Out Parcel B, Flower of the Forest Subdivision, Liber 6427, Folio 116; and Tract #2 containing 3.926 acres of land, more or less, and improvements, located at 46961 Bradley Boulevard, Tax Map 51, Grid 11, Parcel 577, Lot 3, Flower of the Forest Subdivision, Liber 6367, Folio 425, both of which are located in the Eighth (8th) Election District, St. Mary's County, Lexington Park, Maryland 20653

Dear Commissioners:

In fulfillment of our agreement, we are pleased to submit herein our appraisal of the above captioned property. The following is prepared in compliance with the Uniform Standards of Professional Appraisal Practice and appropriate federal regulations. The report sets forth our value conclusions, along with supporting data and reasoning which form the basis of our opinion. The valuation reported is qualified by certain definitions, underlying assumptions and limiting conditions, and certifications which are set forth within the report.

Extraordinary Assumption: It is assumed by this appraiser that economic conditions, in terms of overall economic activity levels, interest rates and trends will remain relatively consistent and similar to those existing for similar type properties as of the date of this report. It is noted that interest rates are increasing somewhat at time of valuation, however, it is assumed by this appraiser that these will not be substantial enough to impact the overall valuation and continuing use of the subject property as of the date of this report.

Extraordinary Assumption: It is assumed by this appraiser that all structural and mechanical components associated with Tract #2 of the subject property have been well maintained and are functioning properly, unless otherwise noted in this report.

Extraordinary Assumption: In terms of Tract #1, it is assumed by this appraiser that the subject property has direct access to both public water and sewer and that capacities are available for immediate development of the property if warranted.

Extraordinary Assumption: It is assumed by this appraiser that if any of the above referenced extraordinary assumptions change, then the value within this report may be subject to change.

Extraordinary Assumptions/Hypothetical Conditions: It is assumed by this appraiser that the use of the extraordinary assumptions and hypothetical conditions might have an affect on the assignment results. However, this appraiser is not required to report on the impact of the extraordinary assumptions and hypothetical conditions on assignment result.



This report was prepared for the Commissioners of St. Mary's County and our professional fee billed to the Commissioners of St. Mary's County. It is intended only for use by your internal management, your auditor or appropriate regulatory authorities. It is not to be distributed to or relied upon by other persons or entities without our written permission.

This appraisal report is of the market value in the subject property. The effective date of the valuation is February 16, 2024 . I have considered the pertinent data affecting the valuation, including location, type, use and potential of the property, trends of the neighborhood and comparable sales. As a result of this study and analysis, we have formed an opinion that the market value (as defined in this report, subject to the definitions, certifications and limiting conditions set forth in the attached report) as of February 16, 2024 , is:

The Property Owned by the County Commissioners of St. Mary's County

Tract #1

containing 3.508 acres of land, more or less

**SIX HUNDRED EIGHTY-EIGHT THOUSAND DOLLARS
(\$688,000.00)**

.....

Tract #2

containing 3.926 acres of land, more or less, and improvements

**FOUR MILLION TWO HUNDRED FIFTY-THREE THOUSAND DOLLARS
(\$4,253,000.00)**

This letter is attached and hereto made a part of the appraisal report. This letter must remain attached to the report in order for the value obtained and set forth in this transmittal letter to be considered valid. I certify that I have personally prepared this appraisal report.

I certify that to the best of my knowledge, the appraisal report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'JBH', is written over a circular blue stamp.

James B. Hooper
Maryland License No. 04-1128

JBH/tlw

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Maryland License Status: Certified General Status - License No. 04-1128

Virginia License Status: Certified General Status - License No. 4001-003745

Education: B.S. Degree - Business Management - University of Maryland
Post Graduate Courses - American University
Continuing Education Courses - Charles & Prince George's County
Community Colleges

Specialized Appraisal Courses:

AIREA - Course 1A - Appraisal Theory
AIREA - Course 1B - Basic Appraisal Tech.
AIREA - Course 2A - Capitalization Theory & Tech. 1.
AIREA - Course 2B - Capitalization Theory & Tech. 2.
AIREA - Course 2C - Capitalization Theory & Tech. 3.
AIREA - Course 3A - Case Studies in Valuation
AIREA - Course 3B - Report Writing
AIREA - Course SPPA - Standards of Professional Practice, Part A
AIREA - Course II42D - Standards of Professional Practice, Part B
AIREA - Course I410 - Standards of Professional Practice, Part A
Appraisal Institute - Course 550 - Advanced Valuation Applications
Appraisal Institute - Advanced Applications
Appraisal Institute - Report Writing & Valuation Analysis
Appraisal Institute - Residential Valuation
Appraisal Institute - Advanced Demo Appraisal Workshop
Appraisal Institute - Computer Enhanced Cash Flow Modeling
Appraisal Institute - Using Your Financial Calculator
Appraisal Institute - The Appraiser as an Expert Witness: Preparation & Testimony
Appraisal Institute - Condemnation Appraising: Basic Principles & Applications
Appraisal Institute - Standards of Professional Practice - Part C
Appraisal Institute - Valuation of Conservation Easements
Introduction to Environmental Considerations for the Appraiser
Appraisal Institute - FHA and the Appraisal Process
Appraisal Institute - Course 430 - Standards of Professional Practice, Part C
Appraisal Institute - Business Practices and Ethics
Appraisal Institute - General Appraiser Sales Comparison Approach
Appraisal Institute - Appraising Historic Preservation Easements
Appraisal Institute - Appraising High Value and Historic Homes
Appraisal Institute - Appraising Environmentally Contaminated Properties
Appraisal Institute - Real Estate Fraud: The Appraiser's Responsibilities & Liabilities
Appraisal Institute - Valuation of Detrimental Conditions
Appraisal Institute - Course 797 - Valuation of Conservation Easements
Appraisal Institute - Analyzing the Effects of Environmental Contamination on Real Property
Appraisal Institute - The Uniform Appraisal Dataset from Fannie Mae and Freddie Mac
Appraisal Institute - Apartment Appraisal, Concepts & Applications
Appraisal Institute - Advanced Concepts & Case Studies
Appraisal Institute - Data Verification Methods
Appraisal Institute - Cool Tools: New Technology for Real Estate Appraisers
VA Appraisal Seminar
Recent Developments in Real Estate Appraisal Law and the USPAP
Land and Site Valuation
Uniform Appraisal Standards for Federal Land (Yellow Book Seminar)

Experience:

President, Hooper & Associates, Waldorf, Maryland (January 1989 to present)
Staff Appraiser, Matthews Realty Corporation, Waldorf, Maryland (1984 to 1988)
Staff Appraiser for Delta Realty, Inc., P.O. Box 35, Waldorf, Maryland (1976 to 1984)
Maryland Real Estate Salesman (1975 to 1979)
Maryland Real Estate Broker (1979 to present)
Qualified Expert Witness - United State Bankruptcy Court of Appeals; United States Bankruptcy Court; Maryland Tax Appeals Court; Prince George's and Charles Counties Tax Appeals Boards; and Circuit Court for Charles County; Circuit Court for St. Mary's County; and District Court of Charles County; Circuit Court for Calvert County; District Court for St. Mary's County

Partial List of Clients:

M & T Bank
Truist Bank
PNC Bank
Wesbanco
Cedar Point Federal Credit Union
Colonial Farm Credit
Bank of America
Community Bank of the Chesapeake
Prince George's Federal Savings Bank
Navy Federal Credit Union
Burke and Herbert Bank
Sandy Spring Bank
Severn Savings Bank
Provident Bank
State of Maryland Department of General Services
various law firms/various mortgage lenders
State Highway Administration
various Relocation Services
Southern Maryland Oil Company
Veterans Administration, Panel Appraiser
Charles County Government
Calvert County Government
St. Mary's County Government
University of Maryland
Federal Housing Administration, Panel Appraiser
Developers and private individuals

Organizations:

Southern Maryland Board of Realtors
Institute of Real Estate Management (designated title of CPM)
Associate Member, Appraisal Institute
Member, International Right-of-Way Association

Types of Appraisals:

Income producing properties such as office buildings, warehouses, other commercial establishments, condominiums, residential, subdivisions, houses, farms, vacant land, etc.

An appraisal is a type of research and analysis into the law of probabilities with respect to real estate valuation. Through the appraiser's education, training, experience, and professional philosophy, he/she is able to render an estimated value of real estate based on the activities of buyers, sellers, and other property owners. Because of the unique characteristics of each parcel of real estate, adjustments typically have to be made for differences between properties.

A value estimate cannot be guaranteed and generally cannot be proved. However, the final estimate of value by a professional appraiser should be substantiated and justified by a detailed analysis of both the physical characteristics of the subject real estate and the social, economic, and governmental forces which exert pressure on the subject property.

The final estimate of value in a professional appraisal report must not be considered to be absolute but rather an opinion of value resulting from reliable market data which was collected, analyzed, and adjusted to reflect the elements of comparison between and comparables and the subject. The professional appraiser cannot be an advocate, else he/she belies the principles of the profession.

With the aforementioned in mind, you are encouraged to read this report which sets forth the purpose for which the appraisal was made and the appraiser's analysis and conclusions.



EXECUTIVE SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Client: Commissioners of St. Mary's County

Owner: County Commissioners of St. Mary's County

Tax Account No.: Tract #1: 08-107270
Tract #2: 08-172803

Property Location: Tract #1 has an official street address of 46955 Bradley Boulevard, Lexington Park, Maryland 20653. The subject is located in the Eighth (8th) Election District of St. Mary's County. The Assessor's designation is Tax Map 51, Grid 11, Parcel 577, Part of Out Parcel B, Flower of the Forest Subdivision.

Tract #2 has an official street address of 46961 Bradley Boulevard, Lexington Park, Maryland 20653. The subject is located in the Eighth (8th) Election District of St. Mary's County. The Assessor's designation is Tax Map 51, Grid 11, Parcel 577, Lot 3, Flower of the Forest Subdivision.

Property Description: Tract #1: According to a plat as prepared by Nokleby Surveying, Registered Land Surveyors & Engineers, 46925-B Shangri-La Drive, S., Lexington Park, Maryland, the subject property contains a total of 3.508 acres of land, more or less. This parcel has approximately 375' of frontage on Bradley Boulevard and is a corner configured parcel with an additional 375' of frontage on Willows Road. The property is trapezoidal in shape and was found to be a predominantly cleared tract of land. The subject has a rolling topography which is at or close to the fronting street system of Bradley Boulevard, but varies and is somewhat below or above grade to Willows Road. The subject has a tiered topography that slopes somewhat upward towards the central plateau and then downward towards the southern boundary lines associated with a drainage easement that lies between the subject and Lot 3 (Tract #2). It also appears that the subject property has usable access to the storm water management facilities adjoining the property that are a part of Tract #2. Public utilities in terms of both water and sewer are at the property line of the subject property and available for connection, to the best of this appraiser's knowledge.

Tract #2: According to a plat as prepared by Nokleby Surveying, Inc., as noted above, the subject property contains a total of 3.926 acres of land, more or less. This parcel is also designated as Lot 3 of the Flower of the Forest Subdivision. This is a trapezoidal shaped tract of land that has approximately 359' of frontage on Bradley Boulevard with an overall depth on its northern boundary line of approximately 441', on its southern boundary line approximately 513', and on the rear boundary line approximately 366'. The subject property, for the most part, is level to slightly sloping and generally slopes slightly downward from the fronting street system towards the rear boundary line. It should also be noted that the property is predominantly cleared and usable land, except for the rear and northern portions of the property that have some woodlands or buffer zone associated with a drainage easement on the northern boundary line as well as a storm water management

facility with pondage associated with the rear portion of the property. This property is connected to both public water and sewer. Access to the subject property is via Bradley Boulevard, which is a publicly maintained street system leading to Willows Road.

Soil types associated with both tracts of land are predominantly Evesboro loamy sand (EvB), Evesboro-Westphalia complex (EwD2), Kempsville fine sandy loam (KeC2), Klej loamy sand (Kz), Rumford loamy sand (RuB) and Woodstown sandy loam (WdaB).

Improvements:

Tract #1 was found to be unimproved at time of inspection.

Tract #2 is improved by a two-story community services gym building that was originally constructed in 2019. The subject structure, according to physical measurements, contains a total of 18,757 square feet on the first level and 4,230 square feet on the second level, for a total of 22,987 square feet. The subject structure is built with what appears to be a metal roofing system and the entire structure is built on a reinforced concrete slab foundation. The exterior elevations feature split-faced masonry block and stucco walls and the subject structure is accessed via double commercial grade entranceway system on the southeast quadrant of the subject property as well as several entranceways on the southern portion of the property with additional entrances in the gym area with an overhead dock type doorway system and double metal entranceways on the northern elevation of the gym portion of the property. The first level of the eastern portion of the property features a lobby area, reception area, meeting or conference room, viewing areas, mechanical room, small office area, men's and women's restrooms as well as a large gymnasium area. Above the eastern quadrant of the subject structure is a second floor that is current access via a stairwell as well as elevator service that is currently being used as an indoor pickle ball court and exercise area. HVAC requirements are met by a forced warm air heating system and central air conditioning. Interior finishes are predominantly drywall partitions and laminate flooring (in the eastern portion of the property) and the gym area has predominantly unfinished walls and laminate flooring. Overall conditions of the structural improvements should be rated as average to good.

Site improvements include approximately 20,000 square feet of paved parking areas and access driveways in which are delineated approximately 86 parking spaces, 5 of which are designated for handicap parking. Additional site improvements include concrete sidewalks along the front and southern elevations of the building, exterior parking lot lighting and average quality landscaping predominantly in the form of grassed or shrubbed lawn areas as well as intrinsic site preparation & permits and utility connections. Overall condition of site improvements should be rated as average to good.



EXECUTIVE SUMMARY OF SALIENT FACTS AND CONCLUSIONS - Cont.

Legal Description:	<u>Tract #1:</u> Liber 6427, Folio 116	
	<u>Tract #2:</u> Liber 6376, Folio 425	
Market Value "As Is":	February 16, 2024	
Date of Inspection:	February 16, 2024	
Property Rights Appraised:	fee simple interest	
Defined Value:	market value	
Present Use:	<u>Tract #1:</u> vacant land	
	<u>Tract #2:</u> improved by a community gym/fitness center	
Land Size:	<u>Tract #1:</u> 3.508 acres (+/-)	
	<u>Tract #2:</u> 3.926 acres (+/-)	
Purpose of Appraisal:	To provide the subject's "as is" market value as of February 16, 2024.	
Census Tract No.:	8759.06	
Zoning:	OBP - Office and Business Park District	
Flood Map No.:	24037C0327E, Zone X, dated October 19, 2004	
Highest and Best Use:	<u>Tract #1:</u> more intense commercial, office or community service related development	
	<u>Tract #2:</u> continuing use as a community gym/fitness center as currently developed	
Exposure/Marketing Time:	1-month to 1-year	
Approaches to Value:	<u>Tract #1</u>	<u>Tract #2</u>
Cost Approach:	N/A	\$4,291,000.00
Sales Comparison Approach:	\$ 688,000.00	\$4,253,000.00
Income Approach:	N/A	\$2,938,000.00
Final Indicated Market Value:	\$ 688,000.00	\$4,253,000.00

The purpose of the appraisal is to estimate the market value of the fee simple*¹ interest in the subject property, which is located in Lexington Park, St. Mary's County, Maryland as of February 16, 2024. The intended use of the appraisal is to establish the market value of the subject property to be used for Program Open Space Conversion. The intended users of the appraisal report are the officers and representatives of the Commissioners of St. Mary's County and their appropriate assignees.

Market Value¹

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. the buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what they consider their own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Value As Is²

The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning.

Fee Simple Estate³

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

¹Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), 141.

²Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), 13.

³Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022), 90.

Identification of the Property: The legal description given to the appraiser is found in the land records or tax maps of the appropriate County and is presumed to be correct or has been confirmed by a survey performed by a registered land surveyor. The appraiser assumed no responsibility for such a survey or for encroachments or overlapping that might be revealed thereby.

The appraiser renders no opinion of legal nature, such as to ownership of the property or condition of the title.

The appraiser assumed the title to the property to be marketable, that the property is an unencumbered fee, and that the property does not exist in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

Any other plats, maps or drawings shown in this report may show approximate dimensions and may not be drawn to scale. These are included strictly to assist the reviewer of this report in visualizing the property. Although I have made a physical inspection of the property, no precise survey was made by this appraiser.

Unapparent Conditions: The appraiser assumed that there are no latent defects or unapparent conditions of the property, subsoil or structures which would render it more or less valuable than otherwise comparable property. The appraiser assumed no responsibility for such conditions, or for engineering which might be required to reveal such things.

Information and Data: Information and data supplied to the appraiser by others, and which have been considered in the valuation, are from sources believed to be reliable, but no further responsibility is assumed for its accuracy.

Use of the Appraisal: Possession of the appraisal report or a copy thereof does not carry with it the right of publication. It should be considered a privileged document. The appraisal report may not be used for any purpose except substantiation of the value estimated without written permission from the appraiser. All valuations in the report are applicable only under the stated program of Highest and Best Use, and are not necessarily applicable under other programs of use. The valuations of a component part of the property are applicable only as part of the whole property.

Court Testimony: Testimony or attendance in Court by reason of this appraisal, with reference to the property in question, shall not be required without prior agreement. It is assumed that current economic conditions will remain reasonably stable into the foreseeable future without major fluctuations both upward or downward in the overall economy.

A diligent effort was made to verify each comparable sale used in the evaluation process in this report. However, since many of the sellers or purchasers are from areas outside of the immediate locality, or no agent could be contacted within a reasonable time for the completion of this report, certain sales may not have been verified through communication with the purchaser or seller.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the subject property, were not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value estimated herein is predicated on the assumption that no hazardous substances exist on or in the property, or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

It is assumed by this appraiser, unless otherwise noted in this appraisal report, that there do not exist any tidal or non-tidal wetlands that will hinder the overall development of the subject parcel.

The Americans with Disability Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA could reveal that the property is in non-compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible non-compliance with the requirements of ADA was not considered in estimating the value of the property.

Extraordinary Assumption: It is assumed by this appraiser that economic conditions, in terms of overall economic activity levels, interest rates and trends will remain relatively consistent and similar to those existing for similar type properties as of the date of this report. It is noted that interest rates are increasing somewhat at time of valuation, however, it is assumed by this appraiser that these will not be substantial enough to impact the overall valuation and continuing use of the subject property as of the date of this report.

Extraordinary Assumption: It is assumed by this appraiser that all structural and mechanical components associated with Tract #2 of the subject property have been well maintained and are functioning properly, unless otherwise noted in this report.

Extraordinary Assumption: In terms of Tract #1, it is assumed by this appraiser that the subject property has direct access to both public water and sewer and that capacities are available for immediate development of the property if warranted.

Extraordinary Assumption: It is assumed by this appraiser that if any of the above referenced extraordinary assumptions change, then the value within this report may be subject to change.

Extraordinary Assumptions/Hypothetical Conditions: It is assumed by this appraiser that the use of the extraordinary assumptions and hypothetical conditions might have an affect on the assignment results. However, this appraiser is not required to report on the impact of the extraordinary assumptions and hypothetical conditions on assignment result.

The purpose of this analysis is to provide an appraisal using the known conventional and accepted appraisal processes, practices and traditional approaches in existence as of the date of the valuation. Additionally, it is intended within the scope of this appraisal to report that the prepared appraisal be in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

This appraiser, within the scope of the appraisal, will endeavor to arrive at a Market Value of the subject property using the three traditional approaches to value as outlined in the Valuation section of this report. Additionally, this appraiser will make a detailed investigation of the subject property and will report any actual or suspected evidence of environmental hazards or contaminants relative to the subject property.

Included in the scope of the appraisal will be the overall valuation of the subject property as real property, as well as any fixed improvements, excluding, unless otherwise mentioned, any and all trade fixtures located on the property.

Further included within the scope of the appraisal report, this appraiser will analyze the subject property in comparison to comparable sales or leases that have been found in the marketplace and have transpired within the past several years. Additionally, this appraiser will research the history of the subject property for the prior three years and report any transfers or transactions involved on the subject property that may offer any insight as to the overall Market Value of the property.

In summary, the scope of this appraisal includes, but is not limited to

- an inspection of the subject improvements and site which are the subject of this appraisal assignment;
- the searching, collection, verification, and analysis of relevant data;
- the Highest and Best Use conclusion;
- the consideration of the Cost, Income Capitalization and Sales Comparison Approaches to Value and the implementation of the applicable approaches for estimating the market value of the property as a whole; and
- the reconciliation of the applicable approaches to value and the final estimate of market value.

The market value conclusion in this report is based upon the presumption that there are no conditions of environmental concern which affect the value of the subject property, including, but not limited to, hazardous or toxic wastes, wetlands, buried storage tanks, PCB's, and radon gas.

During my physical property inspection on February 16, 2024 I did not observe any signs of potential problems. However, as I have no expertise in environmental matters, I strongly recommend that any related questions or concerns be evaluated by a qualified expert prior to finalizing decisions regarding the subject property.

SITE IDENTIFICATION

Tract #1 has an official street address of 46955 Bradley Boulevard, Lexington Park, Maryland 20653. The subject is located in the Eighth (8th) Election District of St. Mary's County. The Assessor's designation is Tax Map 51, Grid 11, Parcel 577, Part of Out Parcel B, Flower of the Forest Subdivision.

Tract #2 has an official street address of 46961 Bradley Boulevard, Lexington Park, Maryland 20653. The subject is located in the Eighth (8th) Election District of St. Mary's County. The Assessor's designation is Tax Map 51, Grid 11, Parcel 577, Lot 3, Flower of the Forest Subdivision.

The census tract assigned to both tracts of land is 8759.06.

DATE OF APPRAISAL

The estimated value within this appraisal is as of February 16, 2024, the date the property was inspected and photographed.

LEGAL DATA

Ownership to the subject property is currently vested in the name of St. Mary's County Commissioners. The deeds indicating this ownership were duly recorded in the St. Mary's County Land Records at Liber 6427, Folio 116 on November 13, 2023 (Tract #1) and Liber 6367, Folio 425 on July 14, 2023 (Tract #2). A copy of these deeds are found in the Addendum of this report.

SALES/RENTAL HISTORY

In accordance with the Appraisal Institute, as well as the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation, this appraiser has researched transfers of the subject property for the prior 3-year period and has noted the following transfers: Tract #1 transferred on November 13, 2023 when the property was purchased by the St. Mary's County Commissioners from Willows Run, LLP for a reported purchase price of \$350,000.00. This transaction was duly recorded in the St. Mary's County Land Records at Liber 6427, Folio 116. Tract #2 transferred on July 14, 2023 when the property was purchased by the St. Mary's County Commissioners from Willows Run, LLP for a reported purchase price of \$4,250,000.00. This transaction was duly recorded in the St. Mary's County Land Records at Liber 6367, Folio 425. In reviewing the Bright Multiple Listing Service (Bright MLS), the subject property was not currently listed for sale or lease.

In accordance with the 2024 Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation, this appraiser acknowledges that this company has performed no services, as an appraiser or any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

ZONING

The subject property is currently zoned OBP or Office and Business Park District. The OBP district is intended to provide sites for offices, research & development facilities, limited industrial facilities and supporting commercial uses in a campus setting. The OBP zoning requires a base floor area ratio of 40% to a maximum floor area ratio of 50%. The minimum width is 100 feet per unit. The minimum depth is 200 feet. Front footage on a minor collector street is 25 feet, on a major collector 35 feet and side yards of 25 feet. Rear setbacks are 25 feet. The maximum footprint of a commercial structure by right is 50,000 square feet. The maximum height is 100 feet. Minimum landscaped area or open space is 20%. Some permitted uses include, but are not limited to: governmental office facilities; financial institutions; lodging, hotel and motels; laboratories; warehouse; and public recreational facilities. For further details concerning the OBP zone and permitted uses, please refer to the Addendum of this report.

Tract #1 in its current configuration as vacant land should be considered a legal and conforming use under the current zoning.

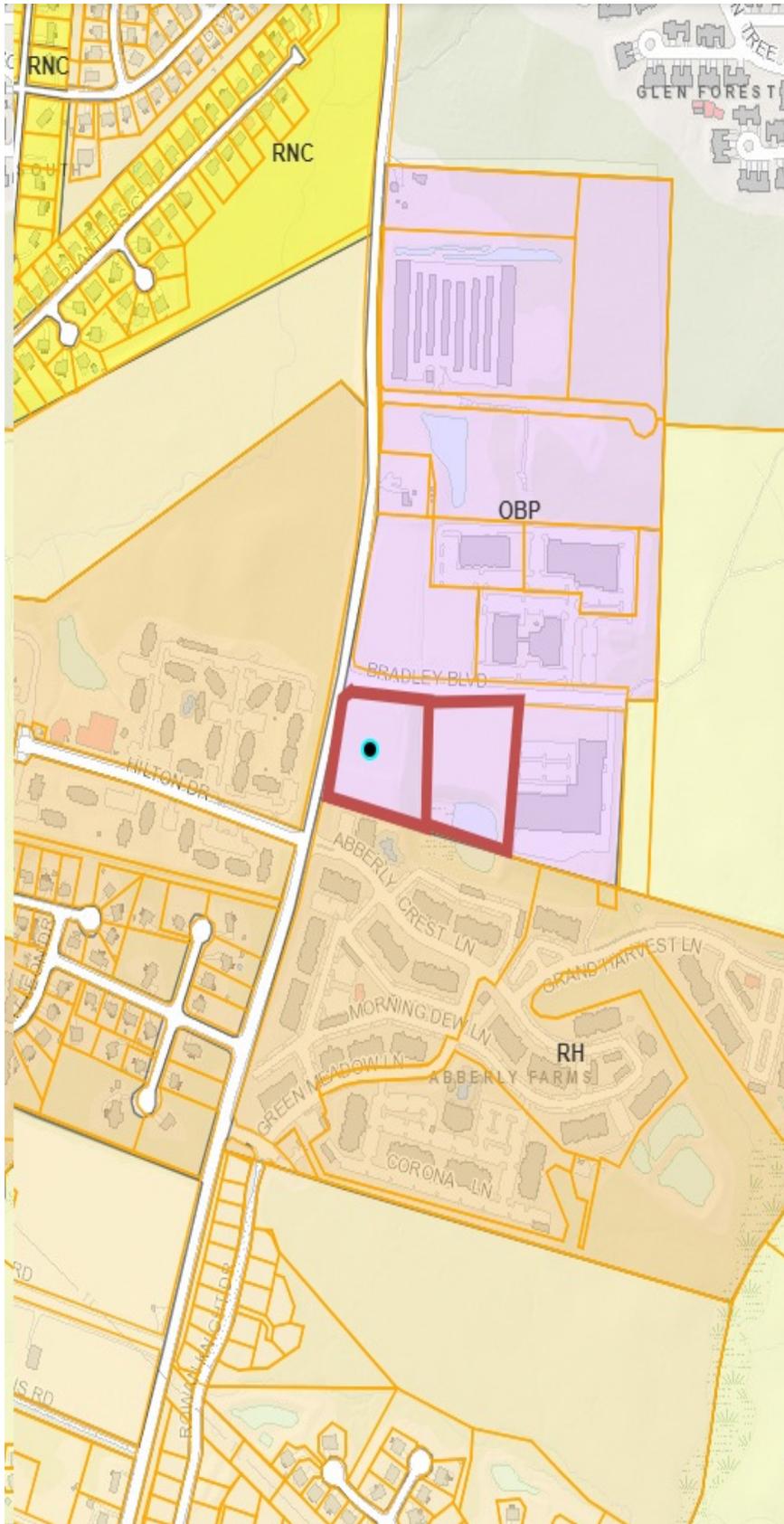
Tract #2 in its current configuration as gym/fitness center, which has operated as such since 2019, should be considered a legal and conforming use.

UTILITIES

The subject property is serviced by both public water and sewer as supplied by the Metropolitan Commission of St. Mary's County (METCOM).

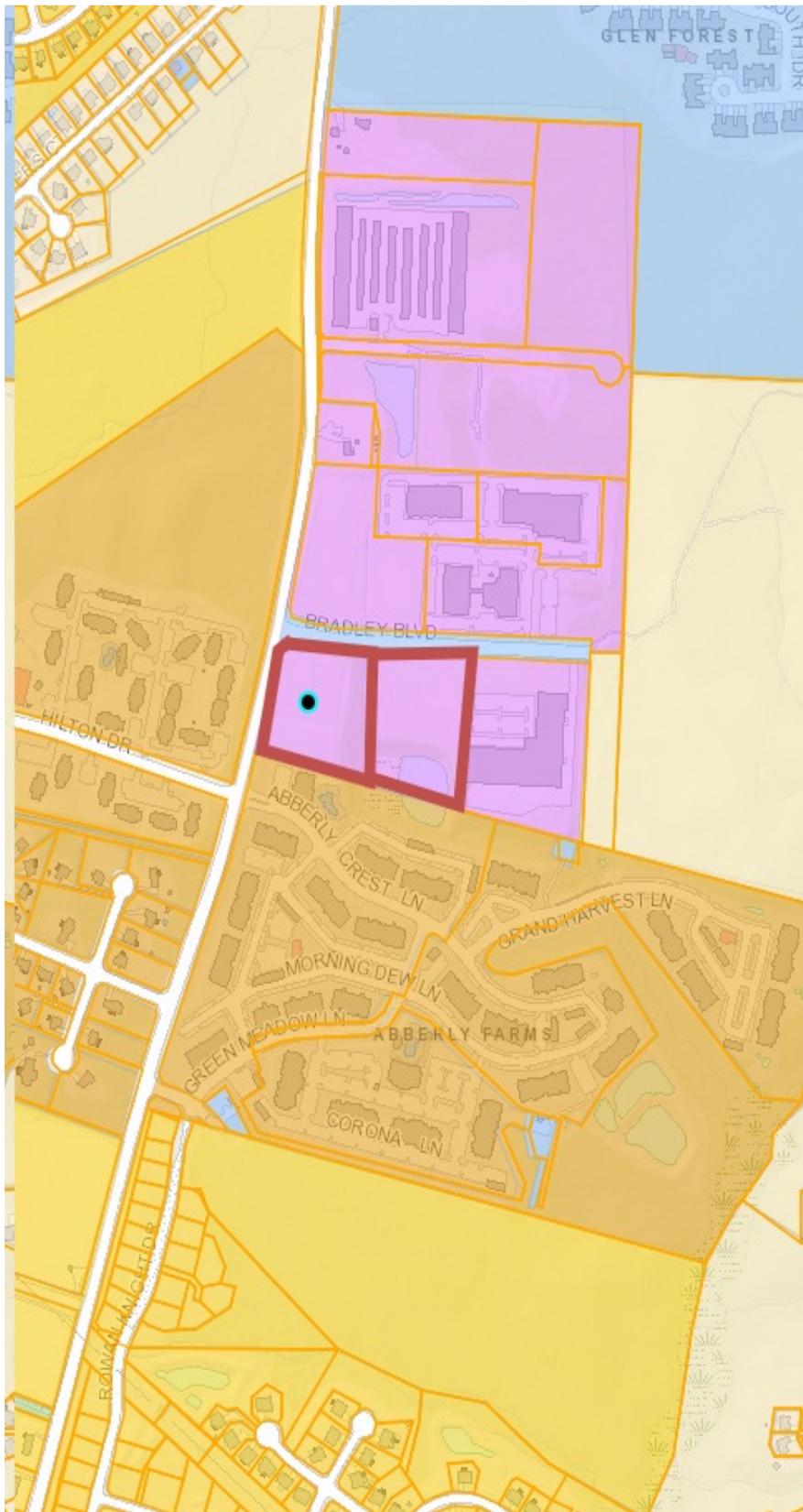
Electricity is furnished by the Southern Maryland Electric Coop. (SMECO). Local telephone service is available through Verizon, with long distance service available through a number of competitively priced long distance phone companies.

ZONING MAP



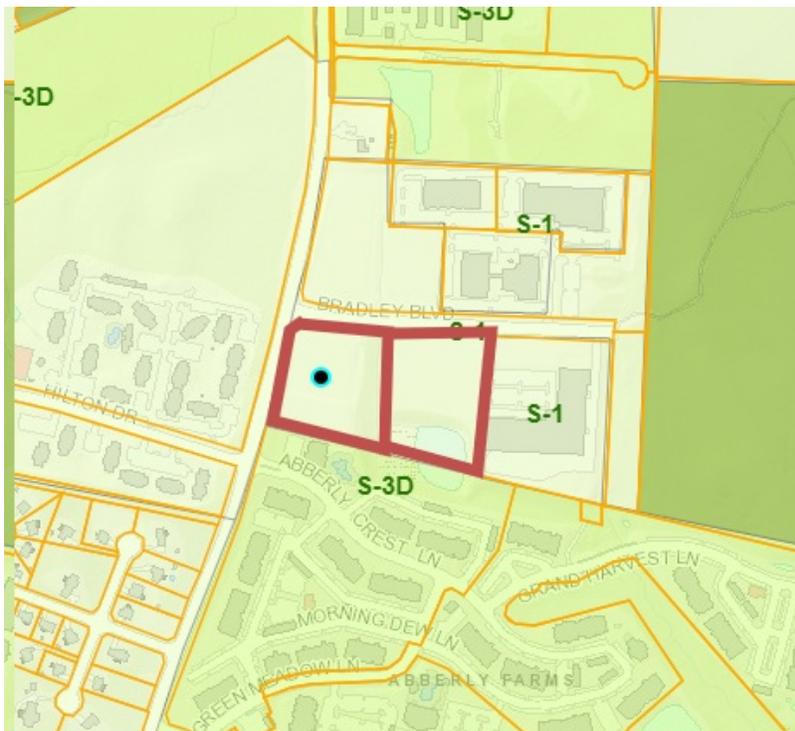
-  MXH
-  MXM
-  MXL
-  LCI
-  TMX
-  VMX
-  RMX
-  CMX
-  I
-  OBP
-  RH
-  RM
-  RNC
-  RL
-  RL-T
-  RCL
-  RSC
-  RPD
-  CM

LAND USE MAP



- Crossroads Commercial
- Public Lands
- Industrial Areas
- Open Space
- Leonardtown
- Limited Commercial/Industrial
- Marine Use
- Military Installation
- Mixed-Use High-Intensity
- Mixed-Use Low-Intensity
- Mixed-Use Medium-Intensity
- Mixed-Use Moderate-Intensity
- Mixed-Uses Low Intensity
- Non-Profit Institutional
- Office and Business Parks
- Residential High Density
- Residential Low Density
- Residential Low Density Transitional
- Residential Medium Density
- Residential Mixed Use
- Rural Commerce
- Rural Preservation
- Rural Residential
- Tidal Wetlands

WATER/SEWER MAP



Current assessments on the subject property, as of the date of this appraisal report, are as follows:

Tract #1

Tax Account No. 08-107270

Tax Map 51, Grid 11, Parcel 577, Part of Out Parcel B, Flower of the Forest Subdivision

Assessed as 3.5608 acres of land, more or less.

Land	\$ 280,600.00
Improvements	\$ <u>0.00</u>
Total	\$ 280,600.00

The subject property is currently assessed in the name of St. Mary's County Commissioners, P.O. Box 653, Leonardtown, Maryland 20650.

Tract #2

Tax Account No. 08-172803

Tax Map 51, Grid 11, Parcel 577, Lot 3, Flower of the Forest Subdivision

Assessed as 3.926 acres of land, more or less, and improvements.

Land	\$1,030,600.00
Improvements	\$ <u>3,767,100.00</u>
Total	\$4,797,700.00

The subject property is currently tax exempt. However, the current tax rate in the Eighth (8th) Election District of St. Mary's County is \$1.0568 per \$100.00 of assessed value. This \$1.0568 is inclusive of all fire, County, and State taxes associated with real estate tax revenues. The real estate property taxes in St. Mary's County, as in other portions of Maryland, are based on a tri-annual assessment period with base values of properties re-assessed every 3 years and increasing during this period of time based on market rates, which in the past have typically ranged from 6 to 8 percent, but can increase upward to a 10 percent cap. Tax rates on the subject property are deemed to be typical of other properties located in the St. Mary's County region and are not deemed to be excessive.

The appraised property is located in St. Mary’s County, part of Southern Maryland which is composed of the state’s southernmost counties on the Western Shore of the Chesapeake Bay and includes all of Calvert, Charles and St. Mary’s counties and the southern portions of Anne Arundel and Prince George’s County.

Sub-Regional Analysis

Southern Maryland is an unofficial, three County region consisting of Charles, Calvert and St. Mary’s Counties. This area is one of the wealthiest and fastest growing areas of the Country.

Unemployment rates in this area are as follows:

Area	Time Period	Unemployment Rate
United Sales of America	November 2022	3.7%
Maryland	July 2022	3.9%
Calvert County	November 2022	2.9%
Charles County	November 2022	3.5%
St. Mary’s County	November 2022	3.1%

(Bureau of Labor Statistics)

As of the most recent census, the population in the Charles, St. Mary’s and Calvert Counties of Southern Maryland population was estimated as follows:

Census Data		
Area	2022 Population	2027 Population
Charles	170,103	174,838
St. Mary’s	115,234	116,979
Calvert	93,244	94,346

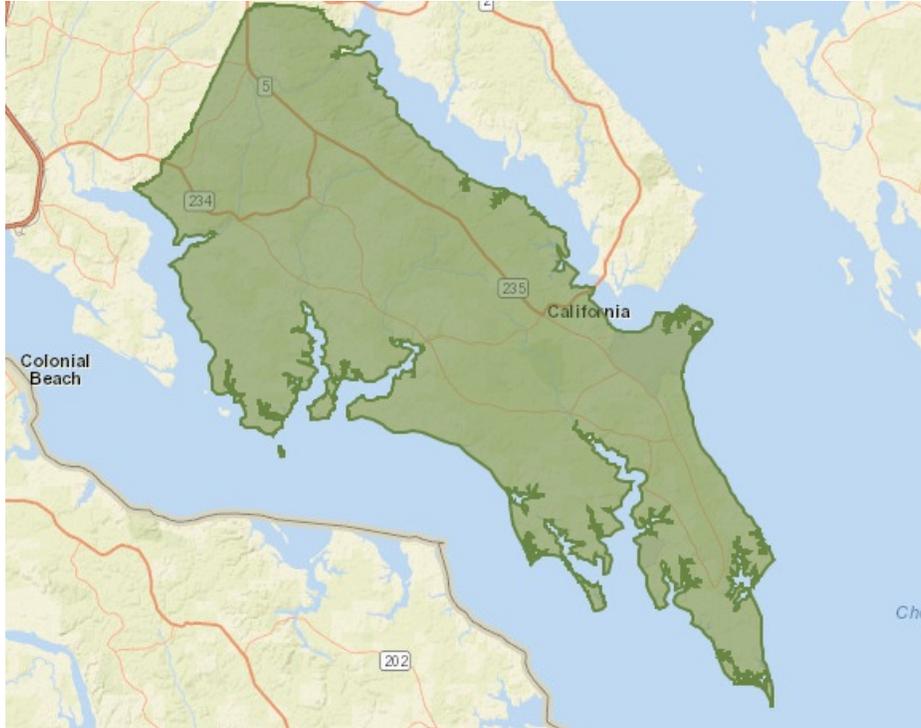
*Esri forecasts for 2022 and 2027

Income levels for the three Southern Maryland Counties are summarized below:

County	Median Household Income		Per Capita Income		No. of Housing Units		Median Home Value	
	2022	2027	2022	2027	2022	2027	2022	2027
Calvert	\$116,849	\$127,811	\$ 53,229	\$ 60,333	36,117	36,700	\$395,834	\$418,929
Charles	\$109,741	\$118,900	\$ 50,198	\$ 56,974	63,659	65,763	\$345,069	\$361,107
St. Mary’s	\$ 96,481	\$109,168	\$ 47,460	\$ 54,753	46,441	47,445	\$346,451	\$369,601

*Esri forecasts for 2022 and 2027

The subject property is located in St. Mary's County, Maryland. St. Mary's County is located in the extreme south-central section of Maryland, situated on the western shore of the Chesapeake Bay and the Eastern Shore of the Potomac River. This county is a peninsula bounded as follows:



On the north and northeast by the Patuxent River, on the east by the Chesapeake Bay, on the south/southwest by the Potomac and St. Mary's Rivers, and on the west by the Wicomico River and Charles County. St. Mary's contains approximately 365 square miles of land area and has about 400 miles of shoreline on four rivers and the Chesapeake Bay. The County is predominantly rural in nature, and a considerable amount of its land is wooded and undeveloped. The land in the lower peninsula, south of Lexington Park, is considerably lower in elevation and is more marshy, in general, than other areas of the County.

The county is situated 53 miles south of Washington, D.C.; 85 miles south of Baltimore and 101 miles northeast of Richmond. Distances to other major east coast cities are :

New York, NY	281 miles
Boston, MA	487 miles
Philadelphia, PA	181 miles
Pittsburgh, PA	274 miles

Major roadways in St. Mary's County include, Maryland Routes 235/5, and 2/4; the former are north/south connectors. The latter are east/west connectors. The public road systems throughout the County are maintained with macadam hard surfaces and are rated from average to good. Freight transportation to and from the County is by truck, since there is no major rail service at this time supplying the St. Mary's County area.

There are plans for a rapid rail system to connect St. Mary's County to the major employment centers of Washington and Baltimore. The closest railroad service is located in Waldorf, Charles County and the County is serviced by 48 freight carriers and 16 local couriers. The Port of Baltimore is within two hours travel time. The general area is served by three major airports being Dulles International, Washington National, and Baltimore-Washington International. These three airports are within one to one and one half hours driving time. There is a local airport named the St. Mary's County Airport (Captain Walter Francis Duke Regional Airport). A new Air Carrier Terminal was completed in 1999 and the County had hoped to establish commuter air service to and from at least Baltimore-Washington International Airport (BWI). However, these plans have been delayed because of difficulty in lengthening existing runways. This airport is located in the Hollywood area and is centrally located to service the needs of most of the St. Mary's County region.

Leonardtown, the County Seat, and Lexington Park are the two largest towns in the County. The population of St. Mary's County was estimated as of 2022 to be approximately 115,234, increasing to 116,979 by 2027 per Esri forecasts.

St. Mary's County is divided into nine Election Districts and is governed by a Board of Commissioners (five members). Zoning is controlled by the Board and is supervised by an appointed zoning administrator. Real estate tax assessment is based on 100 percent of market value. The current tax rate in the various election districts or jurisdictions ranges from \$1.0168 to \$1.0698 per \$100.00 of assessed value, depending on the fire taxes associated with each tax district, which range from a low of \$.024 to a high of \$.056 per \$100.00 of assessed value. In addition, these tax rates are somewhat lower than both Charles and Calvert Counties.

Public schools in St. Mary's are considered adequate with there being approximately 17,480 students (estimated as of 2022) in 18 elementary, 1 public charter, 4 middle, 3 high schools, 1 career & technology center and 1 Fairlead Academy. There are also numerous private and parochial schools with a co-ed parochial high school. St. Mary's County is also the home of St. Mary's College of Maryland, a nationally ranked, four year liberal arts state honors college. St. Mary's College has an enrollment of 1,510 students (fall 2020). The College of Southern Maryland has a major presence in the County at its Leonardtown campus. The County and State have recently established the Southern Maryland Higher Education Center which offers graduate level courses in several fields including science, business, health and education. The University of Maryland, Towson State and the College of Notre Dame (Baltimore, MD) are reported to participate.

The median household income in St. Mary's County is currently estimated at \$96,481 for 2022, projected to increase to \$109,168 by 2027. The average home value in 2022 was estimated to be \$346,451, increasing to \$369,601 by 2027, and the per capita income was estimated to be \$47,460 in 2022, and estimated to increase to \$54,753 by 2027.

The Naval Air Station (NAS) Patuxent River was commissioned on April 1, 1943, in an effort to centralize air testing facilities established during the pre-World War II years. Patuxent River Naval Aircraft Division is the foundation of economic stability and primary source for future growth in St. Mary's County. In 1992, the Naval Air Warfare Center in Washington, D.C. chose to consolidate all of the operations and procurement for the U.S. Navy's aircraft program at Pax River. Base Realignment and Closure Plans were completed again in 1993, 1995, and 2005 and each time the base came through stronger and better positioned.

Base management was encouraged to run the operation as a for-profit service company and secure outside revenue. The base has created an influx of aviation and technology companies, including contractors, who in turn are utilizing the resources and services by outsourcing back to Pax River. Pax River Air Station clients include:

- ▶ U.S. Coast Guard
- ▶ The Department of Transportation
- ▶ U.S. Army
- ▶ Lockheed Martin
- ▶ Caterpillar
- ▶ Boeing

The following Naval Divisions were transitioned to Pax River:

- ▶ Naval Air Test Center, West Warminster, PA
- ▶ Naval Air Development Center, West Warminster, PA
- ▶ Naval Air Engineering Center, Lakehurst, NJ
- ▶ Naval Air Propulsion Center, Trenton, NJ
- ▶ Naval Avionics Center, Indianapolis, IN
- ▶ Acquisition Management, Crystal City, MD

The Patuxent River Naval Air Station is a \$2.2 billion facility, with a 8.7 million square feet of facilities and 22,200 personnel. Since 1992, \$600 million has been invested in new infrastructure. Pax River promises to grow with the addition of programs to include the Joint Strike Fighter (F-35), the Multi-Mission Marine Aircraft (MMA), Presidential Helicopter (VXX), and the Unmanned Aerial Vehicle. Pax River has also been the site for development and testing of large programs like the F/A-18 Super Hornet, the V-22 Osprey and many others.

Pax River is responsible for providing the following services to the air platforms for the U.S. Navy:

- ▶ Research and Development
- ▶ Testing and Evaluation
- ▶ Engineering
- ▶ Fleet Support and Maintenance

The U.S. military involvement in the Middle East has brought attention to the dominant role of the Naval Air System's Command in the U.S. defense program. Many of the weapons features in the Gulf War and Desert Storm, such as unmanned aircraft, lasers, and Military Defense Shield concepts are developed at Pax River. Aircraft launched from carriers are the exclusive domain of the Naval Air Warfare Center, and this has been the lead military strategy, both in terms of research and development and deployment.

More significant is the potential for creation and development of successful prototypes that can be marketed to the Navy, and others. For example, the Joint Strike Fighter aircraft, which the Navy, Marine Corps, the Air Force, Britain, Canada, Norway, Netherlands, and Denmark would all use, is being tested at Pax River. The contract to produce this aircraft would be the largest defense contract in history and could total \$330 billion. The Marine Corp's top two aircraft programs, the V22 Osprey and the Triple A (Advanced Amphibious Assault Vehicle), have recently been under development at Pax.

Also as a result of the growth of the Patuxent River Naval Air Station there has been significant growth in the “High Tech” sector of St. Mary’s County. These high tech firms are predominantly located in the Lexington Park area in major business parks that include Wildewood, Lexington Park Corporate Center, Exploration, Expedition, Willows Run and Pine Hill.

As of 2020-2021, it was reported that the defense contractors supporting base were estimated to be:

• Boeing	450	• General Dynamics	600
• Smartronix	250	• DynCorp International	1,020
• Engility	500	• BAE	645
• Sikorsky	280	• PAE Applied Technologies	500
• Sabre Systems, Inc.	235	• Kbrwyle	700
• CACI	280	• Northrop Grumman/PRB	415
• SAIC	515	• Booz-Allen & Hamilton	400
• J.F. Taylor, Inc.	475	• Lockheed Martin	470
• Precise Systems	250	• MIL	245
• AMEWAS	220		

Largely due to these companies, unemployment has remained significantly lower than either U.S. or Maryland levels, being only 3.1% as of November 2022.

The Patuxent Naval Air Station at Lexington Park is, by far, the largest single employer of the County with over 20,000 employees (2022) with 2,400 active duty, 9,100 federal employees, 9,500 defense contractors, and 420 non-appropriated fund employees. In recent years, a number of civil engineering contractors associated with military technologies have located in and around the area of the Patuxent Naval Air Station. This trend is expected to continue due to closures and realignment of the military expected to take place in the future.

In response to the need for highly skilled workers, the U.S. Department of Labor awarded the St. Mary’s County Board of Commissioners a \$500,000 grant in 2000 to spearhead a regional employment-training program to address the shortage of skilled workers in demand by the high tech, health care and business centers now located in St. Mary’s County.

This training grant supplements the educational opportunities currently provided by the Southern Maryland Higher Education Center, which offers 35 masters degree programs in cooperation with Johns Hopkins University, University of Maryland, George Washington University, and Bowie State and Towson State Universities, and the nationally-ranked liberal arts education available from St. Mary’s College of Maryland.

Even with its considerable growth, St. Mary's County has retained a significant rural character. The Chesapeake Bay and its tributaries offer excellent areas for recreational activity, particularly for water sports, fishing, sight-seeing, and extensive park systems. Point Look-Out is the largest park, and numerous other local and neighborhood parks are available through the Parks and Recreational facilities of St. Mary's County.

As a result of recent growth, St. Mary's County has changed its overall economic character considerably, changing from an agricultural and aquacultural orientated society which dealt to a large extent with farming, commercial fishing, crabbing and oystering, to a more cosmopolitan type of community with major employment opportunities now located in the government positions offered by the local and state governments, as well as the federal positions at the Patuxent Naval Air Stations and its various military support systems and bases.

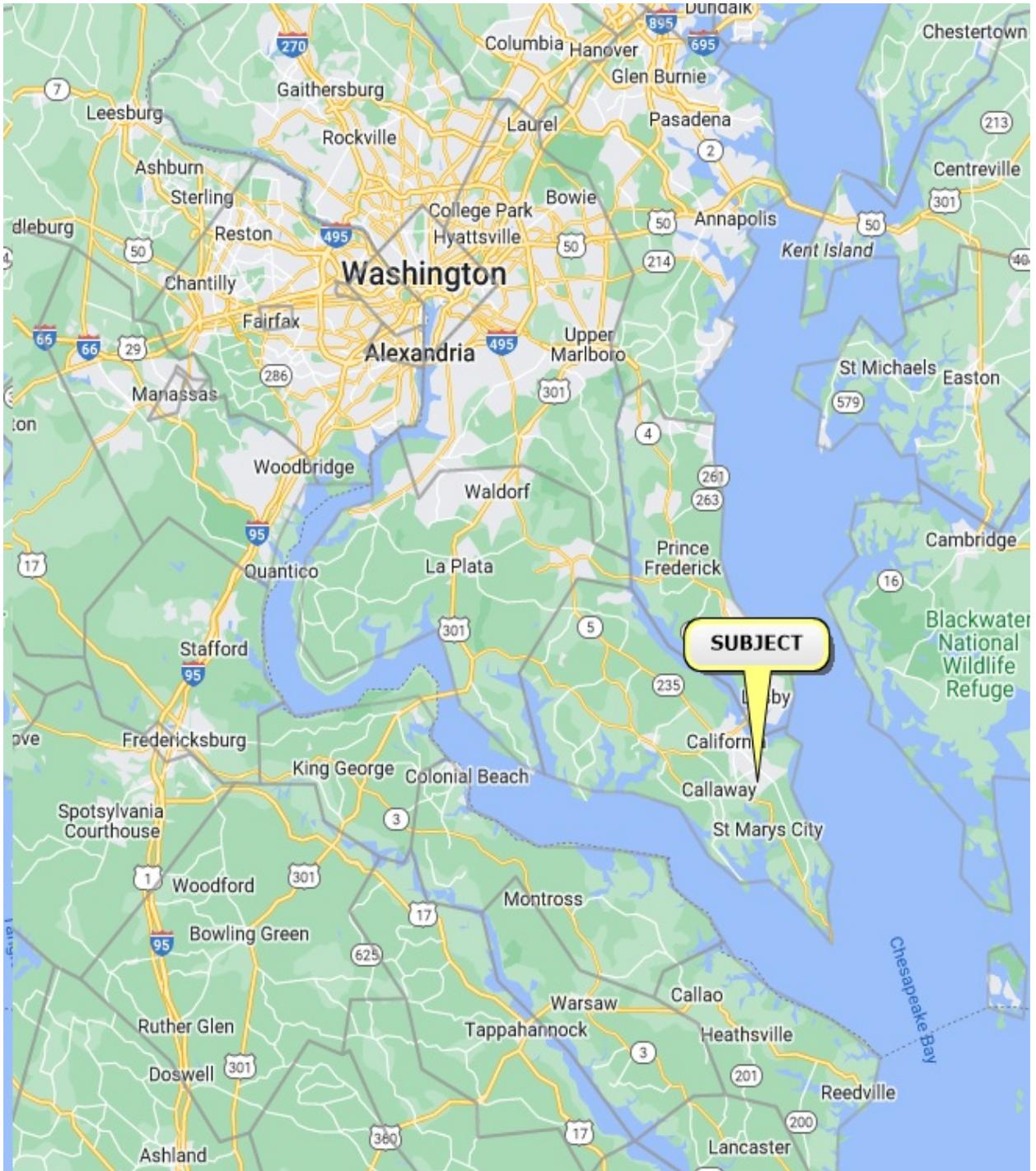
Additionally, employment opportunities in the private sector have also increased dramatically. A large number of employment positions are available in the retail, office and clerical sectors, as well as professional sectors of the County economy as well. Industrial growth, itself, in the County has been relatively slow and no major influx of large industrial users in the County are expected in the near future.

Commercial growth and office orientated growth has been strong and consistent in the past. These trends are expected to continue as every greater commercial requirements are needed to meet the expanding residential basis of St. Mary's County.

However, because of the somewhat lesser growth patterns in comparison to adjoining counties community, it appears that St. Mary's County will better be able to plan for the upcoming growth, and not be subject to the gridlock of other rapidly developing areas. The County itself has retained its rural character and has been a desirable place to live for a number of years. This trend is expected to continue into the foreseeable future.

Note: For further demographics and other various St. Mary's County data, refer to the addendum of this report.

COUNTY MAP



A neighborhood is a group of complementary land uses. There are three major topics to be considered in neighborhood analysis. They are:

- 1) Purpose
- 2) Boundaries
- 3) State of Change

The purpose of neighborhood analysis is to identify an area and the degree to which the economic, social, governmental and environmental (physical) forces impact the subject property and all other properties alike. In other words, once one or more of the four great forces vary in impact from the subject to other properties in the area, a boundary of the subject neighborhood has been crossed. Consequently, the boundaries of the neighborhood must be identified so that the appraiser can properly select comparable data for utilization in both highest and best use analysis and the appropriate approaches to value.

Even though the economic, social, and governmental forces can set neighborhood boundaries, physical boundaries are typically in discussion. These boundaries may coincide with changes in prevailing land use, occupant characteristics, or physical characteristics such as structures, street patterns, terrain, vegetation and lot sizes. Because changes in natural or physical features often coincide with changes in land use, transportation arteries (e.g., highways, major streets, and railroads), bodies of water (e.g., rivers, lakes, and streams), and changes in elevation (e.g., hills, mountains, cliffs, and valleys) often represent significant boundaries.

Neighborhoods are always changing even though short-term changes are generally not obvious. The cycles which all neighborhood go through are growth, stability, decline, and revitalization. It is extremely important for an appraiser to accurately determine the cycle that the subject neighborhood is in as this is the basis for an estimate of remaining economic life (REL) for use in highest and best use analysis and application of the appropriate approaches.

The subject property is located in the unincorporated town of Lexington Park, Maryland. The immediate neighborhood can be described as the commercial/office strip bordering both sides of Maryland Route 235; running from Maryland Route 4 to Maryland Route 246, a distance of approximately 5 miles. This location is the center of most recent commercial development in St. Mary's County.

Lexington Park, along with its sister communities of California and Great Mills, comprise one of the three major employment centers of St. Mary's County. The three centers being the aforementioned areas, the Leonardtown area and the Mechanicsville/Charlotte Hall area.

The Lexington Park/California/Great Mills neighborhood area comprises the Eighth (8th) Election District of St. Mary's County. This area is the largest of the three employment centers of St. Mary's County, and has the largest population concentration of any portion of the County. Additionally, the Naval Air Test Center (Patuxent River Naval Air Station) is the major source of non-agricultural employment in this region.

The Patuxent Naval Air Test Center, a principal test site for advanced Naval aviation weapons systems, is the largest economic influence in the County. Other satellite installations, in St. Mary's County and the adjacent counties of Charles and Calvert include the Naval Electronic System Engineering activity in St. Indigoes, the Naval Research Laboratory in Chesapeake Beach, the Naval Surface Weapons System Center in Solomons and the Naval Ordnance Station in Indian Head.

Maryland Route 235, which is the fronting road along the subject property, is the main arterial highway through the County. Its alternate, Maryland Route 5, leads to U.S. Route 301 in Charles County, and to Routes 2/4 in Calvert County, via the lower Patuxent River Bridge. The commercial area between Lexington Park and the unincorporated community of California, several miles to the north of the appraised property, has had the greatest amount of new development of any area of St. Mary's County in recent years.

Great Mills Road (Maryland Route 246) runs from Three Notch Road (Route 235) south to Route 5. There is a mixture of commercial and residential property all along Great Mills Road. Until recently, there were numerous large parcels of undeveloped land along Great Mills Road between St. Mary's Square and the intersection with Chancellor's Run Road, about 2 miles to the southwest. During the past four years, development of this area has accelerated with the construction of office buildings, a nursing home, mini-warehouses, a modular home park, apartments, and a major grocery store. As development activity has increased, the available land in the prime commercial area has been absorbed.

The older retail commercial development for the Lexington Park area is centered around the entrance to the Naval Air Station at the intersection of Routes 235 and 246 (Great Mills Road). There are two major shopping centers within ½ mile of this intersection with a chain grocery, drug and discount stores. Several fast food restaurants, automobile dealers, furniture stores and service stations are among the other businesses scattered along both Routes 246 and 235. As a response to the rapid growth in defense industries in the County, there have been several new office buildings constructed in recent years in the neighborhood surrounding the Test Center.

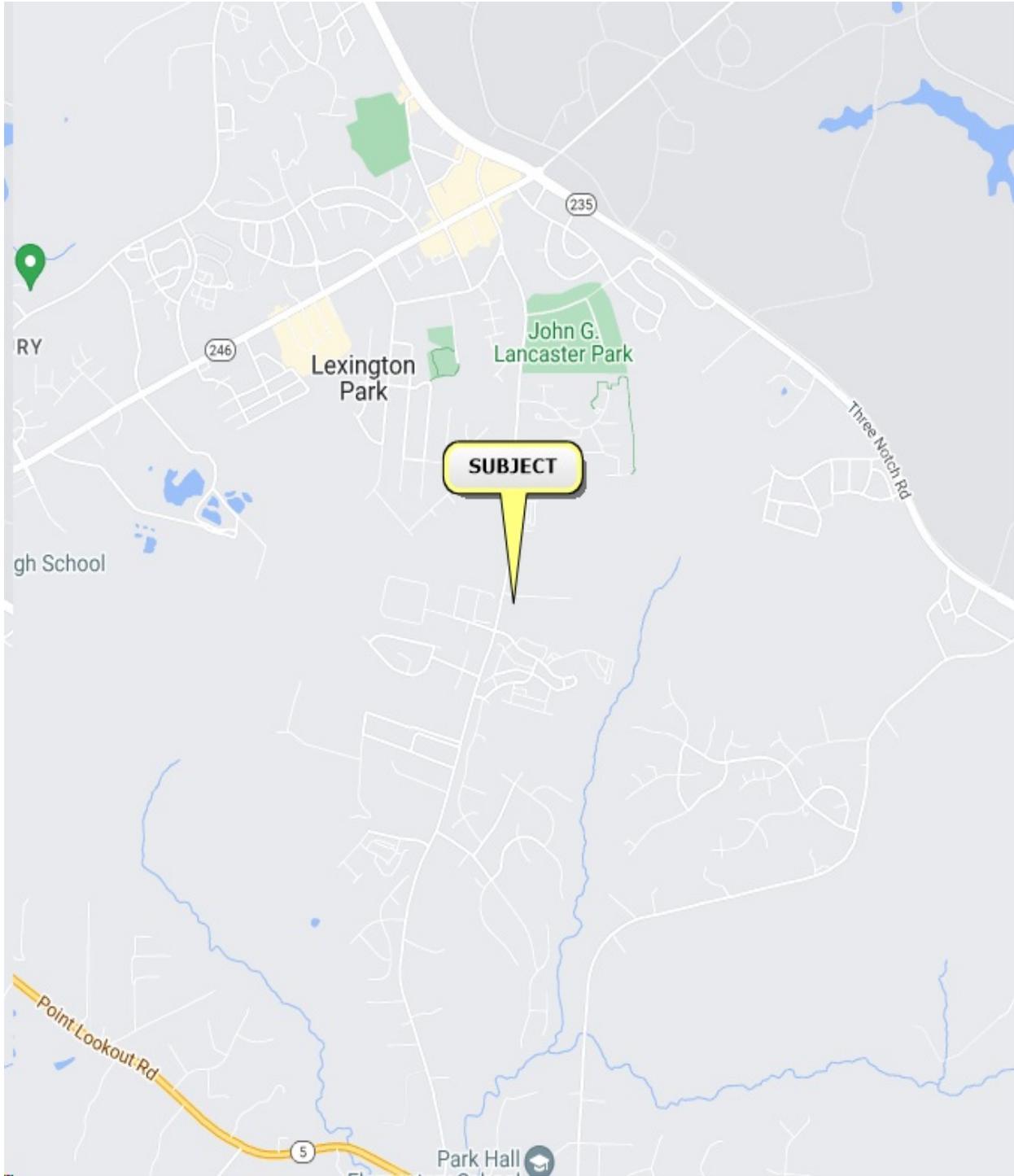
The recent developments have accompanied the expansion of the commercial area northward along Route 235 into the California area. Rapid growth of the defense industry has spawned several office buildings in this area, as well as two new shopping centers with major tenants, in addition to smaller shops. The most recent development in the California area is the First Colony commercial and residential development. This development is to consist of 1,034,500 square feet of commercial space, plus 400 residential dwelling units. This development is situated on 227.4 acres of land situated near the southwest corner of Maryland Route 235 and Maryland Route 4. Major occupants of this PUD are Target, Lowes, Giant and Staples. A major new apartment development located in the neighborhood of the subject property is located just north of the subject in the Wildewood community. New additions to the First Colony PUD include a Best Buy, a Ross, a PETCO and a BJ's.

Leonardtown, the center of St. Mary's County Government, is located about 10 miles northwest of the neighborhood. Commercial development in this community is limited to apartments, offices and old retail stores that offer a limited variety of merchandise. St. Mary's City, the locale of a four-year college, is about 10 miles to the south and is being rebuilt as an historic tourist center.

Public schools that serve the area include Greenview Knolls Elementary, Esperanza Middle and Great Mills High School. There are several private and parochial schools which serve the area, including Little Flower School, Saint Michaels, and St. Mary's Ryken, the local Catholic High School.

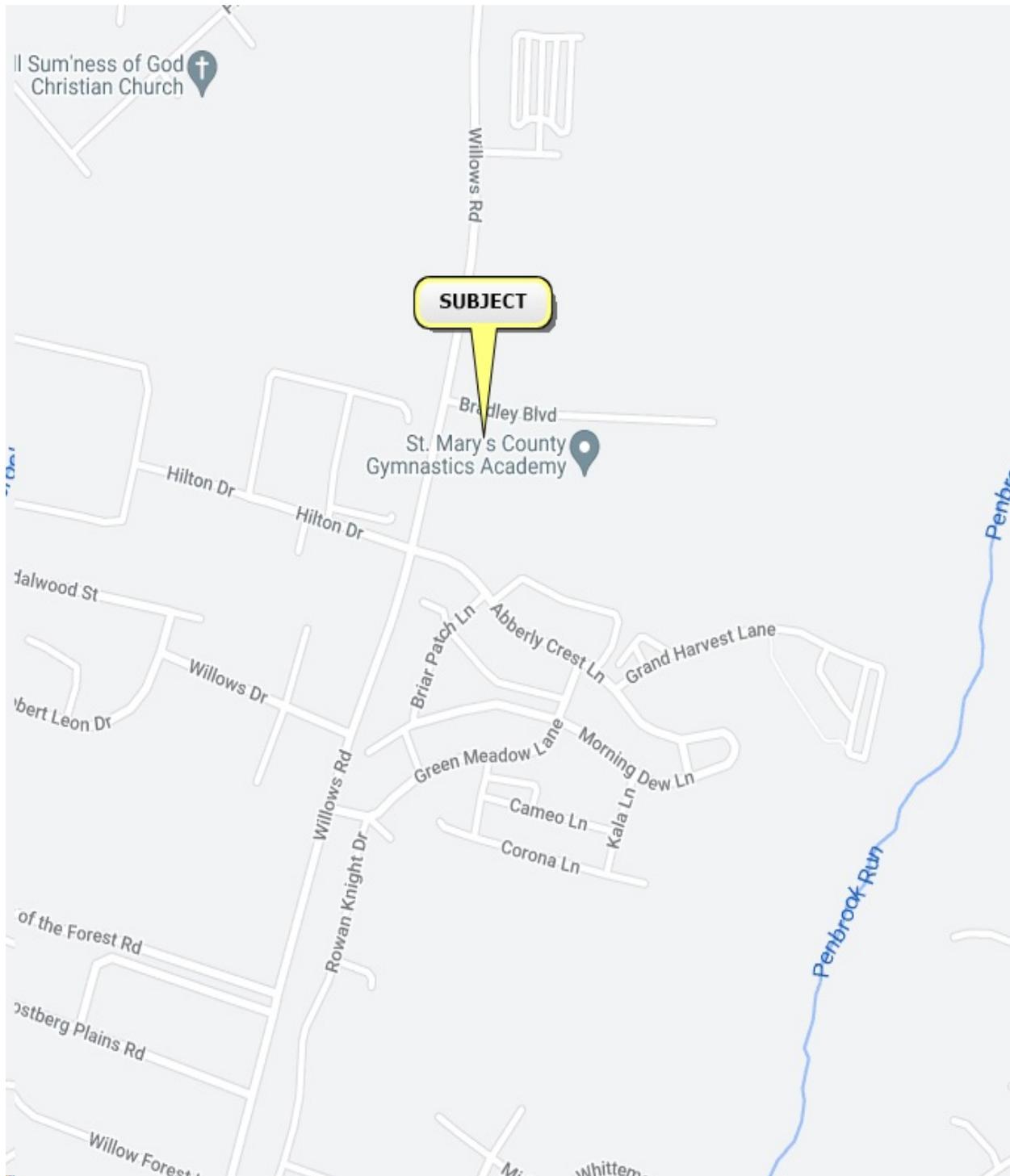
In terms of economic conditions within the neighborhood as of the date of this appraisal, these have been relatively good over the past 5 to 6 years due to relatively low interest rates in the marketplace and an overall improvement in the general economy. Interest rates over the past 12 to 18 months, however, have increased substantially due to inflationary pressures which at least in the short term have slowed demand, particularly in the residential sector. Pricing, however, appears to have remained relatively constant due to low inventory of most categories of real estate. If interest rates decline, as a number of economists are suggesting through 2024 into 2025, then ultimately interest rates should return to stabilized market levels in the neighborhood, and demand and pricing should return to historic levels.

NEIGHBORHOOD MAP



The subject property, in terms of both Tract #1 and Tract #2, are located on the west side of Bradley Boulevard, just south of its intersection with Willows Road in the Flower of the Forest Commercial Subdivision. Bradley Boulevard and Willows Road are both publicly maintained street systems located in the Eighth (8th) Election District of St. Mary's County, Lexington Park, Maryland. Via Willows Road, the subject property is within approximately ½ mile of Maryland Route 246 (Great Mills Road). Maryland Route 246 is the major east/west bisector of this portion of the County and connects the subject property to Maryland Route 235 (Three Notch Road) to the east or Maryland Route 5 (Point Lookout Road) to the west, both of which are major north/south arterial systems leading through this portion of St. Mary's County. The subject property should be considered within relatively easy commuting distance of most population and employment centers of St. Mary's County as well as a distant commute to metropolitan Washington, D.C. and Annapolis market areas with average commuting times from 1 hour to 1 hour 30 minutes.

LOCATION MAP



Tract #1: According to a plat as prepared by Nokleby Surveying, Registered Land Surveyors & Engineers, 46925-B Shangri-La Drive, S., Lexington Park, Maryland, the subject property contains a total of 3.508 acres of land, more or less. This parcel has approximately 375' of frontage on Bradley Boulevard and is a corner configured parcel with an additional 375' of frontage on Willows Road. The property is trapezoidal in shape and was found to be a predominantly cleared tract of land. The subject has a rolling topography which is at or close to the fronting street system of Bradley Boulevard, but varies and is somewhat below or above grade to Willows Road. The subject has a tiered topography that slopes somewhat upward towards the central plateau and then downward towards the southern boundary lines associated with a drainage easement that lies between the subject and Lot 3 (Tract #2). It also appears that the subject property has usable access to the storm water management facilities adjoining the property that are a part of Tract #2. Public utilities in terms of both water and sewer are at the property line of the subject property and available for connection, to the best of this appraiser's knowledge.

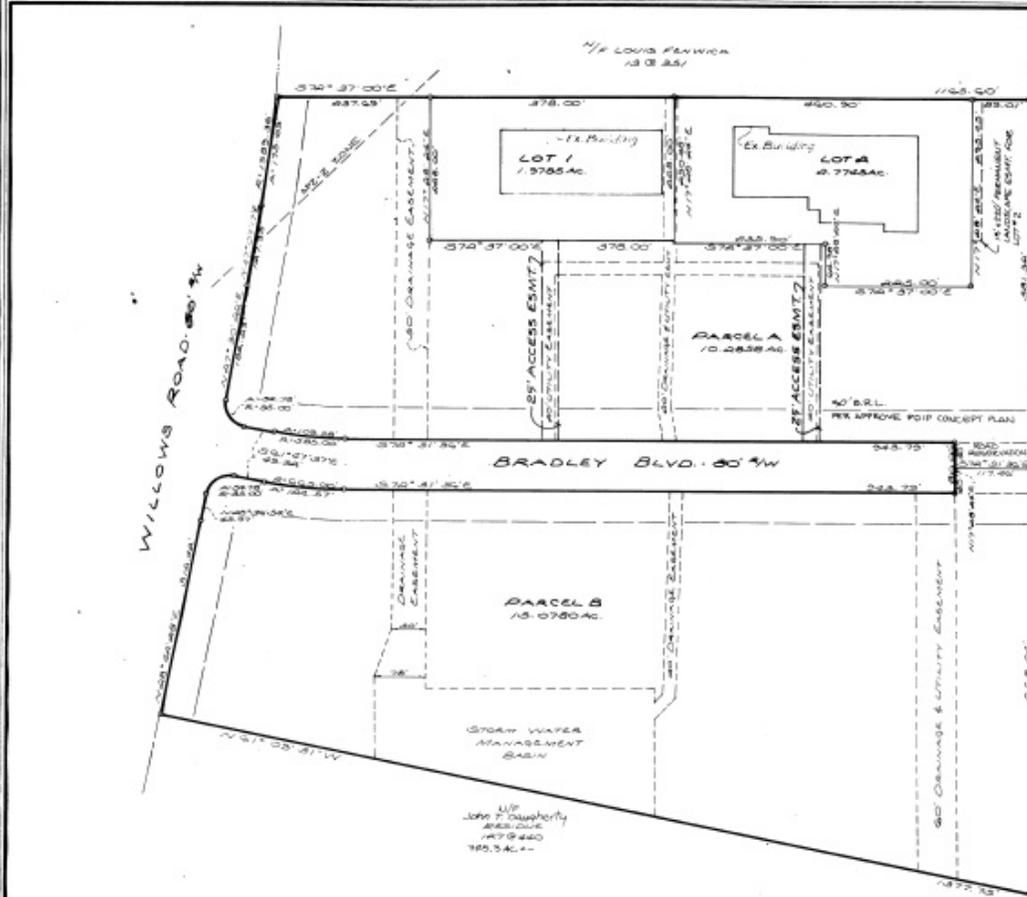
Tract #2: According to a plat as prepared by Nokleby Surveying, Inc., as noted above, the subject property contains a total of 3.926 acres of land, more or less. This parcel is also designated as Lot 3 of the Flower of the Forest Subdivision. This is a trapezoidal shaped tract of land that has approximately 359' of frontage on Bradley Boulevard with an overall depth on its northern boundary line of approximately 441', on its southern boundary line approximately 513', and on the rear boundary line approximately 366'. The subject property, for the most part, is level to slightly sloping and generally slopes slightly downward from the fronting street system towards the rear boundary line. It should also be noted that the property is predominantly cleared and usable land, except for the rear and northern portions of the property that have some woodlands or buffer zone associated with a drainage easement on the northern boundary line as well as a storm water management facility with pondage associated with the rear portion of the property. This property is connected to both public water and sewer. Access to the subject property is via Bradley Boulevard, which is a publicly maintained street system leading to Willows Road.

Soil types associated with both tracts of land are predominantly Evesboro loamy sand (EvB), Evesboro-Westphalia complex (EwD2), Kempsville fine sandy loam (KeC2), Klej loamy sand (Kz), Rumford loamy sand (RuB) and Woodstown sandy loam (WdaB).

No adverse easements or encroachments were observed other than the standard utility easements that would affect the overall valuation of the subject property. It should be noted that the subject property does not lie within a HUD designated flood plain as delineated on FEMA Map No. 24037C0327E, Zone X, dated October 19, 2004. It should also be noted that the subject property currently lies in an area governed by a governmental census tract study. The census tract assigned to the subject property is 8759.06.

A detailed legal description of the subject property may be found in the St. Mary's County Land Records at Liber 6427, Folio 116 (Tract #1) and Liber 6367, Folio 425 (Tract #2). It is further described as being found on the St. Mary's County Tax Maps at Map 51, Grid 11, Parcel 577, Part of Out Parcel B (Tract #1) and Lot 3 (Tract #2), Flower of the Forest Subdivision.

PLAT MAP



GENERAL NOTES

- 1 This property is located on T.M. 51, 51ST/14MBX
- 2 This property is served by a central water and central sewerage system.
- 3 This property is Zoned R.O.P.
- 4 Building restriction lines will be as specified in the St. Marys County zoning Ordinance.
- 5 This plan is in performance with the St. Marys County Comprehensive Water and Sewer Plan.
- 6 Total Acreage = 30.12 Ac ±
- 7 The 20' access easels shown hereon are private and will not be restricted by the County.

OWNER'S CERTIFICATE

I, John T. Daugherty, Owner of the property shown hereon do hereby adopt this plan of re-subdivision and establish the minimum building restriction lines. The property shown hereon is recorded in the Land Records of St. Marys County, Md in Plat Book 30, Page 119.

Signature: *John T. Daugherty* Date: 4-15-91
 Signature: _____ Date: 4-15-91

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct and that it conforms to the specifications, that the property shown hereon is a re-subdivision of Flower of the Forest Commercial Property as recorded among the Plat Books of St. Marys County in Plat Book 30, Page 119 and that iron pipes marked 'C' have been placed as indicated.

Signature: *[Surveyor Signature]* Date: 4-15-1991

- Notes:
- 1) The Open Space Requirements per Article 38.06.04 in 30 times buildable site area.
 - LOT 1: Buildable site area = 86,184 s.f.
 - Required open space = 15,237 s.f., provided open space = 19,114 s.f.
 - LOT 2: Buildable site area = 100,889 s.f.
 - Required open space = 24,182 s.f., provided open space = 28,186 s.f.
- 2) Per Article 38.06.04 the RAC shall not exceed 30 per cent.
- LOT 1: RAC = 27% (20,000 sq ft of open space) (15,237 s.f. required)
- LOT 2: RAC = 26% (26,220 sq ft of open space) (24,182 s.f. required)

PLANNING & ZONING Date: 4/19/91 Director: <i>[Signature]</i>	DEPARTMENT OF PUBLIC WORKS Date: _____ Director: _____ Chairman: _____	HEALTH DEPARTMENT Date: 4/19/91 Health Officer: <i>[Signature]</i> Director: _____ Sanitation: _____	METROPOLITAN COMMISSION Date: 4/16/91 Director: <i>[Signature]</i>	SOIL CONSERVATION Date: _____ Director: _____ Challenge: _____
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NICKLEBY SURVEYING

FLOWER OF THE FOREST COMMERCIAL PROPERTY

Subd. of Parcel 577 of Parcel 54

RECORD PLAT

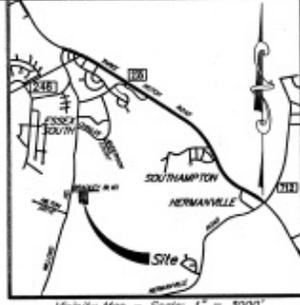
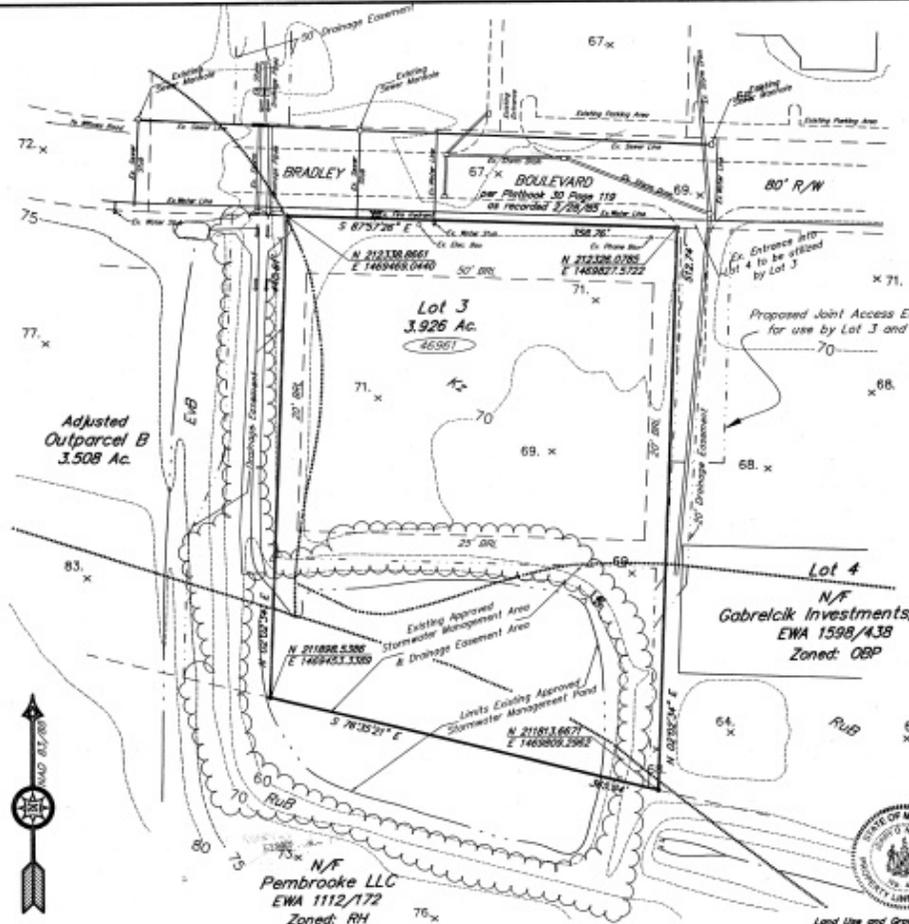
6-28-90
 SCALE: 1"=100'
 DRAWN: DAV/EC
 SHEET 1 OF 1

WPA 5011062-108 51252-108

PLAT MAP

General Notes

- The site is located on Tax Map 85, Dist 11, P.O. Parcel 577.
- The SITE AREA = 2.434 A.C.
- Owner: NOKLEBY, LLC
- Adjoining properties are Zoned RB1, unless otherwise shown herein.
- Building Footprint Lines (BFL) and Minimum Floor Requirements are established as per the St. Mary's County Zoning Ordinance as follows: 20' Front, 20' Side, and 25' Rear. BFL's may be supported by means of foundation structure areas applied from the more restrictive of the lot lines or from restrictive areas required per Code 22-02-02, Section 71, or shown and labeled on this subdivision plat.
- Water supply shall be from a central public water system.
- Sanitary Sewer shall be to a central public sanitary sewer system.
- Minimum "Clearance Statement" - These lots contain at least a 20,000 square foot area which does not include rights-of-way (existing or proposed), 50 year flood plain and 200' or greater grades. The 20,000 square foot area includes the combined area of the sewage reserve area plus the building area.
- There are no existing wells or sewage easements within 100' of the proposed lots of this subdivision plat.
- This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
- There shall be a fee (10) that utility easement along all lot lines. Sewer easements are to include use by the St. Mary's County Water Pollution Commission, its successors and assigns, for construction, installation, maintenance, repair, inspection, and operation of public water and sewer facilities, should such facilities ever be installed.
- See also all other plat restrictions affecting this site, which are in full force and effect, and shall apply to this site, in accordance with recorded plat restrictions, must remain in unobstructed open space and undisturbed.
- Adjusted Outparcel B shown herein has not been submitted for compliance with Chapter 70 of the St. Mary's County Zoning Ordinance (Accessory Facilities) and cannot be used or used for building until the Outparcel B is further submitted in accordance with the St. Mary's County Subdivision Regulations and the St. Mary's County Zoning Ordinance.
- There are no existing nonconforming structures in accordance with Chapter 52.4 of the St. Mary's County Zoning Ordinance.
- Present Zoning Category: S-1
- Present Meter Category: 8-1
- There are no additional plans to develop this property for the remainder of this time.
- Prior to issuance of a building permit for Lot 3 show trees, Stormwater Management and erosion control that is provided in accordance with the Stormwater Management, Grading, Erosion and Sediment Control Ordinance.
- This site is exempt from the Forest Conservation Act per Section 03.22.01 of the St. Mary's County Zoning Ordinance and a Conservation Easement shall be filed with the Department of Land Use and Growth Management. Clearing shall be limited to 40,000 sq. ft.
- 300'x150' Property area not shown to be in the 100' Year Flood Plain, as determined on Flood Hazard Boundary Maps for St. Mary's County, Maryland, and distributed by the Federal Emergency Management Agency per 15.124: Community Flood 04/01/2012.
- Maps that show do not appear to be present per the Soil Survey of St. Mary's County, Maryland, as established by the U.S. Department of Agriculture, Soil Conservation Service, as shown herein. There are no known State or Non-State Wetlands per the State of Maryland Wetland Fact Sheet Maps.
- There are no known Cultural Features, Critical Habitats, or Historical Sites per 40.0000: Shell 04/01/12.
- 20' drainage easements are shown as they are shown.
- Topography is shown on P.O. Parcel 577.



Owner's Certificate

I, William R. Lee, LLC, owner of the property shown hereon and described in the Survey Certificate attached hereto, hereby certify that this plan of subdivision was approved by a registered engineer, that there are no pending suits or claims of title, taxes, liens, mortgages or debts of any kind affecting this subdivision except as noted or shown hereon (see Mortgage Schedule if applicable), all parties consent thereto and indicate their assent to this plan of subdivision.

The Survey Certificate and minimum building restriction shown as required by the St. Mary's County Zoning Ordinance and indicate the streets, easements, rights-of-way and other improvements, where applicable, to public use.

We hereby grant unto the St. Mary's County Metropolitan Commission, its successors and assigns, a right of ingress and egress over, and a perpetual easement in, the 10' foot water line, and/or sewer line easement along all lot lines, and as shown hereon, for the purpose of installing, maintaining, repairing, inspecting, and operation of any public water and sewer facilities, present and future, over the site shown hereon, in accordance with the requirements of Section 2-103 of the ANNOTATED CODE OF MARYLAND (Public Property Article) as far as it concerns the vicinity of the plat and setting of the markers required therein hereon or as it may be amended from time to time.

William R. Lee, LLC
 Thomas D. Deary, LLC
 Authorized Representative
 Date: 4-13-07

Surveyor's Certificate

I hereby certify to the best of my knowledge, skill and judgment that the plat shown hereon is correct and conforms to the specifications that this is a subdivision of all of the lands conveyed unto William R. Lee, LLC, from Herndonville, LLC by deed dated January 5, 2003 as recorded among the Land Records of St. Mary's County, Maryland in Liber 118A, 1820/438.

The requirements of Section 2-103 of the ANNOTATED CODE OF MARYLAND (Public Property Article) as far as it concerns the making of the plat and setting of the markers required therein hereon or as it may be amended from time to time, are hereby certified to be complied with to the best of my knowledge, skill and judgment.

Thomas D. Deary, LLC
 Date: 4-13-07

Metropolitan Commission
 Date: 2/22/08
 Director: *[Signature]*

Health Department
 Date: 3/4/08
 Supervisor: *[Signature]*

Department of Land Use and Growth Management
 Date: 3/7/08
 Director: *[Signature]*
 P.E. Chairman

No.	Date	Description	BY
1	10/25/06	All 100' agency comments	303
2	1/4/08	Finalized control # per final comment	303

NOKLEBY SURVEYING INCORPORATED

46925-B Shangri-La Drive, S
 Lexington Park, Maryland 20653
 Phone: (301) 862-3133 • FAX: (301) 862-4380

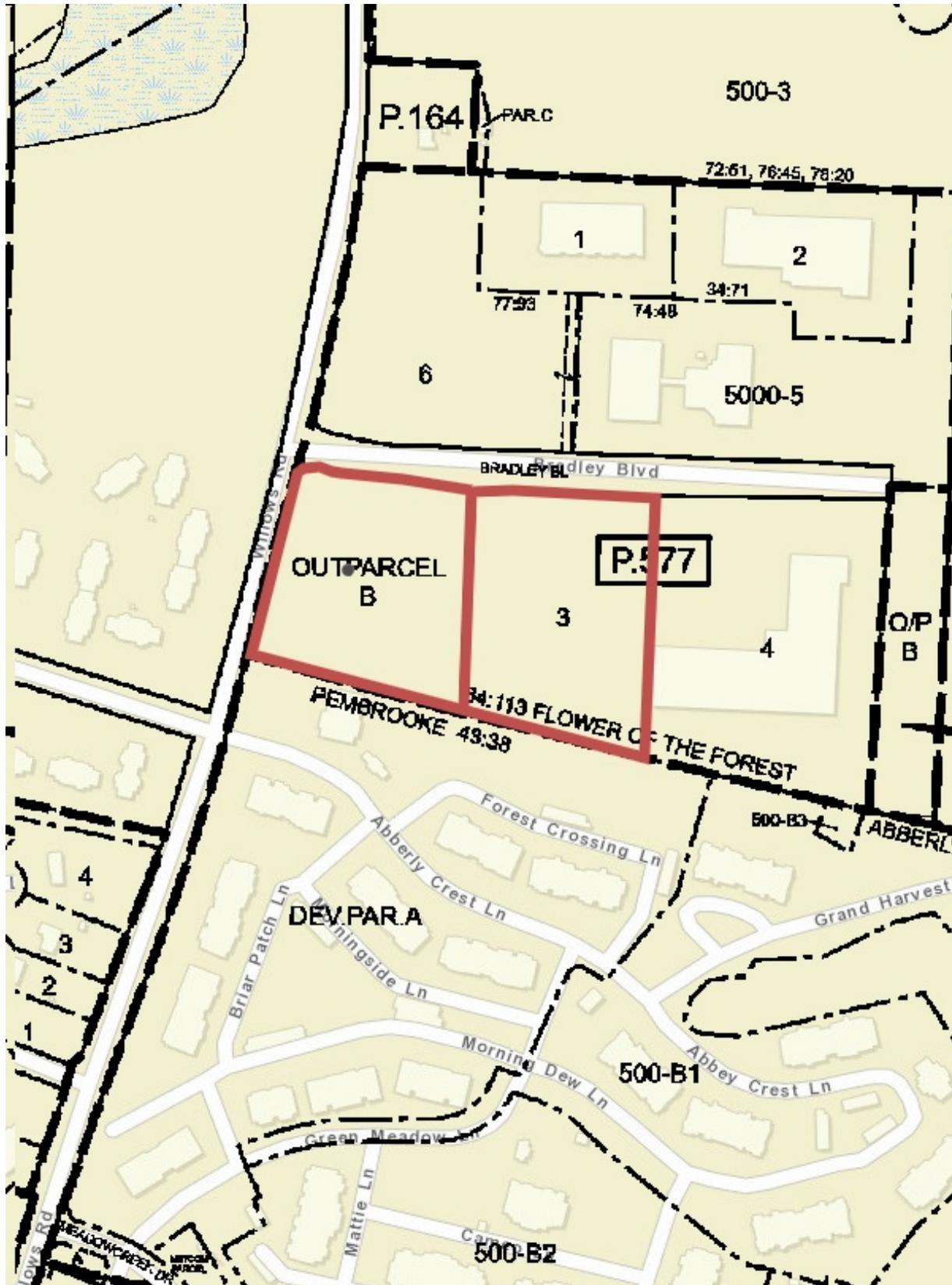
MINOR SUBDIVISION PLAN

Lot 3
 Flower of the Forest
 Commercial Subdivision
 Eighth Election District
 St. Mary's County, Maryland

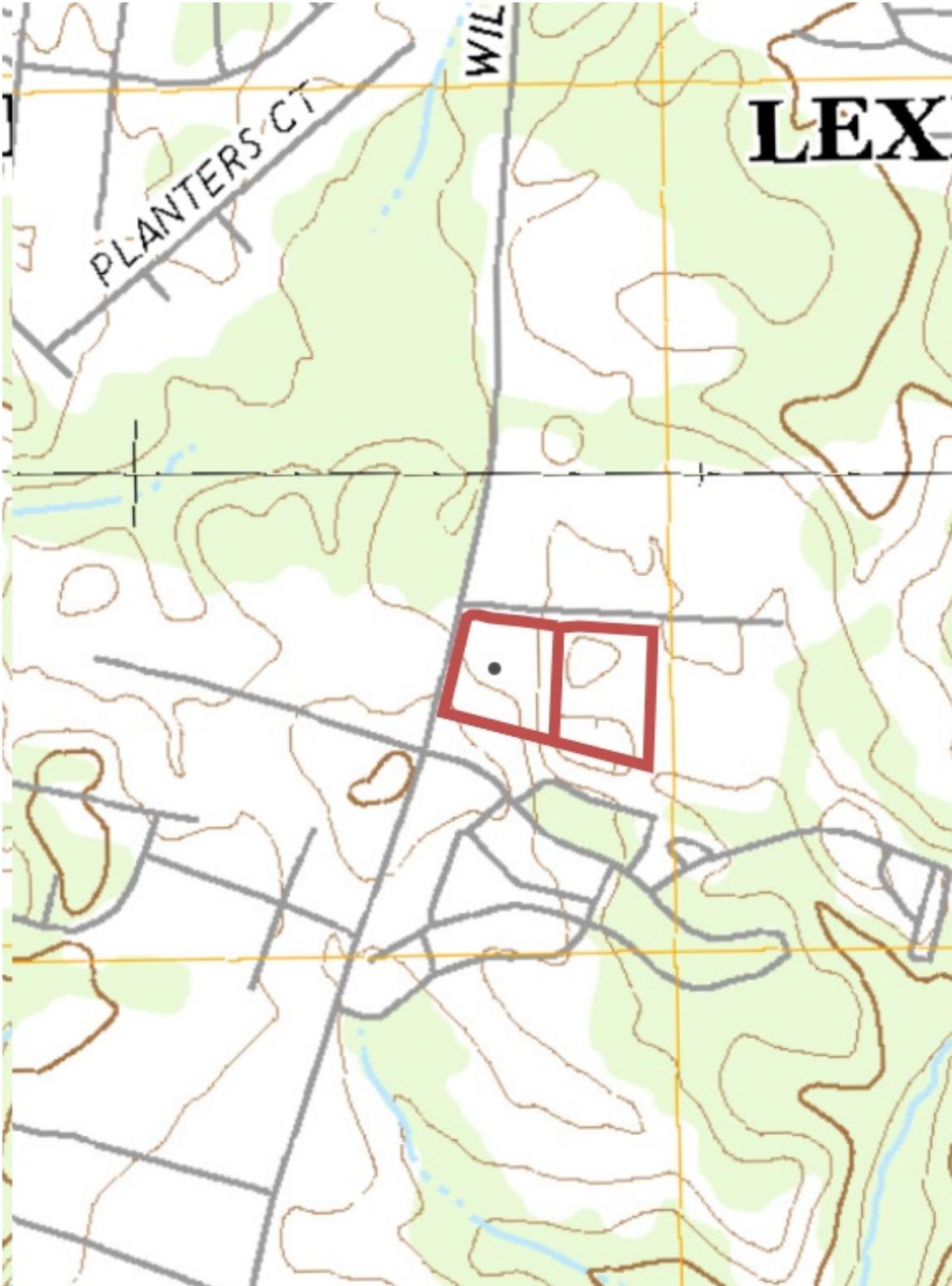
Control # 51-11-077 Survey 03/27/08 Date by J.W. Date by D.E.
 Date: 2/27/08 Area: 1" = 80' Page: 1 of 1

46925-B Shangri-La Drive, S
 Lexington Park, MD 20653
 Phone: (301) 862-3133 • FAX: (301) 862-4380

SITE LOCATION MAP



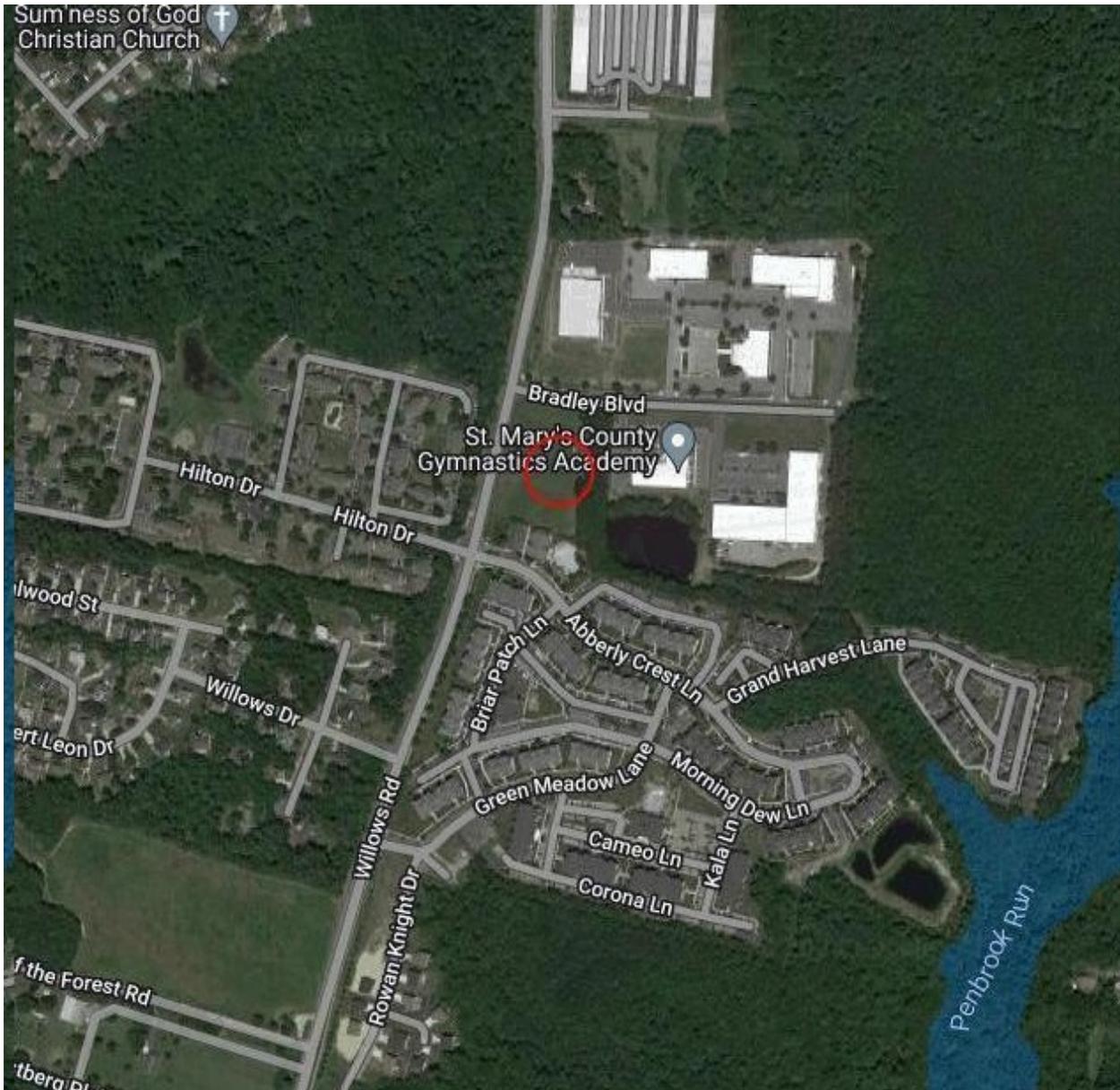
TOPOGRAPHICAL MAP



AERIAL MAP



FLOOD MAP/CENSUS



Confidence	Description	Data
●	Census Tract	8759.06
●	FEMA Zone	X
●	Map Date	10/19/2004
●	FEMA Map No.	24037C0327E
●	FEMA Special Flood Hazard Area	No
●	MSA No.	15680

SOIL MAP



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EvB	Evesboro loamy sand, 0 to 8 percent slopes	0.1	1.1%
EwD2	Evesboro-Westphalia complex, 12 to 20 percent slopes, moderately eroded	3.9	52.8%
KeC2	Kempsville fine sandy loam, 5 to 10 percent slopes, moderately eroded	0.3	4.6%
Kz	Klej loamy sand, 0 to 5 percent slopes	0.2	2.9%
RuB	Rumford loamy sand, 0 to 5 percent slopes	1.5	19.7%
WdaB	Woodstown sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	1.4	18.9%
Totals for Area of Interest		7.4	100.0%

Tract #1 was found to be unimproved at time of inspection.

Tract #2 is improved by a two-story community services gym building that was originally constructed in 2019. The subject structure, according to physical measurements, contains a total of 18,757 square feet on the first level and 4,230 square feet on the second level, for a total of 22,987 square feet. The subject structure is built with what appears to be a metal roofing system and the entire structure is built on a reinforced concrete slab foundation. The exterior elevations feature split-faced masonry block and stucco walls and the subject structure is accessed via double commercial grade entranceway system on the southeast quadrant of the subject property as well as several entranceways on the southern portion of the property with additional entrances in the gym area with an overhead dock type doorway system and double metal entranceways on the northern elevation of the gym portion of the property. The first level of the eastern portion of the property features a lobby area, reception area, meeting or conference room, viewing areas, mechanical room, small office area, men's and women's restrooms as well as a large gymnasium area. Above the eastern quadrant of the subject structure is a second floor that is current access via a stairwell as well as elevator service that is currently being used as an indoor pickle ball court and exercise area. HVAC requirements are met by a forced warm air heating system and central air conditioning. Interior finishes are predominantly drywall partitions and laminate flooring (in the eastern portion of the property) and the gym area has predominantly unfinished walls and laminate flooring. Overall conditions of the structural improvements should be rated as average to good.

Site improvements include approximately 20,000 square feet of paved parking areas and access driveways in which are delineated approximately 86 parking spaces, 5 of which are designated for handicap parking. Additional site improvements include concrete sidewalks along the front and southern elevations of the building, exterior parking lot lighting and average quality landscaping predominantly in the form of grassed or shrubbed lawn areas as well as intrinsic site preparation & permits and utility connections. Overall condition of site improvements should be rated as average to good.

PHOTOGRAPHS OF THE SUBJECT PROPERTY - 46961 Bradley Blvd.



Front



Rear



Southern Elevation



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior



Interior

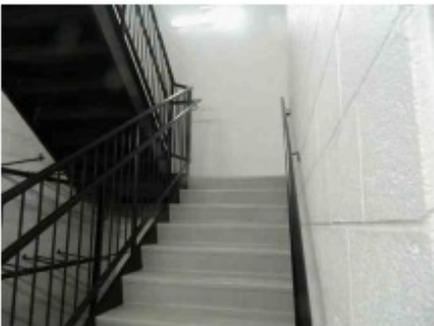
PHOTOGRAPHS OF THE SUBJECT PROPERTY - 46961 Bradley Blvd.



Interior



Interior



Interior



Interior



Interior



Interior



Street

PHOTOGRAPHS OF THE SUBJECT PROPERTY - 46955 Bradley Blvd.



Front



Overview



Overview



Street



Overview



Street



Street

Highest and Best Use is defined as:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria that highest and best use must meet are legally permissible, physically possible, financially feasible, and maximally productivity".⁴

The highest and best use of a property is concluded after each potential use has been tested using the four criteria. The use that fulfills the four criteria and maximizes value is the highest and best use. A distinction is made between the highest and best use of the land or site as though vacant and the highest and best use of the property as improved. Highest and best use of the land or site as though vacant may be the existing use, a projected development, a subdivision, an assemblage, or speculative holding. The highest and best use of a property as improved may be continued maintenance, renovation, rehabilitation, expansion, adaptation or conversions to another use, partial or total demolition, or some combination of these alternatives.

Implied within these definitions is recognition of the contribution of a specific use to the community environment or to community development goals, in addition to the maximization of profit to individual owners.

In the practice of appraisal, the concept of Highest and Best Use represents the foundation from which value is based. In its most strict interpretation, the most probable sales price (market value), another appropriate term to reflect Highest and Best Use would be its most likely and probable use. However, in regard to investment value, an additional alternative term for Highest and Best Use would be that use which would generate the most profitable returns. The Highest and Best Use of a property is that use which will generate in terms of dollars the highest net return to the owner while producing the highest present worth amongst many flexible usages that are either legally permissible, feasible or capable of occurring within a reasonable period of time.

In determining the Highest and Best Use of the subject site, it is necessary to study four factors; these are, the legality of use, the physical adaptability of the site to particular usages, as well as the marketability and feasibility of the development. In the final analysis of Highest and Best Use and at the ultimate conclusion arrived at via the study, the Highest and Best Use will reflect, in this appraiser's opinion, the optimum combination of the aforementioned factors.

The subject property is currently two tracts of land containing 3.508 acres and 3.926 acres, respectively. The subject property is currently zoned OBP or Office and Business Park District. The subject property in its current configuration as vacant land in terms of Tract #1 and as a community gym/fitness center, which has operated as such for a number of years, should both be considered a conforming use under the current zoning and would meet the minimum criteria in terms of legality under highest and best use.

⁴Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed. (Chicago: Appraisal Institute, 2022), 109.

As vacant, both Tract #1 and Tract #2 are both zoned OBP or Office Business Park zoning which allows for development of predominantly office or commercial/flex type orientated space. The subject property is located in a business park, which is improved by several additional buildings that are all of similar flex type office use consistent with the zoning.

The subject property has availability to both public water and sewer as supplied by the METCOM Commission of St. Mary's County. The overall topography of both tracts of land are conducive for commercial/office development as allowable under the current zoning. The subject has easy access not only to the Patuxent Naval Air Station, but also to population and employment centers in the St. Mary's County and southern Calvert County region and as such, would be well suited for commercial or office uses servicing not only the Patuxent Naval Air Station, but population and employment centers of St. Mary's and southern Calvert Counties.

Therefore, it is this appraiser's opinion that the highest and best use of Tract #1 which is vacant and Tract #2 were it vacant would be their ultimate development for more intense office, commercial or flex type development, benefitting from the close proximity to the Patuxent Naval Air Station and the high population associated with the Lexington Park/California/Great Mills development districts of St. Mary's County as well as the population in the southern portion of Calvert County.

As improved, Tract #2 is improved by a fitness/gym facility that was originally constructed in 2019. The subject was found to be in average to good condition and the facilities are currently being used as an ongoing gym/fitness facility. The subject structure is well laid for its intended use with not only a large gym area, a pickle ball court area as well as a fitness areas and viewing rooms and restrooms facilities with appropriate management office areas.

Therefore, it is this appraiser's opinion that the highest and best use of Tract #1 would be its continuing use as a community service facility specializing as a gym/fitness center.

The three traditional approaches to value have been considered in the final valuation of the subject property. These approaches are as follows:

- (1) the Cost Approach, where the land is considered as if vacant, plus the cost of improvements, less depreciation;
- (2) the Sales Comparison Approach, which is otherwise known as the direct sales approach, where the appraiser compares the subject property to that of comparable sales; and
- (3) the Income Capitalization Approach, where the appraiser capitalizes the potential income stream of the subject property.

The Sales Comparison Approach will be used exclusively in the valuation of Tract #1 to arrive at a market value for the land associated with this tract.

All three approaches to value will be used in the valuation of Tract #2.

VALUATION

OF

TRACT #1

(containing 3.508 acres of land, more or less)

The Sales Comparison Approach is an approach to value wherein the appraiser seeks out sales of similar properties that have occurred recently. These sales are then adjusted for dissimilarities between sale properties and the subject property to arrive at an indication of value. Theoretically, the Sales Comparison Approach reflects the actions of buyers and sellers in the marketplace.

COMPARABLE LAND SALE NO. 1	
Location	43970 Airport View Drive, Hollywood
Submarket	St. Mary's County, Maryland 20636

Grantor:	D R & F, LLC
Grantee:	Skywater-Hollywood, LLC
Date of Sale:	June 3, 2019
Identification:	06-041175 & 06-018254 Tax Map 34, Grid 1, Parcel 550, Out Lot & Lot 9 St. Mary's Industrial Park
Recordation:	Liber 5087, Folio 35
Site Size:	0.51 acre (+/-) <u>2.78</u> acre (+/-) 3.29 acres/143,312 sf (+/-)
Zoning:	I - Industrial
Shape:	irregular
Topography:	level to slightly rolling
Utilities:	all public utilities are available
Price:	\$640,000.00
Price per sf of land:	\$4.47

Comments: This is the sale of a somewhat older tract of land located in the St. Mary's Industrial Park. Utility availability and topography are deemed somewhat similar to the subject property. General location is also rated about equal to that of the subject property as well. Usage within the Industrial zoning allows for office, flex and some light industrial is deemed somewhat similar to the subject. Size is deemed similar to the subject. An upward adjustment for economic conditions at time of sale is warranted.

<u>Adjustments for comparison:</u>	
Economic Conditions	+12%
Total adjustment	+12%
\$4.47 x 1.12 =	\$5.01 per sf of land



COMPARABLE LAND SALE NO. 2

Location 43877 Airport View Drive, Hollywood
Submarket St. Mary's County, Maryland 20636

Grantor:	Southern Maryland Property Management Associates, LLP
Grantee:	43877 Airport View Drive, LLC
Date of Sale:	March 6, 2018
Identification:	06-018394
	Tax Map 34, Grid 7, Parcel 548, Lot 5000-22
	St. Mary's Industrial Park
Recordation:	Liber 4826, Folio 455
Site Size:	1.99 acres/86,684 sf (+/-)
Zoning:	I - Industrial
Shape:	irregular
Topography:	level to slightly rolling
Utilities:	all public utilities are available
Price:	\$375,000.00
Price per sf of land:	\$4.33

Comments: This is the sale of a somewhat older tract of land located in the St. Mary's Industrial Park. Utility availability and topography are deemed somewhat similar to the subject property. General location is also rated about equal to that of the subject property as well. Usage within the Industrial zoning allows for office, flex and some light industrial is deemed somewhat similar to the subject. Size is deemed similar to the subject. An upward adjustment for economic conditions at time of sale is warranted.

Adjustments for comparison:

Economic Conditions	+15%
Net adjustment	+15%
\$4.33 x 1.15 =	\$4.98 per sf



COMPARABLE LAND SALE NO. 3

Location 37321 Carpenter Lane, Charlotte Hall
Submarket St. Mary's County, Maryland 20622

Grantor:	Gold Leaf Properties, LLC
Grantee:	Lodymawa, LLC
Date of Sale:	February 6, 2023
Identification:	05-067820, 05-067812, & 05-067804 Tax Map 4, Grid 10, Parcel 491, Lots 1, 2, & 3 Charlotte Hall Industrial
Recordation:	Liber 6293, Folio 34
Site Size:	8.04 acres/350,222 sf (+/-)
Zoning:	I - Industrial
Shape:	irregular
Topography:	level to slightly sloping
Utilities:	telephone, electric, well & septic
Price:	\$750,000.00
Price per sf of land:	\$2.14

Comments: This is the sale of three lots ranging in size from 2.41 acre to 3.0 acre. These lots are located off of Leonardtown Road in the Mechanicsville/Charlotte Hall area of St. Mary's County. General location in this more rural area is rated inferior. Also, this particular sale was serviced by individual septic systems, which is rated inferior to the public sewer associated with the subject. Street accessibility via a private road with limited visibility is rated inferior. An upward adjustment is warranted for economic conditions at time of sale.

Adjustments for comparison:

Economic Conditions	+ 3%
Net adjustment	+ 3%
\$2.14 x 1.03 =	\$2.20 per sf of land

Size	+30%
Location	+20%
Utilities	+10%
Access	+20%
Total adjustment	+80%
\$2.20 x 1.80 =	\$3.96 per sf of land



COMPARABLE LAND SALE NO. 4	
Location	5340 Ketch Road, Prince Frederick
Submarket	Calvert County, Maryland 20678

Grantor:	Burch Oil Company, Inc.
Grantee:	Calvert C & D Recycling Center, LLC
Date of Sale:	July 21, 2023
Identification:	02-076217
	Tax Map 26, Grid 11, Parcel 279, Lot 38, Section 2
	Calvert County Industrial Park
Recordation:	Liber 6460, Folio 384
Site Size:	2.49 acres/108,464 sf (+/-)
Zoning:	I - Industrial
Shape:	rectangular
Topography:	level to slightly sloping
Utilities:	all public utilities are available
Price:	\$525,000.00
Price per sf of land:	\$4.84

Comments: This is the sale of a slightly smaller tract of land located in the Calvert County Industrial Park off of Maryland Route 231 in the eastern portion of Prince Frederick. General location, utility availability and zoning are deemed similar to the subject property.

Adjustments for comparison:

	- 0 -
Total adjustment	- 0 -
\$4.84 x 1.00 =	\$4.84 per sf of land



COMPARABLE LAND SALE NO. 5

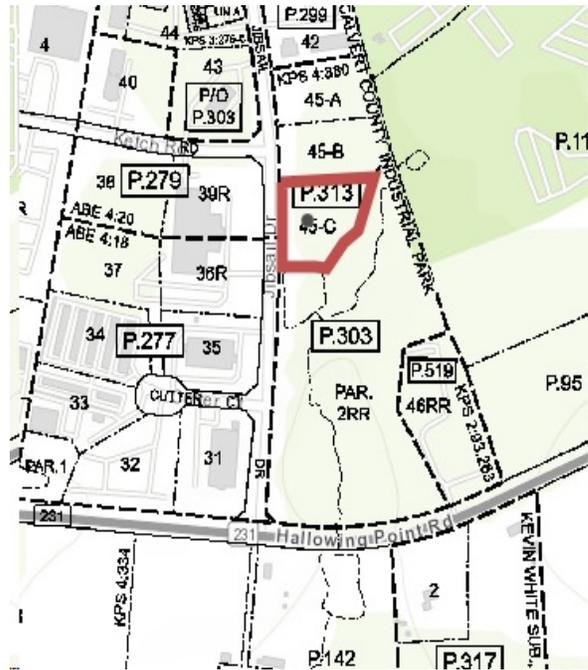
Location 65 Jibsail Drive, Prince Frederick
Submarket Calvert County, Maryland 20678

Grantor:	Glenn A. Walker Estate
Grantee:	Lynco Properties, LLC
Date of Sale:	September 13, 2021
Identification:	02-252512
	Tax Map 26, Grid 11, Parcel 313, Lot 45C, Section 2
	Calvert County Industrial Park
Recordation:	Liber 6079, Folio 65
Site Size:	2.07 acres/90,169 sf (+/-)
Zoning:	I - Industrial
Shape:	irregular
Topography:	level to slightly sloping
Utilities:	all public utilities are available
Price:	\$330,000.00
Price per sf of land:	\$3.66

Comments: This is the sale of a slightly smaller tract of land located in the Calvert County Industrial Park, similar to the previous comparable sale. General location, utility availability and topography are all deemed similar to the subject property. An upward adjustment is warranted for economic conditions at time of sale.

Adjustments for comparison:

Economic Conditions	+ 6%
Total adjustment	+ 6%
\$3.66 x 1.06 =	\$3.88 per sf of land



COMPARABLE LAND SALE NO. 6

Location 75 Jibsail Drive, Prince Frederick
Submarket Calvert County, Maryland 20678

Grantor:	C W Enterprises, LLC
Grantee:	FF&B, LLC
Date of Sale:	January 29, 2021
Identification:	02-252511
	Tax Map 26, Grid 11, Parcel 313, Lot 45B, Section 2
	Calvert County Industrial Park
Recordation:	Liber 5840, Folio 252
Site Size:	2.03 acres/88,427 sf (+/-)
Zoning:	I - Industrial
Shape:	irregular
Topography:	level to slightly sloping
Utilities:	all public utilities are available
Price:	\$350,000.00
Price per sf of land:	\$3.96

Comments: This is the sale of a slightly smaller tract of land located in the Calvert County Industrial Park similar to the two previous sales. General location, zoning, utility availability and physical characteristics are deemed similar to the subject. An upward adjustment is warranted for economic conditions at time of sale.

Adjustments for comparison:

Economic Conditions	+ 9%
Total adjustment	+ 9%
\$3.96 x 1.09 =	\$4.32 per sf of land



COMPARABLE SUMMARY GRID

Comp	\$/SF	Econ Cond.	Adj. \$/SF	Size	Loc	Util	Access	Total Adj.	Adj. \$/SF
#1	\$ 4.47	+12%	\$ 5.01					- 0 -	\$ 5.01
#2	\$ 4.33	+15%	\$ 4.98					- 0 -	\$ 4.98
#3	\$ 2.14	+ 3%	\$ 2.20	+30%	+20%	+10%	+20%	+80%	\$ 3.96
#4	\$ 4.84		\$ 4.84					- 0 -	\$ 4.84
#5	\$ 3.66	+ 6%	\$ 3.88					- 0 -	\$ 3.88
#6	\$ 3.96	+ 9%	\$ 4.32					- 0 -	\$ 4.32

Based on the aforesaid comparable sales, which range from an adjusted low of \$3.88 per square foot to an adjusted high of \$5.01 per square foot with a mean of \$4.50 per square foot and weighing all comparable sales equally, it is this appraiser's opinion that the market value of the land associated with Tract #1 is best estimated to be \$4.50 per square foot. Therefore, 3.508 acres or 152,808 square feet at \$4.50 per square foot, equals \$687,636.00, rounded to \$688,000.00.

All of the comparable sales used are predominantly industrial orientated zoned properties which in terms of usage is very similar to the OBP zoning associated with the subject property.

VALUATION

OF

TRACT #2

(containing 3.926 acres of land, more or less, and improvements)

In the Cost Approach, the value of the land is considered as if vacant, and the depreciated value of the buildings and other improvements is estimated separately, then added to provide an indication of the value of the entire property.

The most recent land transfers are a reasonable indicator of the value of similarly zoned land that has sold in the neighborhood of the subject property in the past few years and should be considered as reliable indicators of the market value of the appraised site.

COMPARABLE LAND SALE NO. 1	
Location	43970 Airport View Drive, Hollywood
Submarket	St. Mary's County, Maryland 20636

Grantor:	D R & F, LLC
Grantee:	Skywater-Hollywood, LLC
Date of Sale:	June 3, 2019
Identification:	06-041175 & 06-018254 Tax Map 34, Grid 1, Parcel 550, Out Lot & Lot 9 St. Mary's Industrial Park
Recordation:	Liber 5087, Folio 35
Site Size:	0.51 acre (+/-) 2.78 acre (+/-) 3.29 acres/143,312 sf (+/-)
Zoning:	I - Industrial
Shape:	irregular
Topography:	level to slightly rolling
Utilities:	all public utilities are available
Price:	\$640,000.00
Price per sf of land:	\$4.47

Comments: This is the sale of a somewhat older tract of land located in the St. Mary's Industrial Park. Utility availability and topography are deemed somewhat similar to the subject property. General location is also rated about equal to that of the subject property as well. Usage within the Industrial zoning allows for office, flex and some light industrial is deemed somewhat similar to the subject. Size is deemed similar to the subject. An upward adjustment for economic conditions at time of sale is warranted.

<u>Adjustments for comparison:</u>	
Economic Conditions	+12%
Total adjustment	+12%
\$4.47 x 1.12 =	\$5.01 per sf of land



COMPARABLE LAND SALE NO. 2	
Location	43877 Airport View Drive, Hollywood
Submarket	St. Mary's County, Maryland 20636

Grantor:	Southern Maryland Property Management Associates, LLP
Grantee:	43877 Airport View Drive, LLC
Date of Sale:	March 6, 2018
Identification:	06-018394
	Tax Map 34, Grid 7, Parcel 548, Lot 5000-22
	St. Mary's Industrial Park
Recordation:	Liber 4826, Folio 455
Site Size:	1.99 acres/86,684 sf (+/-)
Zoning:	I - Industrial
Shape:	irregular
Topography:	level to slightly rolling
Utilities:	all public utilities are available
Price:	\$375,000.00
Price per sf of land:	\$4.33

Comments: This is the sale of a somewhat older tract of land located in the St. Mary's Industrial Park. Utility availability and topography are deemed somewhat similar to the subject property. General location is also rated about equal to that of the subject property as well. Usage within the Industrial zoning allows for office, flex and some light industrial is deemed somewhat similar to the subject. Size is deemed similar to the subject. An upward adjustment for economic conditions at time of sale is warranted.

Adjustments for comparison:

Economic Conditions	+15%
Net adjustment	+15%
\$4.33 x 1.15 =	\$4.98 per sf



COMPARABLE LAND SALE NO. 3

Location 37321 Carpenter Lane, Charlotte Hall
Submarket St. Mary's County, Maryland 20622

Grantor:	Gold Leaf Properties, LLC
Grantee:	Lodymawa, LLC
Date of Sale:	February 6, 2023
Identification:	05-067820, 05-067812, & 05-067804
	Tax Map 4, Grid 10, Parcel 491, Lots 1, 2, & 3
	Charlotte Hall Industrial
Recordation:	Liber 6293, Folio 34
Site Size:	8.04 acres/350,222 sf (+/-)
Zoning:	I - Industrial
Shape:	irregular
Topography:	level to slightly sloping
Utilities:	telephone, electric, well & septic
Price:	\$750,000.00
Price per sf of land:	\$2.14

Comments: This is the sale of three lots ranging in size from 2.41 acre to 3.0 acre. These lots are located off of Leonardtown Road in the Mechanicsville/Charlotte Hall area of St. Mary's County. General location in this more rural area is rated inferior. Also, this particular sale was serviced by individual septic systems, which is rated inferior to the public sewer associated with the subject. Street accessibility via a private road with limited visibility is rated inferior. An upward adjustment is warranted for economic conditions at time of sale.

Adjustments for comparison:

Economic Conditions	+ 3%	
Net adjustment	+ 3%	
\$2.14 x 1.03 =	\$2.20 per sf of land	
Size	+30%	
Location	+20%	
Utilities	+10%	
Access	+20%	
Total adjustment	+80%	
\$2.20 x 1.80 =	\$3.96 per sf of land	



COMPARABLE LAND SALE NO. 4

Location 5340 Ketch Road, Prince Frederick
Submarket Calvert County, Maryland 20678

Grantor:	Burch Oil Company, Inc.
Grantee:	Calvert C & D Recycling Center, LLC
Date of Sale:	July 21, 2023
Identification:	02-076217
	Tax Map 26, Grid 11, Parcel 279, Lot 38, Section 2
	Calvert County Industrial Park
Recordation:	Liber 6460, Folio 384
Site Size:	2.49 acres/108,464 sf (+/-)
Zoning:	I - Industrial
Shape:	rectangular
Topography:	level to slightly sloping
Utilities:	all public utilities are available
Price:	\$525,000.00
Price per sf of land:	\$4.84

Comments: This is the sale of a slightly smaller tract of land located in the Calvert County Industrial Park off of Maryland Route 231 in the eastern portion of Prince Frederick. General location, utility availability and zoning are deemed similar to the subject property.

Adjustments for comparison:

	- 0 -
Total adjustment	- 0 -
\$4.84 x 1.00 =	\$4.84 per sf of land



COMPARABLE LAND SALE NO. 6

Location 75 Jibsail Drive, Prince Frederick
Submarket Calvert County, Maryland 20678

Grantor:	C W Enterprises, LLC
Grantee:	FF&B, LLC
Date of Sale:	January 29, 2021
Identification:	02-252511
	Tax Map 26, Grid 11, Parcel 313, Lot 45B, Section 2
	Calvert County Industrial Park
Recordation:	Liber 5840, Folio 252
Site Size:	2.03 acres/88,427 sf (+/-)
Zoning:	I - Industrial
Shape:	irregular
Topography:	level to slightly sloping
Utilities:	all public utilities are available
Price:	\$350,000.00
Price per sf of land:	\$3.96

Comments: This is the sale of a slightly smaller tract of land located in the Calvert County Industrial Park similar to the two previous sales. General location, zoning, utility availability and physical characteristics are deemed similar to the subject. An upward adjustment is warranted for economic conditions at time of sale.

Adjustments for comparison:

Economic Conditions	+ 9%
Total adjustment	+ 9%
\$3.96 x 1.09 =	\$4.32 per sf of land



COMPARABLE SUMMARY GRID

Comp	\$/SF	Econ Cond.	Adj. \$/SF	Size	Loc	Util	Access	Total Adj.	Adj. \$/SF
#1	\$ 4.47	+12%	\$ 5.01					- 0 -	\$ 5.01
#2	\$ 4.33	+15%	\$ 4.98					- 0 -	\$ 4.98
#3	\$ 2.14	+ 3%	\$ 2.20	+30%	+20%	+10%	+20%	+80%	\$ 3.96
#4	\$ 4.84		\$ 4.84					- 0 -	\$ 4.84
#5	\$ 3.66	+ 6%	\$ 3.88					- 0 -	\$ 3.88
#6	\$ 3.96	+ 9%	\$ 4.32					- 0 -	\$ 4.32

Based on the aforesaid comparable sales, which range from an adjusted low of \$3.88 per square foot to an adjusted high of \$5.01 per square foot with a mean of \$4.50 per square foot and weighing all comparable sales equally, it is this appraiser’s opinion that the market value of the land associated with Tract #2 is best estimated to be \$4.50 per square foot. Therefore, 3.926 acres or 171,017 square feet at \$4.50 per square foot, equals \$769,577.00, rounded to \$770,000.00.

All of the comparable sales used are predominantly industrial orientated zoned properties which in terms of usage is very similar to the OBP zoning associated with the subject property.

The replacement costs of the building and site improvements is based on published data from the Marshall Valuation Services and from reported costs of construction in the market area of the subject property. Typical current replacement costs, as taken from the Marshall Valuation Services, are summarized as follows:

Average Class C - Gymnasium

(Marshall Valuation Services, Section 18, Page 25, dated February 2023)

- steel frame trusses, brick, block or tilt-up finish
- typical basket floor type gymnasium, showers, vinyl composition
- some interior finish, adequate lighting & plumbing
- package air conditioning
- \$152.00 per sf

18,757 sf @ \$152.00 per sf \$2,851,064.00

Average Class C - Gymnasium Mezzanine

(Marshall Valuation Services, Section 18, Page 25, dated February 2023)

- classroom or office type finish
- adequate lighting & plumbing
- \$93.50 per sf

4,230 sf @ \$93.50 per sf \$ 395,505.00
 Subtotal \$3,246,569.00

x regional cost multiplier of .99;
 x local cost multiplier of 1.00; .99 total (32,466.00)

Total Replacement Cost \$3,214,103.00

Site Improvements

40,000 sf paved parking area @ \$2.75 per sf	\$ 110,000.00	
exterior parking lighting	\$ 10,000.00	
concrete sidewalks & curbing, lump sum	\$ 20,000.00	
landscaping, lump sum	\$ 20,000.00	
storm water management, lump sum	\$ 100,000.00	
site preparation & permits, lump sum	<u>\$ 150,000.00</u>	
Total Replacement Costs		\$ 410,000.00

The Marshall and Swift Valuation Services provides an indication of value of the subject property if new. It should be noted that the Marshall and Swift Valuation Services does not take into consideration depreciation from all sources. The three possible sources of accrued depreciation are as follows:

- (1) physical depreciation - wear and tear on improvements;
- (2) functional depreciation - created by deficiencies or excesses in such items as energy efficiency, space usability, etc.; and
- (3) economic depreciation - the effect of high interest rates and other economic variables on the real estate market.

In terms of physical depreciation, the subject structure was reportedly originally construction in 2019 and has an actual age of approximately 5 years. Based on observed condition, it is this appraiser's opinion that the effective age of the subject structure should be estimated at 3 to 4 years. Given a life expectancy of 45 years for an Average Class C Gymnasium, accrued physical depreciation is estimated at 3%.

Site improvements have a somewhat lesser life expectancy of 30 years, but a similar effective age as that of the gymnasium and accrued physical depreciation is estimated at 5% for those components that are deemed to be depreciable assets.

Functionally, the subject structure is well laid out for its intended use as a gymnasium/fitness center with little loss space and as such, no functional obsolescence has accrued.

Economically, the subject property benefits from historical property appreciation in the neighborhood as well as from manageable interest rates and as such, no economic depreciation has occurred.

Therefore, the final indication of market value for Tract #2 via the Cost Approach is summarized as follows:

Land		\$ 770,000.00
Building	\$3,214,103.00	
(less 3% physical depreciation)	<u>(96,423.00)</u>	
Depreciated Value		\$3,117,680.00
Site Improvements	\$ 410,000.00	
(less 5% physical Depreciation)	<u>(7,000.00)</u>	
Depreciated Value		<u>\$ 403,000.00</u>
Total Indicated Market Value		\$4,290,680.00
Rounded to		\$4,291,000.00

The Sales Comparison Approach is an approach to value wherein the appraiser seeks out sales of similar properties that have occurred recently. These sales are then adjusted for dissimilarities between sale properties and the subject property to arrive at an indication of value. Theoretically, the Sales Comparison Approach reflects the actions of buyers and sellers in the marketplace.

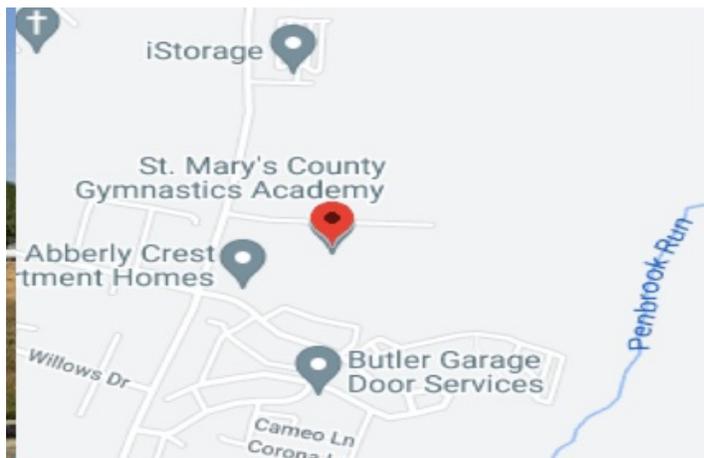
COMPARABLE IMPROVED SALE NO. 1	
Location	46961 Bradley Boulevard, Lexington Park
Submarket	St. Mary's County, Maryland 20653

Grantor:	Willows Run, LLP
Grantee:	County Commissioners of St. Mary's County
Date of Sale:	July 14, 2023
Identification:	08-172803 - Tax Map 51, Grid 11, Parcel 577, Lot 3 Flower of the Forest Commercial Subdivision
Recordation:	Liber 6367, Folio 425
Site Size:	3.926 acres/171,017 sf (+/-)
Improvements:	22,987 sf gymnasium/fitness center (built in 2019)
Zoning:	OBP - Office Business Park
Utilities:	all public utilities are available
Price:	\$4,250,000.00
Price per sf of impr.:	\$184.89

Comments: This is the recent sale of the subject property by the County Commissioners of St. Mary's County and no adjustments are required.

Adjustments for comparison:

	- 0 -	
Total adjustment	- 0 -	
\$184.89 x 1.00 =		\$184.89 per sf of impr.



COMPARABLE IMPROVED SALE NO. 2	
Location	9890 Brewers Court, Laurel
Submarket	Howard County, Maryland 20723

Grantor:	Wheel A While, Inc.
Grantee:	A Marshal, LLC
Date of Sale:	September 8, 2020
Identification:	06-434428 - Tax Map 50, Grid 4, Parcel 480 (Parcel A), Whiskey Bottom Industrial Park
Recordation:	Liber 19689, Folio 120
Site Size:	2.052 acres/89,385 sf (+/-)
Improvements:	20,000 sf skating rink & recreation facility (built in 1975)
Zoning:	CE-CLI - Corridor Employment District - Continuing Light Industrial District
Utilities:	all public utilities are available
Price:	\$3,000,000.00
Price per sf of impr.:	\$150.00

Comments: This is the sale of an older building that is inferior in comparison to the subject property. General location is rated slightly superior to the subject. Amenities in terms of interior finish are deemed somewhat similar to the facilities associated with the subject property including the large open areas associated with the gym. Quality of construction is deemed similar. An upward adjustment is required for economic conditions at time of sale.

Adjustments for comparison:

Economic Conditions	+ 9%	
Net adjustment	+ 9%	
\$150.00 x 1.09 =		\$163.50 per sf of impr.

Location	- 10%	
Age & Condition	+25%	
Total adjustment	+15%	
\$163.50 x 1.15 =		\$188.03 per sf of impr.



COMPARABLE IMPROVED SALE NO. 3	
Location	4324 Fitch Avenue, Baltimore
Submarket	Baltimore County, Maryland 21236-3930

Grantor:	Next Level Athlete, LLC
Grantee:	Bovino, LLC
Date of Sale:	February 21, 2024
Identification:	14-2300007610 - Tax Map 81, Grid 11, Parcel 89 Rossville Plaza
Recordation:	Liber 48797, Folio 115
Site Size:	1.580 acres/68,825 sf (+/-)
Improvements:	17,850 sf sports facility w/indoor tennis (built in 2007)
Zoning:	BR - Business Roadside MLR - Manufacturing, Light, Restricted
Utilities:	all public utilities are available
Price:	\$2,450,000.00
Price per sf of impr.:	\$137.25

Comments: This is the sale of an indoor sports facility. Interior finishes are rated somewhat inferior to the subject being predominantly tennis courts. General location is rated about equal to the subject. Age & condition and quality of construction require upward adjustment in comparison to the subject.

Adjustments for comparison:

Quality of Construction	+10%	
Age & Condition	+10%	
Interior Finish	+10%	
Total adjustment	+30%	
\$137.25 x 1.30 =		\$178.43 per sf of impr.



COMPARABLE SUMMARY GRID

Comp	\$/SF	Econ Cond.	Adj. \$/SF	Loc	Age & Cond	Qty of Constr.	Interior Finish	Total Adj.	Adj. \$/SF
#1	\$ 184.89		\$ 184.89					- 0 -	\$ 184.89
#2	\$ 150.00	+ 9%	\$ 163.50	- 10%	+25%			+15%	\$ 188.03
#3	\$ 137.25		\$ 137.24		+10%	+10%	+10%	+30%	\$ 178.43

Based on the aforesaid comparable sales, which range from an adjusted low of \$178.43 per square foot to an adjusted high of \$188.03 per square foot with a mean of \$183.78 per square foot and weighing the recent sale of the subject property most heavily in the final valuation, it is this appraiser's opinion that the market value of the subject property is best estimated to be \$185.00 per square foot. Therefore, 22,987 square feet at \$185.00 per square foot, equals \$4,252,595.00, rounded to \$4,253,000.00.

In this approach, the projected rent rolls and expenses for the property are compared with other available data, including comparable leases of similar space in the market area and reported expenses from other retail commercial space. From this analysis, a stabilized income and expense projection for the property is developed, and the individual potential income stream is capitalized to provide a value indicator.

The subject property is currently owner occupied and as such, the following comparable leases are offered to arrive at market rent for the subject property.

COMPARABLE RENTAL NO. 1	
Location	15201 Marlboro Pike, Upper Marlboro
Submarket	Prince George's County, Maryland 20772

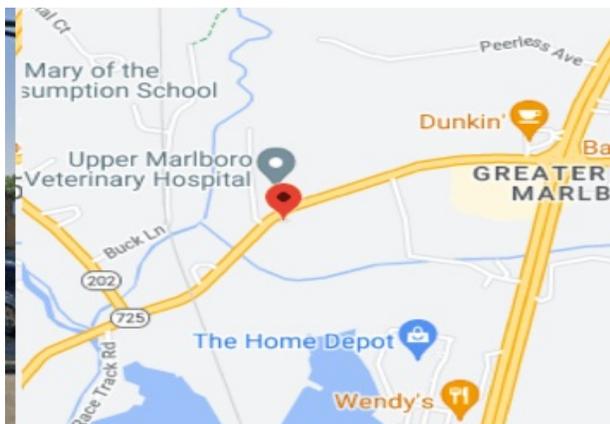
Lessor:	GLH Ford Lumber Properties
Lessee:	Fitness Factory
Date of Lease:	January 21, 2002
Lease Term:	month-to-month
Leased Premises:	6,375 sf (+/-) fitness gym
Rent:	\$5,362.00 per month/64,344 per year/\$10.09 per sf
Expenses:	net

Comments: This is the lease of former warehouse space for gymnasium purposes. Interior finishes are rated inferior as well as overall condition of building. General location is rated superior to the subject. A downward adjustment is required for size.

Adjustments for comparison:

Age & Condition	+20%
Location	- 10%
Size	- 10%
Interior Finish	+10%
Total adjustment	+10%
$\$10.09 \times 1.10 =$	

\$11.10 per sf



COMPARABLE RENTAL NO. 2

Location 3307 Crain Highway, Waldorf
Submarket Charles County, Maryland 20603

Lessor:	W.R. Blair, Inc.
Lessee:	Kids First Swim School, Inc.
Date of Lease:	June 1, 2012
Lease Term:	10-years with (2) 5-year renewal options
Leased Premises:	8,800 sf (+/-) swimming pool & fitness center
Rent:	\$17.30 per sf with 3% annual escalations
Expenses:	triple net

Comments: Interior tenant improvements included \$132,000 which were paid for by landlord at time of initial lease. Age & condition of this facility is similar to that of the subject property. A downward adjustment is warranted for interior tenant improvements, location and size, as well as for the inground pool facilities and size.

Adjustments for comparison:

Size	- 10%	
Location	- 10%	
Tenant Improvements	- 10%	
Total adjustment	- 30%	
$\$17.30 \times .70 =$		\$12.11 per sf



COMPARABLE RENTAL NO. 3

Location 3307 Crain Highway, Waldorf
Submarket Charles County, Maryland 20603

Lessor:	W.R. Blair, Inc.
Lessee:	Waldorf Fitness Center (formerly Gold's Gym & changing to Media Fitness Center)
Date of Lease:	March 1, 2024
Lease Term:	10-years & 7-months
Leased Premises:	13,130 sf two-story gymnasium w/elevator service & second floor mezzanine
Rent:	\$15.00 with 3% annual escalations
Expenses:	triple net

Comments: This is the lease of a two-story gymnasium facility located in Waldorf, similar to the previous comparable rental. Age & condition is rated slightly inferior to the subject. Quality of improvements and type of improvements are deemed similar to the subject. Existing FF&E was included in the base rent. A downward adjustment is also required for size and location.

Adjustments for comparison:

FF&E	- 10%
Size	- 10%
Age & Condition	+10%
Location	- 10%
Total adjustment	- 20%

\$15.00 x .80 =

\$12.00 per sf



COMPARABLE RENTAL NO. 4

Location 7904 Rossville Boulevard (4324 Fitch Avenue), Nottingham
Submarket Baltimore County, Maryland 21236

Lessor: Next Level Athletics, LLC
 Lessee: (asking rent)
 Date of Lease: N/A
 Lease Term: negotiable
 Leased Premises: 17,850 sf sports & athletic facility
 Rent: \$17.00 per sf (asking)
 Expenses: triple net

Comments: This is the asking rent for a sports facility that was purchased instead of leased (Comparable Improved Sale No. 3). Base rent was asking rent, which requires a downward adjustment for market conditions since this lease was not negotiated, but reflects the high end of potential leasing for similar type spaces as that of the subject.

Adjustments for comparison:

Market Conditions	- 20%	
Net adjustment	- 20%	
\$17.00 x .80 =		\$13.60 per sf

Location	- 10%	
Total adjustment	- 10%	
\$13.60 x .90 =		\$12.24 per sf



COMPARABLE SUMMARY GRID

Comp	Rent/SF	Market Cond.	Adj. Rent/SF	Age & Cond.	Interior Finish	Tenant Imprv.	Size	Loc	FF&E	Total Adj.	Adj. Rent/SF
#1	\$ 10.09		\$ 10.09	+20%	+10%		- 10%	- 10%		+10%	\$ 11.10
#2	\$ 17.30		\$ 17.30			- 10%	- 10%	- 10%		- 30%	\$ 12.11
#3	\$ 15.00		\$ 15.00	+10%			- 10%	- 10%	- 10%	- 20%	\$ 12.00
#4	\$ 17.00	- 20%	\$ 13.60					- 10%		- 10%	\$ 12.24

Based on the aforesaid comparable leases which range from an adjusted low of \$11.10 to an adjusted high of \$12.50 per square foot with a mean of \$11.86 per square foot and weighing all comparable sales equally, it is this appraiser’s opinion that the market rent for the subject property is best estimated to be \$12.00 per square foot. Therefore, 22,987 square feet at \$12.00 per square foot, equals a gross potential income of \$275,844.00.

In terms of vacancy, in reviewing CoStar’s most recent survey of flex/warehouse type space in the St. Mary’s County region, which is deemed most similar to that of the subject property, current inventories are approximately 1.7 million square feet with absorptions of approximately 62,100 square feet per year and an overall average absorption rate of approximately 7.7%.

Based on the aforesaid information and noting that the subject property is fully occupied in what is expected to be a long term ownership, it is this appraiser’s opinion that nominal vacancy would be expected and as such, this appraiser has incorporated a 7.5% vacancy factor for the subject property. Therefore, the effective gross income is computed as follows: \$275,884.00 less 7.5% or \$20,691.00, equals \$255,193.00.

In terms of rental rates, all of the leases on the subject property are expected to be on a triple net basis and were the property leases, the landlord would be expected to pay normal leasing fees/management, miscellaneous & administrative fees as well as allocations for replacement reserve for major structural and mechanical components.

Based on this information, the income and expense summary for the subject property is computed as follows:

Gross Potential Income		\$275,844.00
(less 7.5% vacancy)		(20,691.00)
Effective Gross Income		\$255,193.00
<u>Less Expenses:</u>		
Management/Leasing @ 6%	\$15,312.00	
Miscellaneous & Administrative	\$ 2,000.00	
Replacement Reserve @ 4%	\$ 10,208.00	
Total Expenses		(27,520.00)
Net Operating Income		\$227,673.00

The overall capitalization rate reflects a relationship between the net operating income of a property and its overall value. The overall rate includes both interest on and recapture of the investment. The capitalization rate selected for the subject property has been substantiated by the Mortgage Equity - Band of Investment Technique. Support for the factors involved in the application of this approach have been based on an analysis of current market interest rates, economic conditions and financing arrangements typically available to the developers and investors in today's marketplace for comparable properties.

Based on our investigation, it is our assumption that an investor could obtain a 75% loan to value ratio. Interviews with local lenders lead us to believe that the subject property would obtain loan at 6.50% with a 20 year amortization schedule with rate adjustments every (5) years. Based upon a 20 year amortization the mortgage constant on this loan would be indicated at .0908.

We estimated that an investor in this type of property would require a return of 15% on equity based upon discussions with local investors and an analysis of current rates for competitive investment alternatives.

In addition, the principal payment on a mortgage loan should not be viewed as an expense item like interest payments, because such payments are, in reality, returned to the borrower by reducing the indebtedness. Therefore, your appraisers have deducted a fair credit for equity build-up which was developed by a loan to value ratio of 75% multiplied by the sinking fund factor of .0258. The sinking fund factor represents the amount of principal in a level mortgage payment, amortized over a 20 year period at the interest rate which we have estimated to be 6.50%.

Accordingly, the Mortgage/Equity Bank of Investment Technique has been calculated as follows:

Mortgage	.75 x .0908	=	.0681
Equity	.25 x .15	=	<u>.0375</u>
Weighted Average			.1056
Less: Credit For Equity Build-Up	.75 x .0258	=	.01935
Basic Overall Rate			.08625
Call			7.85%

In referring to Price-Waterhouse-Coopers' Korpacz Real Estate Investor Survey, Fourth (4th) Quarter 2023 for the east coast regional warehouse market, overall cap rates range from 3.55% to 5.75% with an average of 4.99%. Non-institutional grade warehouse rates, however, range from 6.50% to 9.0% with an average of 7.75%. Being that the subject property is a non-institutional grade facility, it is this appraiser's opinion that the cap rate as reflected by Korpacz is the most appropriate for the subject property or 7.75%.

The following cap rates have been extrapolated from the marketplace:

Market Extrapolated Capitalization Rates

24 Industrial Park Drive, Waldorf, Maryland, a multi-tenant warehouse, sold October 29, 2021 with a 7.5% cap rate

141 Schooner Lane, Prince Frederick, Maryland, is a warehouse building that sold on November 28, 2022 with a 6.5% cap rate

10410 Theodore Green Boulevard, White Plains, Maryland, is a 16,134 square foot warehouse that sold on June 21, 2023 with a 7.44% cap rate

10510 Middleport Lane, White Plains, Maryland 20695 sold on March 12, 2019 for \$2,350,000 with a indicated capitalization rate of 7.45% per costar.

3675 Leonardtown Road, Waldorf, Maryland 20601 sold September 9, 2022 for \$1,889,829 with a cap rate according to Costar of 6.99%

24 Industrial Park Drive, Waldorf, Maryland 20602 sold November 12, 2021 for \$1,650,000 with a cap rate according to Costar of 7.50%

30155 Three Notch Road, Charlotte Hall, Maryland sold March 2, 2022 for \$2,800,000 with a cap rate according to Costar of 9.50%

Off of Kaine Place, Waldorf, Maryland sold February 15, 2022 for \$2,694,300 with a cap rate according to Costar of 5.35%

21730 Great Mills Road, Lexington Park, Maryland sold February 8, 2021 for \$1,531,500 with a cap rate according to Costar of 7.00%

Shadow Stone, LLC to Atlas Enterprises, LLC, 141 & 151 Schooner Lane, Prince Frederick, MD sold on June 16, 2016 for \$2,475,000. This sale had a cap rate of 7.5%.

68 Industrial Park Drive, Waldorf, Maryland 20602 sold October 3, 2019 for \$1,300,000.00 with a indicated capitalization rate of 8.75% per Costar.

Additionally, per Costar the current estimated capitalization rate for Saint Mary's County industrial/flex space is 6.6% and the estimated capitalization rate for Southern Maryland industrial/flex space is also 7.1%.

Based on the aforesaid information, it is this appraiser's opinion that a 7.75% cap rate is appropriate in the analysis of the subject property.

The Net Operating Income developed in this analysis is \$227,673.00. By using an overall capitalization rate of 7.75% ($\$227,673.00 \div .0775 = \$2,937,716.00$) the rounded value conclusion for the subject property by the Income Capitalization Approach is \$2,938,000.00.

In accordance with the Appraisal Institute, as well as the Uniform Standards of Professional Appraisal Practice (USPAP), this appraiser has estimated the normal marketing time that similar properties have been required to sell.

A marketing time has been estimated within this appraisal report. Since it appears in this appraiser's opinion that the overall economic conditions as of the date of this valuation and for the perspective near future are somewhat similar to those existing during the time frame of the comparable sales marketing period (unless otherwise discussed), it is estimated by this appraiser that the marketing time for the subject property were it to be placed on the market, and assuming that the property was placed in a competitive stance and marketed at market values estimated in this report, that the overall marketing time will be 1-month to 1-year.

	<u>Tract #1</u>	<u>Tract #2</u>
Cost Approach	N/A	\$4,291,000.00
Sales Comparison Approach	\$ 688,000.00	\$4,253,000.00
Income Capitalization Approach	N/A	\$2,938,000.00

At time of inspection, the subject property was found to be a facility that is currently being operated by the St. Mary’s County Government as a gymnasium/fitness center. This building was originally constructed in 2019 and was found to be in good condition.

In the overall valuation of Tract #1 of the subject property, the Sales Comparison Approach has been used exclusively in the final valuation.

In regards to Tract #2, all three approaches to value have been considered. The Cost Approach and the Sales Comparison Approach reflects relatively tight ranges of value for the subject, while the Income Capitalization Approach reflects the lowest perimeter of value. To a large extent, the Sales Comparison Approach has been weighted most heavily in the final valuation since this reflects the market value of properties that have sold that are similar to that of the subject property. The Cost Approach further supports this value, while the Income Capitalization Approach is more reflective of the value of the property based on potential income streams associated with the property. However, it should be noted that it is not expected based on current County use of the property that the property would be placed on the open market for rental purposes. Thus, the Income Capitalization Approach has been weighted to the least extent in the valuation of the subject property.

Based on the aforesaid information, it is this appraiser’s opinion that the market value of the subject property, as of February 16, 2024, is best estimated to be:

The Property Owned by the County Commissioners of St. Mary’s County

Tract #1
containing 3.508 acres of land, more or less

SIX HUNDRED EIGHTY-EIGHT THOUSAND DOLLARS
(\$688,000.00)

.....

Tract #2
containing 3.926 acres of land, more or less, and improvements

FOUR MILLION TWO HUNDRED FIFTY-THREE THOUSAND DOLLARS
(\$4,253,000.00)

I, James B. Hooper, certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
As of the date of this report, James B. Hooper has completed the continuing education program for Practicing Affiliate of the Appraisal Institute.
- As of the date of this report, James B. Hooper has completed the Standards and Ethics Education Requirement for Practicing Affiliate of the Appraisal Institute.

Based upon our analyses, assumptions, and limiting conditions in this report, the indicated market value for the subject property, as of February 16, 2024, is summarized as follows:

The Property Owned by the County Commissioners of St. Mary's County

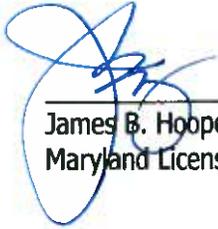
Tract #1
containing 3.508 acres of land, more or less

SIX HUNDRED EIGHTY-EIGHT THOUSAND DOLLARS
(\$688,000.00)

.....

Tract #2
containing 3.926 acres of land, more or less, and improvements

FOUR MILLION TWO HUNDRED FIFTY-THREE THOUSAND DOLLARS
(\$4,253,000.00)



James B. Hooper
Maryland License No. 04-1128

ADDENDUM

ASSESSMENT INFORMATION - Part of Out-Parcel B

Account Identifier:	District - 08 Account Number - 107270		
Owner Information			
Owner Name:	ST MARYS COUNTY COMMISSIONERS	Use:	EXEMPT COMMERCIAL NO
		Principal Residence:	NO
Mailing Address:	PO BOX 653 LEONARDTOWN MD 20650-	Deed Reference:	/06427/ 00116
Location & Structure Information			
Premises Address:	46955 BRADLEY BLVD 0-0000	Legal Description:	PART OF OUTPARCEL B FLOWER OF THE FOREST

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	34-71
0051	0011	0577	18000.19	0647				2024	Plat Ref:	0034/ 0071

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			3.5608 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
			As of 07/01/2023	As of 07/01/2024
Land:	184,700	280,600		
Improvements	0	0		
Total:	184,700	280,600	184,700	216,667
Preferential Land:	0	0		

Transfer Information

Seller: WILLOWS RUN LLP	Date: 11/13/2023	Price: \$350,000
Type: ARMS LENGTH IMPROVED	Deed: /06427/ 00116	Deed2:
Seller: WILLOWS RUN LLP	Date: 10/03/2007	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed: JWW /03074/ 00175	Deed2:
Seller: PEMBROOKE LLC	Date: 01/15/2003	Price: \$900,000
Type: ARMS LENGTH MULTIPLE	Deed: EWA /01920/ 00439	Deed2:

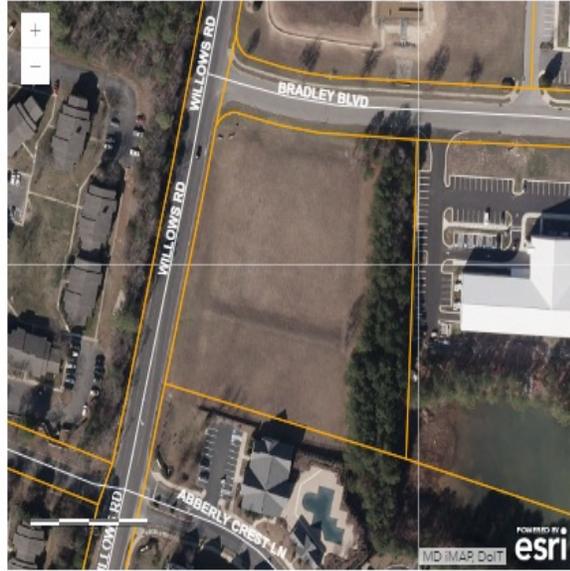
Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
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PROPERTY INFORMATION - Part of Out-Parcel B

Property Facts (08-107270)

Property Information	
Address:	46955 BRADLEY BLVD
Acreage:	5.4000
Critical Area:	No
<u>CWSP Water:</u>	W-1 - Existing Service
<u>CWSP Sewer:</u>	S-1 - Existing Service
Floodplain:	Minimal Flood Hazard
Zoning:	Office and Business Park
Land Use:	Office and Business Parks
Historic District:	N/A
Rural Legacy Area:	N/A
Development Districts:	Lexington Park
Town Limits:	N/A
Priority Funding:	Could not retrieve...
Fed Opportunity Zones:	N/A
MD Sustainable Communities:	N/A



REAL ESTATE TAXES

Tax Bill 2023 (08-107270)

Name WILLOWS RUN LLP
Property Address 46955 BRADLEY BLVD
LEXINGTON PARK MD 20653

Assessment / Balance

State Assessment \$184,700.00
County Assessment \$184,700.00
Annual Taxes \$1,951.91

Account Balance \$0.00
Current Due \$0.00 **Due Now (2/3/2024)**

Installment Plan

1st Semiannual \$0.00 (Due Sept 30, 2023) **Paid**
Interest \$0.00
Fees \$0.00
2nd Semiannual \$0.00 (Due Dec 31, 2023)
Interest \$0.00
Fees \$0.00

Payment Information

Date	Amount	Tax Year
09/27/2023	\$684.52	2023

Bill Details

Type	Rate	Amount
COUNTY	0.8478	\$1,565.89
STATE	0.112	\$206.86
FIRE	0.05	\$92.35
RESCUE	0.023	\$42.48
SUPP	0.024	\$44.33

ASSESSMENT INFORMATION - Lot 3

Account Identifier: District - 08 Account Number - 172803

Owner Information

Owner Name:	COUNTY COMMISSIONERS OF ST MARYS COUNTY	Use:	EXEMPT COMMERCIAL
		Principal Residence:	NO
Mailing Address:	PO BOX 653 LEONARDTOWN MD 20650-	Deed Reference:	/06367/ 00425

Location & Structure Information

Premises Address:	46961 BRADLEY BLVD LEXINGTON PARK 20653-0000	Legal Description:	LOT 3 PLAT 64/113 FLOWER OF THE FOREST
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	64 113
0051	0011	0577	18000.19	0000			3	2024	Plat Ref:	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2019	22,378 SF		3.9200 AC	000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		GYMNASIUM	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	1,264,300	1,030,600		
Improvements	2,635,700	3,767,100		
Total:	3,900,000	4,797,700	3,900,000	4,199,233
Preferential Land:	0	0		

Transfer Information

Seller: WILLOWS RUN LLP	Date: 07/14/2023	Price: \$4,250,000
Type: NON-ARMS LENGTH OTHER	Deed1: /06367/ 00425	Deed2:
<hr/>		
Seller:	Date:	Price: \$0
Type:	Deed1: /03074/ 00175	Deed2:
<hr/>		
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

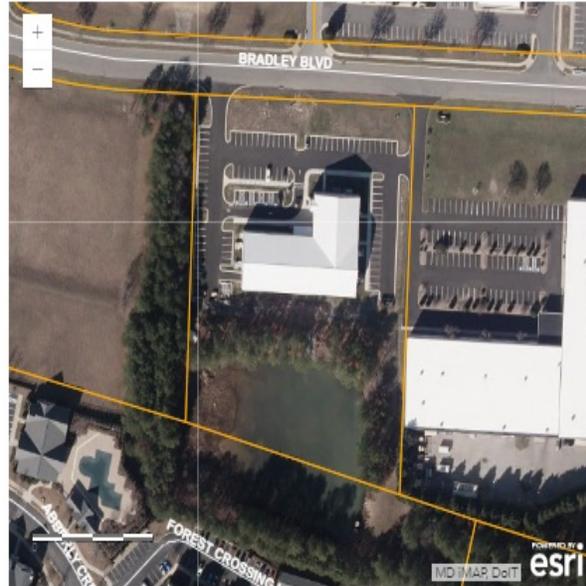
Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	500	0.00	4,199,233.00
State:	500	0.00	4,199,233.00

PROPERTY INFORMATION - Lot 3

Property Facts (08-172803)

Property Information	
Address:	46961 BRADLEY BLVD
Acreage:	3.9200
Critical Area:	No
CWSP Water:	W-1 - Existing Service
CWSP Sewer:	S-1 - Existing Service
Floodplain:	Minimal Flood Hazard
Zoning:	Office and Business Park
Land Use:	Office and Business Parks
Historic District:	N/A
Rural Legacy Area:	N/A
Development Districts:	Lexington Park
Town Limits:	N/A
Priority Funding:	Could not retrieve...
Fed Opportunity Zones:	N/A
MD Sustainable Communities:	N/A



REAL ESTATE TAXES

Tax Bill 2023 (08-172803)

Name WILLOWS RUN LLP
Property Address 46961 BRADLEY BLVD
LEXINGTON PARK MD 20653

Assessment / Balance

State Assessment \$117,534.00
County Assessment \$117,534.00
Annual Taxes \$1,242.10

Account Balance \$0.00
Current Due \$0.00 **Due Now (2/3/2024)**

Installment Plan

1st Semiannual \$0.00 (Due Sept 30, 2023) **Paid**
Interest \$0.00
Fees \$0.00
2nd Semiannual \$0.00 (Due Dec 31, 2023) **Paid**
Interest \$0.00
Fees \$0.00

Payment Information

Date	Amount	Tax Year
07/14/2023	\$1,242.10	2023

Bill Details

Type	Rate	Amount
COUNTY	0.8478	\$996.45
STATE	0.112	\$131.64
FIRE	0.05	\$58.77
RESCUE	0.023	\$27.03
SUPP	0.024	\$28.21

APPRAISER LICENSE - James B. Hooper



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

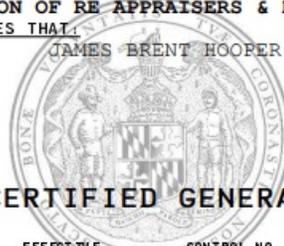
Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

Tiffany P. Robinson
Secretary

STATE OF MARYLAND MARYLAND DEPARTMENT OF LABOR

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT



IS AN AUTHORIZED: **04 - CERTIFIED GENERAL**

<u>LIC/REG/CERT</u>	<u>EXPIRATION</u>	<u>EFFECTIVE</u>	<u>CONTROL NO</u>
1128	12-31-2024	11-29-2021	1632 5796229

Signature of Bearer

Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

Witness the hand and seal of said Grantor:

ATTEST:

Gail M. Adkins

Willows Run, L.L.P.
By: D&W, L.L.C., Partner

By: [Signature] (SEAL)
George Thomas Daugherty
Managing Member

Gail M. Adkins

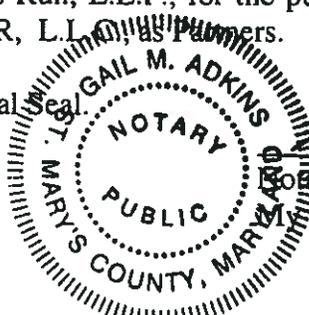
By: DWR, L.L.C., Partner

By: [Signature] (SEAL)
George Thomas Daugherty
Managing Member

STATE OF MARYLAND, ST. MARY'S COUNTY, to wit:

I HEREBY CERTIFY, that on this 13th day of July in the year Two Thousand Twenty-Three, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared George Thomas Daugherty, Managing Member of D&W, L.L.C. and DWR, L.L.C., and that he, as such Managing Member, being authorized so to do, executed the foregoing instrument on behalf of D&W, L.L.C. and DWR, L.L.C., acting in their capacity as Partners of Willows Run, L.L.P., for the purposes therein contained by signing the name of D&W, L.L.C. and DWR, L.L.C. as Partners.

As Witness my hand and Notarial Seal



Gail M. Adkins
Notary Public
My Commission Expires: 9/8/23

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY THE UNDERSIGNED ATTORNEY, DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND, OR BY AN EMPLOYEE OF SUCH ATTORNEY.

[Signature]
ATTORNEY AT LAW

THIS IS TO CERTIFY THAT ALL
TAXES ON THIS PROPERTY HAVE
BEEN PAID THROUGH December 31, 2023
Christine Kelly TREASURER
ST. MARY'S COUNTY, MD
ACCT. NO. 08-172803 7/14/23

ST. MARY'S COUNTY, MARYLAND (LAW OFFICES) 300 N. CALVERT ST., SUITE 200, P. O. BOX 3420, MDM, MD 20688-0342. DATE AVAILABLE 07/12/2023. F. 111111 0210 112024.

DOCUMENT VALIDATION

LR - Government
Instrument 0.00
Agency Name: COMM OF
ST MARY'S CO
Instrument List: Deed
Describe Other:
WILLOWS RUN LLP/COMM
OF ST MARY'S CO
Ref: TCA

=====
Total: 0.00
07/14/2023 03:31
CC18-PaW
#17410771 CC0704 - St
Mary's
County/CC07.04.01 -
Register 01

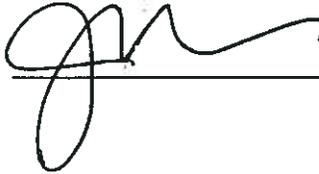
Circuit Court for St. Mary's County
PO Box 676
41605 Courthouse Drive
Leonardtown, MD 20650
(301) 475-7844

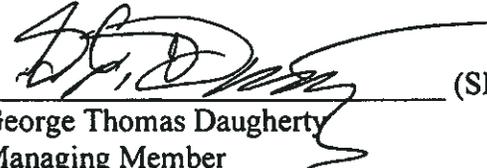
ST. MARY'S COUNTY (LAW ENFORCEMENT) P. 0423, MDA_VL00_0011. Date available 07/14/2023. File# 0210112024.

Witness the hand and seal of said Grantor:

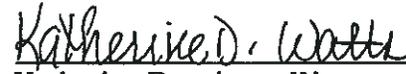
ATTEST:

Willows Run, L.L.P.
By: D&W, L.L.C., Partner

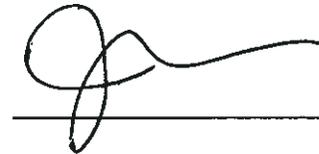


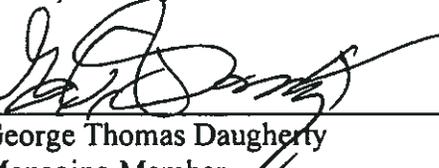
By:  (SEAL)
George Thomas Daugherty
Managing Member

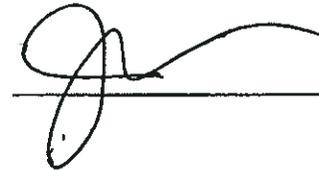


By:  (SEAL)
Katherine Daugherty Watts
Member

Willows Run, L.L.P.
By: DWR, L.L.C., Partner



By:  (SEAL)
George Thomas Daugherty
Managing Member



By:  (SEAL)
Katherine Daugherty Watts
Member

STATE OF MARYLAND, ST. MARY'S COUNTY, to wit:

I HEREBY CERTIFY, that on this 6 day of November in the year Two Thousand Twenty-Three, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared George Thomas Daugherty, Managing Member of D&W, L.L.C. and DWR, L.L.C., and that he, as such Managing Member, being authorized so to do, executed the foregoing instrument on behalf of D&W, L.L.C. and DWR, L.L.C., acting in their capacity as Partners of Willows Run, L.L.P., for the purposes therein contained by signing the name of D&W, L.L.C. and DWR, L.L.C., as Partners.

As Witness my hand and Notarial Seal.



Notary Public
My Commission Expires:

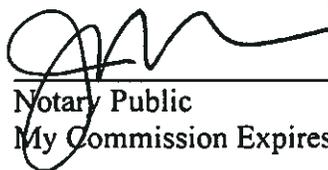
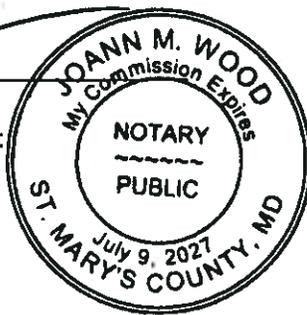


ST. MARY'S COUNTY COURTS (LAIN NEWS) 300 3441, P. 311, 300 350 0101. Date available 11/20/2023. 07/09/2024

STATE OF MARYLAND, ST. MARY'S COUNTY, to wit:

I HEREBY CERTIFY, that on this 6 day of November in the year Two Thousand Twenty-Three, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Katherine Daugherty Watts, Member of D&W, L.L.C. and DWR, L.L.C., and that she, as such Member, being authorized so to do, executed the foregoing instrument on behalf of D&W, L.L.C. and DWR, L.L.C., acting in their capacity as Partners of Willows Run, L.L.P., for the purposes therein contained by signing the name of D&W, L.L.C. and DWR, L.L.C., as Partners.

As Witness my hand and Notarial Seal.


Notary Public
My Commission Expires: 

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY THE UNDERSIGNED ATTORNEY, DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND, OR BY AN EMPLOYEE OF SUCH ATTORNEY.

Joseph B. Denford
ATTORNEY AT LAW

THIS IS TO CERTIFY THAT ALL TAXES ON THIS PROPERTY HAVE BEEN PAID THROUGH December 31, 2023
Christine J. Kelly, NC, TREASURER
ST. MARY'S COUNTY, MD
ACCT: 08-107270
11/9/23

ST. MARY'S COUNTY, MARYLAND (LAW OFFICES) 2000 0421, P. 0110, MSA, CE00, 0101, Date available 11/20/2023. File# 020112024.

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2023

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Willows Run, L.L.P., a Maryland limited liability partnership

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

46955 Bradley Blvd., Lexington Park, MD 20653

3. Reasons for Exemption

Resident Status

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Willows Run, L.L.P.
By: DWR, L.L.C., Partner

Name of Entity

Katherine D. Watts

By

Katherine Daugherty Watts

11/6/23

Name

**Date

Member

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

2023 MARYLAND FORM WH-AR (LAW SERVICES) DDD 0424, P. 0120, MDM, CEV, 01/21. Date available 11/20/2023. Filled 02/10/2024. 472711077027012024.

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2023

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Willows Run, L.L.P., a Maryland limited liability partnership

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

46955 BradleyBlvd., Lexington Park, MD 20653

3. Reasons for Exemption

Resident Status [] As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

[X] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.026(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence [] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness Name **Date Signature

3b. Entity Transferors

Witness/Attest

Willows Run, L.L.P. By: D&W, L.L.C., Partner

Name of entity [Signature] By

George Thomas Daugherty 11/6/23 Name **Date

Managing Member Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

Vertical text on the left margin: 2023 MARYLAND FORM WH-AR (LAW NEWS) DATE AVAILABLE 11/17/23

State of Maryland Land Instrument Intake Sheet <input type="checkbox"/> Baltimore City <input checked="" type="checkbox"/> County: <u>St. Mary's</u> Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only—All Copies Must Be Legible)									
1	Type(s) of Instruments	(<input type="checkbox"/>) Check Box if addendum Intake Form is Attached.							
		Deed	Deed of Trust	Mortgage Lease	Other _____	Other _____			
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length (1)	<input checked="" type="checkbox"/> Unimproved Sale Arms-Length (2)	<input type="checkbox"/> Multiple Accounts Arms-Length (3)	<input type="checkbox"/> Not an Arms-Length Sale (9)				
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation	12-108 (a)						
		State Transfer	13-207 (a)(1)						
		County Transfer	13-207(a)(1)						
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration				
		Purchase Price/Consideration	\$	350,000.00	Transfer Tax Consideration	\$			
		Any New Mortgage	\$		X () % =	\$			
		Balance of Existing Mortgage	\$		Less Exemption Amount	= \$			
		Other:	\$		Total Transfer Tax	= \$			
		Other:	\$		Recordation Tax Consideration	= \$			
		Full Cash Value:	\$		X () per \$500 =	\$			
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:			
		Recording Charge	\$	0.00	\$				
		Surcharge	\$	0.00	\$				
		State Recordation Tax	\$		\$				
		State Transfer Tax	\$		\$				
		County Transfer Tax	\$		\$				
		Other	\$		\$				
		Other	\$		\$				
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
		08	107270	3074/175	51	577		() (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sec/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
		Flower of the Forest					43/38 & 64/113		
		Location/Address of Property Being Conveyed (2)							
		46955 Bradley Blvd., Lexington Park, MD 20653							
		Other Property Identifiers (if applicable)					Water Meter Account No.		
		** Existing Out Parcel B Saving and Exempting Lot 3							
		Residential <input type="checkbox"/>	or Non-Residential <input checked="" type="checkbox"/>	Fee Simple <input checked="" type="checkbox"/>	or Ground Rent <input type="checkbox"/>	Amount:			
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred:					
If Partial Conveyance, List Improvements Conveyed:									
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)				
		Willows Run, L.L.P.							
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)				
8	Transferred To	Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)				
		Commissioners of St. Mary's County							
		New Owner's (Grantee) Mailing Address							
P.O. Box 853 Leonardtown, MD 20650									
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 – Additional Names to be Indexed (Optional)				
10	Contact/Mail Information	Instrument Submitted By or Contact Person				<input checked="" type="checkbox"/> Return to Contact Person			
		Name: Tri-County Abstract, Inc.				<input type="checkbox"/> Hold for Pickup			
		Firm: Joseph R. Densford				<input type="checkbox"/> Return Address Provided			
		Address: 41660 Court House Drive, Suite 100, P.O. Box 537							
		Leonardtown, MD 20650		Phone: (301) 475-0072					
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?						
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____						
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
Assessment Use Only – Do Not Write Below This Line									
Terminal Verification		Agricultural Verification		Whole		Part			
Transfer Number	Date Received	Deed Reference:		Assigned Property No.:					
Year	20	20	Geo	Map	Sub	Block			
Land			Zoning	Grid	Plat	Lot			
Buildings			Use	Parcel	Section	Occ. Cd			
Total			Town Cd	Ex. St	Ex. Cd.				
REMARKS:									

ST. MARY'S COUNTY CIRCUIT COURT (Land Records) DJB 6427, p. 0123, MSA CE60_6737. Date available 1/120/2023. Printed 02/10/2024.

Return to:
TRI-COUNTY ABSTRACT, INC.
P.O. BOX 377
Leonardtown, MD 20650

Space Reserved for County Validation

Space Reserved for Circuit Court Clerk Recording Validation

DOCUMENT VALIDATION

LR - Government
Instrument 0.00
Agency Name: ST MARYS
COUNTY COMM
Instrument List: Deed
Describe Other:
WILLOWS RUN LLP/ST
MARYS COUNTY COMM
Ref: TCA

=====
Total: 0.00
11/13/2023 11:46
CC18-PaW
#17697305 CC0704 - St
Mary's
County/CC07.04.01 -
Register 01

Circuit Court for St. Mary's County
PO Box 676
41605 Courthouse Drive
Leonardtown, MD 20650
(301) 475-7844

ST. MARY'S COUNTY CIRCUIT COURT (Lainie Roberts) DJD 0421, p. 0 (24, MSA_VEUU_0131. Date available 11/20/2023. Filmed 02/01/2024.

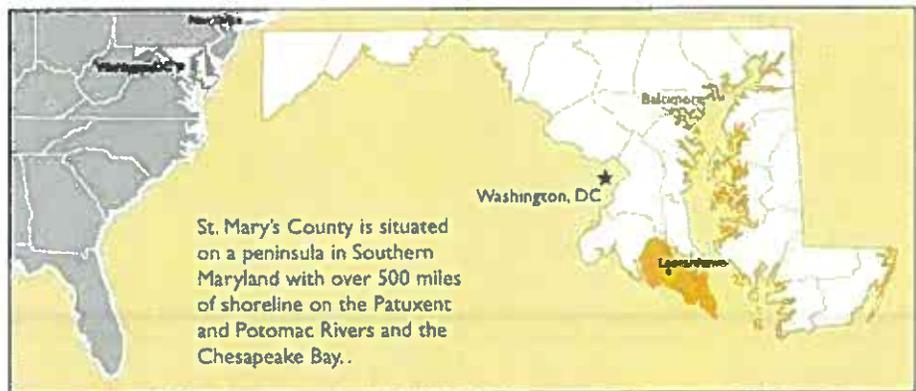
Brief Economic Facts

ST. MARY'S COUNTY, MARYLAND

St. Mary's County is a world-class center for research, development, testing and evaluation of aviation and unmanned and autonomous systems (UAS) and the advanced manufacturing and aircraft modification industries. The county has over 200 high-tech aerospace and defense companies, and more aerospace engineers per capita than any place in the country.

With over 500 miles of shoreline, St. Mary's offers high-tech jobs in a coastal setting. The Naval Air Station (NAS) Patuxent River, home to the U.S. Navy's Naval Air Systems Command (NAVAIR) and the Naval Air Warfare Center Aircraft Division (NAWCAD), employs approximately 25,000 military, civilian, and contract personnel.

The AeroPark Innovation District will become a center for innovation and collaboration as the University System of Maryland (USM) expands its footprint and public-private partnerships facilitate development and growth. The new Southern Maryland Autonomous Research and Technology



(SMART) Building at USM at Southern Maryland is an \$87-million, 84,000-square foot facility. Private sector industries generate \$4.4 billion in economic output.

The county's location allows for easy access to major metropolitan areas, while offering residents an exceptional quality of life. St. Mary's has one of the youngest populations in Maryland, one of the fastest growing economies, and many outdoor sports and recreational opportunities

LOCATION

Driving distance from Leonardtown:	Miles	Kilometers
Atlanta, Georgia	613	986
Baltimore, Maryland	81	131
Boston, Massachusetts	477	768
Chicago, Illinois	741	1,192
New York, New York	266	428
Philadelphia, Pennsylvania	177	284
Pittsburg, Pennsylvania	277	446
Richmond, Virginia	95	152
Washington, DC	54	87

CLIMATE AND GEOGRAPHY¹

Yearly Precipitation (inches)	46.2
Yearly Snowfall (inches)	14.5
Summer Temperature (°F)	75.3
Winter Temperature (°F)	37.6
Days Below Freezing	81.4
Land Area (square miles)	372.5
Water area (square miles)	37.7
Shoreline (miles)	536
Elevation (ft)	sea level to 192

POPULATION^{2,3}

	St. Mary's County Households	St. Mary's County Population	Southern Maryland*	Maryland
2010	37,600	105,151	335,458	5,773,552
2020	41,675	114,687	372,195	6,055,802
2030**	48,450	127,840	407,360	6,254,500

*Calvert, Charles, and St. Mary's counties

**Projections

Selected places population (2010): California 11,857; Lexington Park 11,626; Golden Beach 3,796; Leonardtown 2,930; Mechanicsville 1,508; Charlotte Hall 1,420

POPULATION DISTRIBUTION^{2,3} (2020)

Age	Number	Percent
Under 5yrs	7188	6.4%
5 - 19 yrs	23527	20.8%
20 - 44 yrs	37541	33.1%
45 - 64 yrs	30395	26.8%
65 and over	14531	12.8%
Total	113182	100.0
Median Age		36.5 Years

Brief Economic Facts // ST. MARY'S COUNTY, MARYLAND

LABOR AVAILABILITY^{3,4,5} (BY PLACE OF RESIDENCE)

Civilian Labor Force (2021 avg.)	County	Labor Mkt. Area*
Total civilian labor force	57,574	192,556
Employment	54,995	182,800
Unemployment	2,579	9,756
Unemployment rate	4.5%	5.1%

Residents commuting outside the county to work (2016-2020)	Number	Percent
	9,926	18.8%

Employment in selected occupations (2016-2020)		
Management, business, science and arts	25,826	46.2%
Service	8,181	14.6%
Sales and office	9,953	17.8%
Production, transp. and material moving	5,738	10.3%

*St. Mary's, Calvert and Charles counties.

MAJOR EMPLOYERS^{6,7} (2020-2021)

Employer	Product/Service	Employment
Naval Air Station Patuxent River*	Military installation	10,000
MedStar St. Mary's Hospital	Hospital system	1,260
The Vertex Company	Aircraft services, logistics	800
KBRwyle	Logistics, eng., oper. Mgmt.	700
BAE Systems	Tech. products and services	645
General Dynamics	Defense engineering, IT	600
St. Mary's College of Maryland	Higher education	555
PAE Applied Technologies	Training, logistics services	500
J.F. Taylor	Systems engr. and services	475
Lockheed Martin	Advanced tech. systems	470
Boeing	Aerospace, engr. Services	450
Northrop Grumman	Aerospace, engr. Services	415
Booz Allen Hamilton	Consulting, analytics	400
SAIC	Engr. And mgmt. services	300
CACI	Systems engr. and services	280
Sikorsky	Engineering, logistics	280
Precise System	Engineering, IT, management	250
Smartertronix	Engineering, IT	250
MIL	Cybersecurity	245
Spalding Consulting	Financial and IT mgmt.	245
Sabre Systems	Engineering, and IT services	235
McKay's	Grocery and pharmacy	225
AMEWAS	Systems engr. and mgmt.	220

Excludes post offices, state and local governments, national retail and national foodservice; includes higher education

*Employee counts for federal and military facilities exclude contractors to the extent possible; embedded contractors may be included

EMPLOYMENT¹ (2020)

Industry	Estab-lishments	Annual Avg. Empl.	Empl. %	Avg. Wkly. Wage
Federal Government	39	10,425	22.57	\$2,231
State Government	11	932	2.02	1,015
Local Government	57	3,719	8.05	1,107
Private Sector	2,089	31,120	67.36	1,229
Natural resources and mining	20	73	0.16	662
Construction	288	1,981	4.29	1,215
Manufacturing	46	598	1.29	1,494
Trade, Transportation, and utilities	433	6,624	14.34	860
Information	15	104	0.23	1,160
Financial activities	150	633	1.37	1,253
Professional and business services	476	12,213	26.44	1,729
Education and health services	246	4,553	9.86	1,168
Leisure and hospitality	238	3,544	7.67	376
Other Services	171	791	1.71	657
Total	2,197	46,197	100.00	1,441

Includes civilian employment only

HOURLY WAGE RATES⁴ (2021)

Selected Occupations	Median	Entry	Skilled
Accountants	\$37.96	\$23.75	\$47.66
Aerospace engineers	\$59.42	\$39.00	\$68.24
Assemblers and Fabricators	\$23.13	\$16.08	\$29.65
Bookkeeping/accounting clerks	\$22.52	\$15.82	\$26.40
Computer hardware engineers	\$57.04	\$38.21	\$63.88
Computer systems analysts	\$38.75	\$28.93	\$52.69
Computer user support specialists	\$23.42	\$17.68	\$31.92
Customer service representatives	\$14.56	\$13.00	\$19.84
Electrical engineers	\$50.30	\$37.81	\$61.79
Electronics engineering technicians	\$64.80	\$48.11	\$72.53
Freight, stock and material movers	\$16.71	\$13.13	\$19.29
Industrial truck operators	\$21.81	\$17.24	\$25.17
Information security analyst	\$48.56	\$33.28	\$62.14
Inspectors, testers, sorters	\$26.65	\$19.02	\$33.24
Machinists	\$30.74	\$22.48	\$34.90
Mechanical Engineers	\$50.00	\$35.23	\$59.46
Network support specialists	\$48.18	\$34.15	\$57.46
Packers and packagers hand	\$16.44	\$13.60	\$18.37
Secretaries	\$22.38	\$15.61	\$26.19
Shipping/receiving clerks	\$17.68	\$13.73	\$21.66
Stock clerks and order fillers	\$14.10	\$12.61	\$16.71

Wages are an estimate of what workers might expect to receive in Southern Maryland (Calvert, Charles and St. Mary's counties) and may vary by industry, employer and locality

Brief Economic Facts // ST. MARY'S COUNTY, MARYLAND

SCHOOLS AND COLLEGES^{3,8}

Educational Attainment - age 25 & over (2016-2020)

High school graduate or higher	90.4%
Bachelor's degree or higher	32.0%

Public Schools

Number: 18 elementary; 4 middle/comb.; 3 high; 1 career/tech; 1 charter

Enrollment: 17,480

Cost per pupil: \$14,337

Students per teacher: 15.6

High school career / tech enrollment: 2,424

High school graduates: 1,194

Nonpublic Schools Number: 36

Higher Education (2020)

	Enrollment	Degrees
--	------------	---------

2-year institution

College of Southern Maryland*	6,081	2,055
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4-year institutions

St. Mary's College of Maryland	1,511	421
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Johns Hopkins University, University of Maryland College Park, and 7 other institutions offer programs at the University System of Maryland at Southern Maryland. In addition, the Florida Institute of Technology offers coursework at the Frank Knox Center at NAS Patuxent River.

*Includes four campuses in Calvert, Charles and St. Mary's counties

TAX RATES⁹

	St. Mary's County	Maryland
Corporate Income Tax (2022)	none	8.25%

Base – federal taxable income

Personal Income Tax (2022)	3.10%	2.0-5.75%
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Base – federal adjusted gross income

*Graduated rate peaking at 5.75% on taxable income over \$300,000

Sales & Use Tax (2022)	none	6.0%
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Exempt – sales for resale; manufacturer's purchase of raw materials; manufacturing machinery and equipment; purchases of materials and equipment used in R&D and testing of finished products; purchases of computer programs for reproduction or incorporation into another computer program for resale

Real Property Tax (FY 22)	\$0.8478	\$0.1120
----------------------------------	----------	----------

Effective rate per \$100 of assessed value

In an incorporated area, a municipal rate will also apply

Business Personal Prop. Tax (FY 22)	\$2.1195	none
--	----------	------

Rate per \$100 of depreciated value

Exempt – manufacturing, R&D and warehousing inventory (Upon application to the county, a new or expanding firm may be eligible for a tax credit on manufacturing and R&D machinery, equipment, materials and supplies) In an incorporated area, a municipal rate will also apply; municipal exemptions may be available

Major Tax Credits Available

Enterprise Zone, Job Creation, More Jobs for Marylanders, R&D, New Jobs, Biotechnology and Cybersecurity Investment, A&E District, Local tax Incentives – New and Expanding Business Tax Credit and the Property Tax Challenge

INCOME³ (2016-2020)

Distribution	Percent Households		
	St. Mary's Co.	Maryland	U.S.
Under \$25,000	10.9%	12.8%	18.4%
\$25,000 - \$49,999	13.4%	15.4%	20.6%
\$50,000 - \$74,999	14.4%	15.2%	17.2%
\$75,000 - \$99,999	13.3%	13.0%	12.8%
\$100,000 - \$149,999	22.2%	19.3%	15.6%
\$150,000 - \$199,999	14.0%	10.8%	7.1%
\$200,000 and over	11.9%	13.4%	8.3%
Median household	\$95,864	\$87,063	\$64,994
Average household	\$111,381	\$114,236	\$91,547
Per Capita	\$41,430	\$43,352	\$35,384
Total income (millions)	\$4,598	\$254,806	\$11,201,162

HOUSING^{3,10}

Occupied Units 2016-2020 41,280 (70.30% owner occupied)

Housing Transactions

Units Sold	2,214
Median Selling Price	\$345,000

*All multiple listed properties excludes auctions and FSBO

BUSINESS AND INDUSTRIAL PROPERTY⁶

Industrial parks and office parks offer development-ready land, furnished office space, manufacturing and workshop floors, and more. St. Mary's County is aggressively working to make county-owned land in the AeroPark Innovation District shovel-ready. Fiber-optic lines, public water, sewer, broadband service and natural gas are available in development areas.

The Lexington Park Development District Master Plan calls for mixed-use developments to create a vibrant, walkable downtown environment. Advanced manufacturing, defense technology and defense service companies are clustered in the Lexington Park-California area as well as in the AeroPark Innovation District. Major business parks include: AeroPark Innovation District, Wildewood Technology Park, Lexington Park Corporate Center, Exploration and Expedition Parks, Willows Run, and St. Mary's Industrial Park.

TechPort @ the Airport Technology Incubator, California MD
Focus on UAS and startups commercializing Navy patents

Market Profile Data (2019)

	Low	High	Average
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Land – cost per acre

Industrial	\$12,000	\$471,000	\$156,600
Office/Commercial	\$9,100	\$2,525,600	\$284,500

Rental Rates – per square foot

Warehouse / Industrial	\$7.52	\$10.15	\$8.37
Flex / R&D / Technology	\$11.05	\$13.28	\$11.82
Class A Office	\$19.45	\$21.22	\$20.18

Brief Economic Facts // ST. MARY'S COUNTY, MARYLAND

TRANSPORTATION

Highways: Maryland arteries in the county connect with U.S. 301, I-95 and I-495 (Washington D.C. Beltway)

Rail: The closest rail depot, CSX Transportation, is in adjacent Charles County at Waldorf

Truck: Nearly 60 local and long-distance trucking establishments are located in Southern Maryland

Water: Served by the Port of Baltimore, 50' channel; a leading U.S. automobile and break-bulk port; seven public terminals including the state-of-the-art Intermodal Container Transfer Facility; 81 miles from Leonardtown

Air: Served by Baltimore/Washington International Thurgood Marshall Airport (BWI), Washington Dulles International Airport and Ronald Reagan Washington National Airport; St. Mary's County Regional Airport (www.co.saint-marys.md.us/dpw/Airportinfo.asp) is available for private planes; 4150' runway

RECREATION AND CULTURE

Parks: Five state parks and 22 county parks, two year-round pools, boat ramps, beaches, fishing piers, tennis courts, picnic facilities, playgrounds, a skate park, and a disc golf course.

Recreation and Leisure: Boating, sailing, fishing, camping, hiking, cycling, paddling trails, golf courses, and three motor sports venues; waterside restaurants and marinas dot the county's miles of shoreline; historic Leonardtown, the county seat, features a variety of shops, galleries, restaurants, a waterfront park and a winery.

Sports and Athletics: Team sports include soccer, basketball, roller hockey, lacrosse, football, and baseball; sports venues include a gymnastics center, four county recreation centers, and a variety of public parks with sports fields.

Attractions: St. Clement's Island, site of Maryland's founding; Historic St. Mary's City, Maryland's first capital and one of the nation's premier archaeological and outdoor living history museums; Point Lookout Lighthouse, Blackistone Lighthouse, Point No Point Lighthouse and Piney Point Lighthouse, the oldest lighthouse on the Potomac River; 18th-century Sotterley Plantation; and Patuxent River Naval Air Museum.

Arts & Entertainment District: Leonardtown

Events: Over 50 festivals and fairs include the River Concert Series, Crab Festival, County Fair, Blessing of the Fleet, Oyster Festival/National Oyster Shucking Championships, and Wine Festival For more information, visit www.VisitStMarysMd.com

UTILITIES

Electricity: Southern Maryland Electric Cooperative; customers of investor-owned utilities and major cooperatives may choose their electric supplier

Gas: Natural gas is available from Washington Gas; customers may choose their gas supplier; propane is available from Burch Propane and Taylor Gas Co.

Water and Sewer: St. Mary's County Metropolitan Commission serves greater Lexington Park-Hollywood area and Piney Point; municipal system serves Leonardtown

Telecommunications: Local carrier is Verizon Maryland; cable internet or broadband service is available from Atlantic Broadband or Comcast; Long distance carriers include AT&T, Sprint, Verizon and others

GOVERNMENT

County Seat: Leonardtown

Government: Five commissioners elected for four-year terms; commissioner form of government limits county legislative power to areas authorized by the General Assembly
James R. Guy, President, Commissioners of St. Mary's County
301.475.4200, ext. 1350

Rebecca Bolton Bridgett, County Administrator 301.475.4200, ext. 1321

Website: www.stmarysmd.com

County Bond Rating: AA+ (S&P); Aa1 (Moody's); AA+ (Fitch)

St. Mary's County Department of Economic Development

Chris Kaselemis, Director

23115 Leonard Hall Drive P. O. Box 653, Potomac Building

Leonardtown, Maryland 20650

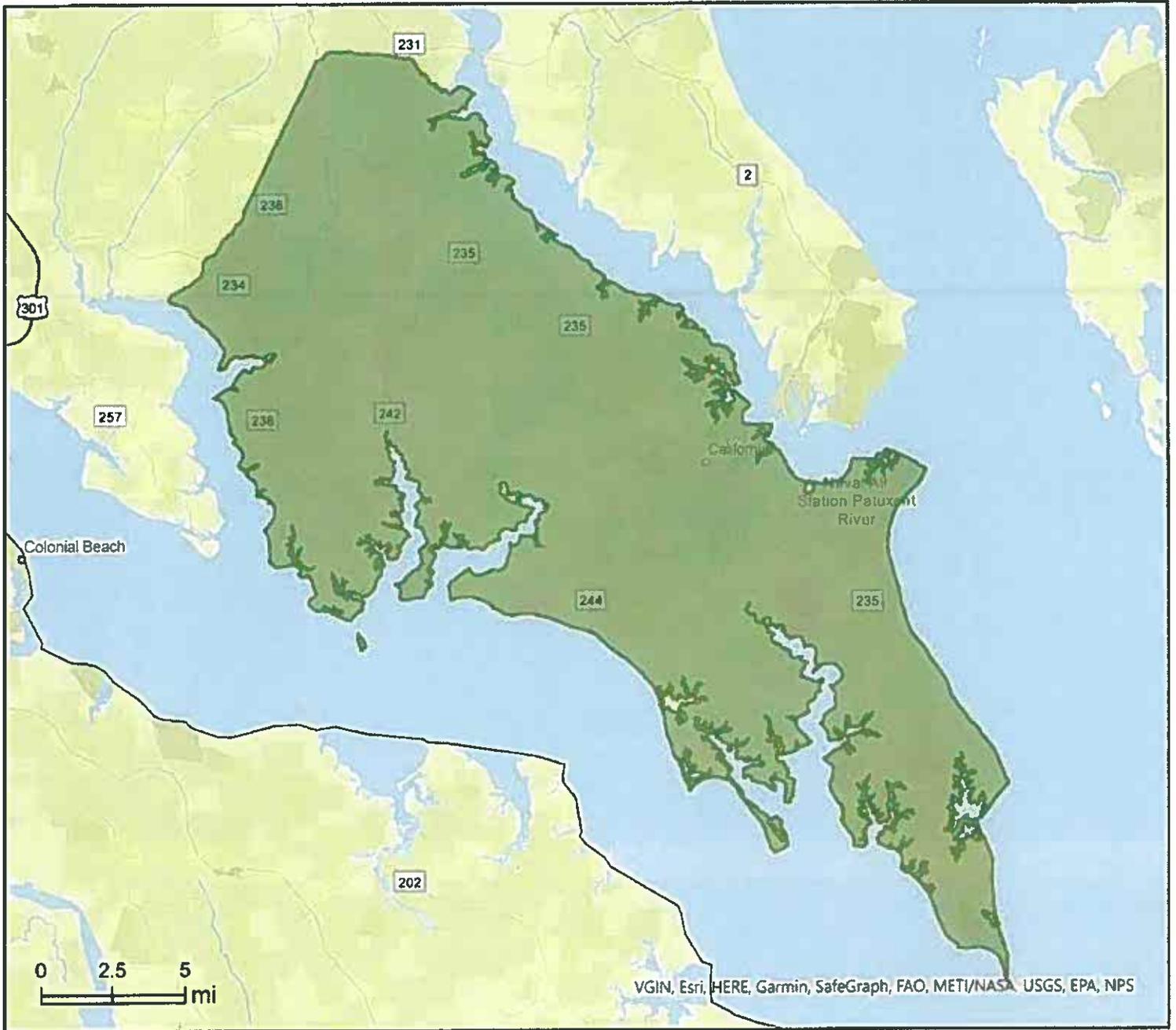
Telephone: 301.475.4200 x1405

Email: ded@stmarysmd.com

www.yesstmarysmd.com

Sources:

- 1 National Oceanic and Atmospheric Administration (1981-2010 normals); Maryland Geological Survey
- 2 American Community Survey
- 3 U.S. Bureau of the Census
- 4 Maryland Department of Labor, Office of Workforce Information and Performance
- 5 U.S. Bureau of Labor Statistics
- 6 St. Mary's County Department of Economic Development
- 7 Maryland Department of Commerce
- 8 Maryland State Department of Education; Maryland Higher Education Commission
- 9 Maryland State Department of Assessments and Taxation; Comptroller of the Treasury
- 10 Maryland Association of Realtors
- 11 Maryland State Archives, Maryland Association of Counties





Community Profile

St. Mary's County, MD 2
 St. Mary's County, MD (24037)
 Geography: County

Prepared by Esri

	St. Mary's Co...
Population Summary	
2010 Total Population	105,151
2020 Total Population	113,777
2020 Group Quarters	2,397
2022 Total Population	115,234
2022 Group Quarters	2,397
2027 Total Population	116,979
2022-2027 Annual Rate	0.30%
2022 Total Daytime Population	111,465
Workers	58,402
Residents	53,063
Household Summary	
2010 Households	37,604
2010 Average Household Size	2.72
2020 Total Households	41,845
2020 Average Household Size	2.66
2022 Total Households	42,524
2022 Average Household Size	2.65
2027 Total Households	43,389
2027 Average Household Size	2.64
2022-2027 Annual Rate	0.40%
2010 Families	27,084
2010 Average Family Size	3.18
2022 Total Families	29,787
2022 Average Family Size	3.16
2027 Total Families	30,321
2027 Average Family Size	3.15
2022-2027 Annual Rate	0.36%
Housing Unit Summary	
2000 Housing Units	34,081
Owner Occupied Housing Units	64.5%
Renter Occupied Housing Units	25.4%
Vacant Housing Units	10.1%
2010 Housing Units	41,282
Owner Occupied Housing Units	65.3%
Renter Occupied Housing Units	25.8%
Vacant Housing Units	8.9%
2020 Housing Units	45,560
Vacant Housing Units	8.2%
2022 Housing Units	46,441
Owner Occupied Housing Units	67.3%
Renter Occupied Housing Units	24.2%
Vacant Housing Units	8.4%
2027 Housing Units	47,445
Owner Occupied Housing Units	68.1%
Renter Occupied Housing Units	23.3%
Vacant Housing Units	8.5%
Median Household Income	
2022	\$96,481
2027	\$109,168
Median Home Value	
2022	\$346,451
2027	\$369,601
Per Capita Income	
2022	\$47,460
2027	\$54,753
Median Age	
2010	35.9
2022	37.3
2027	38.2

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 03, 2023



Community Profile

St. Mary's County, MD 2
 St. Mary's County, MD (24037)
 Geography: County

Prepared by Esri

	St. Mary's Co...
2022 Households by Income	
Household Income Base	42,524
<\$15,000	6.2%
\$15,000 - \$24,999	6.3%
\$25,000 - \$34,999	3.3%
\$35,000 - \$49,999	7.7%
\$50,000 - \$74,999	14.4%
\$75,000 - \$99,999	13.7%
\$100,000 - \$149,999	18.8%
\$150,000 - \$199,999	15.0%
\$200,000+	14.7%
Average Household Income	\$128,467
2027 Households by Income	
Household Income Base	43,389
<\$15,000	5.2%
\$15,000 - \$24,999	5.1%
\$25,000 - \$34,999	2.8%
\$35,000 - \$49,999	6.2%
\$50,000 - \$74,999	12.6%
\$75,000 - \$99,999	13.1%
\$100,000 - \$149,999	19.7%
\$150,000 - \$199,999	17.5%
\$200,000+	17.8%
Average Household Income	\$147,479
2022 Owner Occupied Housing Units by Value	
Total	31,271
<\$50,000	2.2%
\$50,000 - \$99,999	0.6%
\$100,000 - \$149,999	3.0%
\$150,000 - \$199,999	3.3%
\$200,000 - \$249,999	9.8%
\$250,000 - \$299,999	18.4%
\$300,000 - \$399,999	27.0%
\$400,000 - \$499,999	19.0%
\$500,000 - \$749,999	11.3%
\$750,000 - \$999,999	4.0%
\$1,000,000 - \$1,499,999	0.8%
\$1,500,000 - \$1,999,999	0.2%
\$2,000,000 +	0.2%
Average Home Value	\$387,328
2027 Owner Occupied Housing Units by Value	
Total	32,326
<\$50,000	2.0%
\$50,000 - \$99,999	0.4%
\$100,000 - \$149,999	1.8%
\$150,000 - \$199,999	2.1%
\$200,000 - \$249,999	7.2%
\$250,000 - \$299,999	16.7%
\$300,000 - \$399,999	28.4%
\$400,000 - \$499,999	21.9%
\$500,000 - \$749,999	13.3%
\$750,000 - \$999,999	4.8%
\$1,000,000 - \$1,499,999	1.0%
\$1,500,000 - \$1,999,999	0.3%
\$2,000,000 +	0.2%
Average Home Value	\$412,462

Data Note: Income represents the preceding year, expressed in current dollars. Household Income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 03, 2023



Community Profile

St. Mary's County, MD 2
 St. Mary's County, MD (24037)
 Geography: County

Prepared by Esri

	St. Mary's Co...
2010 Population by Age	
Total	105,151
0 - 4	7.2%
5 - 9	7.3%
10 - 14	7.3%
15 - 24	14.4%
25 - 34	12.7%
35 - 44	14.0%
45 - 54	16.1%
55 - 64	10.7%
65 - 74	6.0%
75 - 84	3.0%
85 +	1.2%
18 +	73.8%
2022 Population by Age	
Total	115,234
0 - 4	6.5%
5 - 9	6.7%
10 - 14	7.0%
15 - 24	12.6%
25 - 34	14.0%
35 - 44	13.3%
45 - 54	12.4%
55 - 64	13.2%
65 - 74	8.8%
75 - 84	4.1%
85 +	1.5%
18 +	75.8%
2027 Population by Age	
Total	116,979
0 - 4	6.6%
5 - 9	6.5%
10 - 14	6.6%
15 - 24	12.1%
25 - 34	13.3%
35 - 44	14.7%
45 - 54	11.4%
55 - 64	12.3%
65 - 74	9.8%
75 - 84	5.0%
85 +	1.7%
18 +	76.3%
2010 Population by Sex	
Males	52,321
Females	52,830
2022 Population by Sex	
Males	57,006
Females	58,228
2027 Population by Sex	
Males	57,825
Females	59,154

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

St. Mary's County, MD 2
St. Mary's County, MD (24037)
Geography: County

Prepared by Esri

	St. Mary's Co...
2022 Population 25+ by Educational Attainment	
Total	77,473
Less than 9th Grade	3.0%
9th - 12th Grade, No Diploma	6.0%
High School Graduate	26.8%
GED/Alternative Credential	3.9%
Some College, No Degree	16.4%
Associate Degree	9.9%
Bachelor's Degree	19.9%
Graduate/Professional Degree	14.0%
2022 Population 15+ by Marital Status	
Total	91,948
Never Married	32.4%
Married	53.7%
Widowed	4.9%
Divorced	9.1%
2022 Civilian Population 16+ In Labor Force	
Civilian Population 16+	63,262
Population 16+ Employed	96.7%
Population 16+ Unemployment rate	3.3%
Population 16-24 Employed	14.0%
Population 16-24 Unemployment rate	6.5%
Population 25-54 Employed	61.9%
Population 25-54 Unemployment rate	3.0%
Population 55-64 Employed	17.2%
Population 55-64 Unemployment rate	1.0%
Population 65+ Employed	7.0%
Population 65+ Unemployment rate	4.8%
2022 Employed Population 16+ by Industry	
Total	61,155
Agriculture/Mining	0.8%
Construction	8.8%
Manufacturing	3.9%
Wholesale Trade	0.9%
Retail Trade	7.9%
Transportation/Utilities	6.4%
Information	1.3%
Finance/Insurance/Real Estate	3.0%
Services	48.0%
Public Administration	19.0%
2022 Employed Population 16+ by Occupation	
Total	61,155
White Collar	65.5%
Management/Business/Financial	19.4%
Professional	30.0%
Sales	5.6%
Administrative Support	10.5%
Services	14.6%
Blue Collar	19.8%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	6.1%
Installation/Maintenance/Repair	4.7%
Production	2.7%
Transportation/Material Moving	6.1%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 03, 2023



Community Profile

St. Mary's County, MD 2
 St. Mary's County, MD (24037)
 Geography: County

Prepared by Esri

	St. Mary's Co...
2010 Households by Type	
Total	37,604
Households with 1 Person	21.8%
Households with 2+ People	78.2%
Family Households	72.0%
Husband-wife Families	55.5%
With Related Children	26.9%
Other Family (No Spouse Present)	16.5%
Other Family with Male Householder	4.9%
With Related Children	3.0%
Other Family with Female Householder	11.7%
With Related Children	8.0%
Nonfamily Households	6.2%
All Households with Children	38.5%
Multigenerational Households	4.4%
Unmarried Partner Households	7.3%
Male-female	6.7%
Same-sex	0.6%
2010 Households by Size	
Total	37,604
1 Person Household	21.8%
2 Person Household	32.3%
3 Person Household	18.1%
4 Person Household	16.0%
5 Person Household	7.2%
6 Person Household	2.9%
7 + Person Household	1.7%
2010 Households by Tenure and Mortgage Status	
Total	37,604
Owner Occupied	71.7%
Owned with a Mortgage/Loan	57.0%
Owned Free and Clear	14.8%
Renter Occupied	28.3%
2022 Affordability, Mortgage and Wealth	
Housing Affordability Index	126
Percent of Income for Mortgage	18.9%
Wealth Index	139
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	41,282
Housing Units Inside Urbanized Area	39.0%
Housing Units Inside Urbanized Cluster	10.3%
Rural Housing Units	50.7%
2010 Population By Urban/ Rural Status	
Total Population	105,151
Population Inside Urbanized Area	38.4%
Population Inside Urbanized Cluster	11.2%
Rural Population	50.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

St. Mary's County, MD 2
 St. Mary's County, MD (24037)
 Geography: County

Prepared by Esri

St. Mary's Co...

Top 3 Tapestry Segments

1. Workday Drive (4A)
2. Enterprising Professionals (2D)
3. Savvy Suburbanites (1D)

2022 Consumer Spending

Apparel & Services: Total \$	\$123,179,741
Average Spent	\$2,896.71
Spending Potential Index	120
Education: Total \$	\$104,257,611
Average Spent	\$2,451.74
Spending Potential Index	125
Entertainment/Recreation: Total \$	\$187,783,276
Average Spent	\$4,415.94
Spending Potential Index	120
Food at Home: Total \$	\$310,444,339
Average Spent	\$7,300.45
Spending Potential Index	118
Food Away from Home: Total \$	\$220,823,270
Average Spent	\$5,192.91
Spending Potential Index	120
Health Care: Total \$	\$355,883,411
Average Spent	\$8,369.00
Spending Potential Index	118
HM Furnishings & Equipment: Total \$	\$133,671,607
Average Spent	\$3,143.44
Spending Potential Index	123
Personal Care Products & Services: Total \$	\$52,424,298
Average Spent	\$1,232.82
Spending Potential Index	121
Shelter: Total \$	\$1,186,067,249
Average Spent	\$27,891.71
Spending Potential Index	122
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$142,321,918
Average Spent	\$3,346.86
Spending Potential Index	123
Travel: Total \$	\$154,519,816
Average Spent	\$3,633.71
Spending Potential Index	127
Vehicle Maintenance & Repairs: Total \$	\$63,737,728
Average Spent	\$1,498.86
Spending Potential Index	119

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 03, 2023

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

Page 1 of 41

ORDINANCE

TO AMEND CHAPTER 285 OF THE CODE OF ST. MARY'S COUNTY, MARYLAND, BY AMENDING CHAPTER 30, TABLE 30.3.A. BASE AND ZONING DISTRICTS; AMENDING CHAPTER 31, PURPOSES OF ZONING DISTRICTS; REPEALING AND REPLACING SCHEDULE 32.1, DEVELOPMENT STANDARDS; REPEALING AND REPLACING SCHEDULE 32.2, MODIFICATIONS TO DEVELOPMENT STANDARDS; AMENDING SCHEDULE 50.4 USE CLASSIFICATIONS, USE TYPES, AND LOCATION WITHIN ZONING DISTRICTS; AMENDING SECTION 51.3, SPECIFIC REGULATIONS AND STANDARDS, USE TYPE NUMBERS 49, CORPORATE CAMPUS; 57, MAINTENANCE AND REPAIR SERVICE, MAJOR; 58, MAINTENANCE AND REPAIR SERVICE, MINOR; 63, OFFICE; 65, PERSONAL OR BUSINESS SERVICE; 75, RETAIL SALES OR SERVICE, VEHICLES; 100, BOATYARD; AND 106, MARINE TERMINAL; AMENDING SCHEDULE 75.8.1 AFFORESTATION REQUIREMENTS AND SCHEDULE 75.8.2 FOREST CONSERVATION THRESHOLDS; AND AMENDING SECTIONS 43.3, FIGURE 43.3B COMPATIBLE LAND USE RECOMMENDATIONS WITHIN THE AIRPORT ENVIRONS (AE) SUBDISTRICTS; 43.4, SITE DEVELOPMENT STANDARDS; AND 51.3.90, SPECIFIC REGULATIONS AND STANDARDS, USE TYPE NUMBER 90, COMMUNICATION TOWER, PUBLIC SAFETY OR OTHER NON-COMMERCIAL OF THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE REGARDING THE AIRPORT ENVIRONS (AE) OVERLAY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to §4-101 through §4-104 of the *Land Use Article* of the *Annotated Code of Maryland*, the Commissioners of St. Mary's County are authorized to establish zoning districts and prescribe and amend regulations applicable in such districts; and

WHEREAS, the St. Mary's County Planning Commission conducted a public hearing on June 24, 2019, and adopted Resolution _____ recommending this Ordinance be adopted by the Commissioners of St. Mary's County to amend the Comprehensive Zoning Ordinance of St. Mary's County; and

WHEREAS, a notice of a public hearing was advertised on _____, 2019, and _____, 2019, in *The Enterprise*, a newspaper of general circulation in St. Mary's County, and a public hearing was held on _____, 2019, to receive public comment and consider these amendments to the Comprehensive Zoning Ordinance of St. Mary's County; and

WHEREAS, the Commissioners of St. Mary's County find that it is in the best interest of the health, safety and welfare of the citizens of St. Mary's County to amend chapter 285 of the code of St. Mary's County, Maryland, by amending chapter 30, table 30.3.a. base and zoning districts; amending chapter 31, purposes of zoning districts; repealing and replacing schedule 32.1, development standards; repealing and replacing schedule 32.2, modifications to development standards; amending schedule 50.4 use classifications, use types, and location within zoning districts; amending section 51.3, specific

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

regulations and standards, use type numbers 49, corporate campus; 57, maintenance and repair service, major; 58, maintenance and repair service, minor; 63, office; 65, personal or business service; 75, retail sales or service, vehicles; 100, boatyard; and 106, marine terminal; amending schedule 75.8.1 afforestation requirements and schedule 75.8.2 forest conservation thresholds; and amending sections 43.3, figure 43.3b compatible land use recommendations within the airport environs (ae) subdistricts; 43.4, site development standards; and 51.3.90, specific regulations and standards, use type number 90, communication tower, public safety or other non-commercial of the St. Mary's County Comprehensive Zoning Ordinance regarding the airport environs (AE) overlay,

NOW, THEREFORE, BE IT ORDAINED by the Commissioners of St. Mary's County, pursuant to §4-101 through §4-104 of the *Land Use Article* of the *Annotated Code of Maryland*, that:

SECTION I. Chapter 30, Table 30.3A: Base and Zoning Districts is hereby amended to read as follows:

Table 30.3A: Base and Zoning Districts

Base Districts	Zoning Districts
Rural and Residential Districts	Section: 31.1 Rural Preservation District (RPD) Section: 31.2 Rural Service Center (RSC) Section: 31.3 Rural Commercial Limited (RCL) Section: 31.4 Residential, Low Density (RL) Section: 31.5 Residential, Low Density – Transitional (RL-T) Section: 31.6 Residential, Medium Density (RM) Section: 31.7 Residential, High Density (RH) Section: 31.8 Residential, Neighborhood Conservation (RNC)
Commercial and Mixed Use Districts	Section: 31.9 Residential Mixed Use (RMX) Section: 31.10 Village Center Mixed use (VMX) Section: 31.11 Town Center Mixed use (TMX) Section: 31.12 Corridor Mixed Use (CMX) Section: 31.13 Low-Intensity Mixed-Use (MXL) Section: 31.14 Medium Intensity Mixed-Use (MXM) Section: 31.15 High Intensity Mixed-Use (MXH)
Industrial and Office Districts	Section: 31.16 Limited Commercial Industrial (LCI) Section: 31.17 Industrial (I) Section: 31.18 Office and Business Park (OBP)
Commercial Marine Districts	Section: 31.19 Commercial Marine (CM)

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

SECTION II: Chapter 31, Purposes of Zoning Districts is hereby amended as follows:

CHAPTER 31 ZONING DISTRICTS

Sections:

- 31.1 Rural Preservation District (RPD)**
- 31.2 Rural Service Center District (RSC)**
- 31.3 Rural Commercial Limited District (RCL)**
- 31.4 Residential, Low-Density District (RL).**
- 31.5 Residential, Low-Density – Transitional District (RL-T).**
- 31.6 Residential, Medium Density District (RM).**
- 31.7 Residential, High-Density District (RH).**
- 31.8 Residential Neighborhood Conservation District (RNC).**
- 31.9 Residential Mixed Use District (RMX).**
- 31.10 Village Center Mixed Use District (VMX).**
- 31.11 Town Center Mixed Use District (TMX).**
- 31.12 Corridor Mixed Use District (CMX).**
- 31.13 Low Intensity Mixed-Use District (MXL)**
- 31.14 Medium Intensity Mixed-Use District (MXM).**
- 31.15 High Intensity Mixed-Use District (MXH).**
- 31.16 Limited Commercial Industrial District (LCI).**
- 31.17 Industrial District (I).**
- 31.18 Office and Business Park District (OBP).**
- 31.19 Commercial Marine District (CM).**

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

31.1 Purpose of the Rural Preservation District (RPD).

The regulations of Rural Preservation Districts are intended to foster agricultural, forestry, mineral resource extraction, and aquacultural uses and protect the land base necessary to support these activities. Low-density residential development in this type of district is permitted subject to performance standards that maintain the rural character of the district in recognition of the fact that a full range of public facilities is not provided or planned. The farmer has the right to farm without being restricted by neighboring residential areas. Restricted hours of operation for farm equipment, restricted odor-producing fertilizers, or mandatory noise reductions may not be imposed on farmers in an RPD zoning district. The general intent of the district is to encourage farming without undue burden on the landowner. In accordance with these intentions, the following provisions for the protection of agricultural uses will apply:

- (1) Any farm use of land is permitted.
- (2) Operation, at any time, of machinery used in farm production or the primary processing of agricultural products is permitted.
- (3) Normal agricultural activities and operations in accordance with good husbandry practices, which do not cause bodily injury or directly endanger human health, are permitted and preferred activities, including activities that may produce normal agriculture related noise and odors.
- (4) The sale of farm products produced on the farm where the sales are made is permitted.

31.2 Purpose of the Rural Service Center (RSC).

The regulations for the Rural Service Center district provide for crossroads commercial, retail, and business development at designated locations within the County that have traditionally provided very localized services to support agricultural activity and serve rural residents. The RSC designation provides sites for infill development at commercial nodes in the rural areas, consistent with the Comprehensive Plan. Mapped locations are at crossroads in Avenue, Budds Creek, Dameron, Helen, Oraville, Park Hall, and St. James.

31.3 Purpose of the Rural Commercial Limited District (RCL).

The regulations for the Rural Commercial Limited District accommodate existing, small-scale commercial uses serving localized markets in the County that are scattered along the highways and, in some cases, clustered at intersections. Where such existing uses are compatible in scale with the character of the rural area, and are devoted to a local market, their continued operation and opportunity for reasonable expansion is consistent with the policies of the Comprehensive Plan. RCL districts provide for the continuation and limited expansion of such uses.

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

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31.4. Purpose of the Residential, Low-Density District (RL).

The range of density of residential development in the Residential, Low-Density zoning district is between 1 and 5 dwellings per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 1 dwelling unit per acre. The uses allowed in the RL zoning district are identified in Schedule 50.4 Use Classifications.

31.5 Purpose of the Residential, Low-Density – Transitional District (RL – T).

The range of density of residential development in the Residential, Low-Density – Transitional zoning district is between 1 and 3 dwellings per acre, except in the Critical Area where the maximum density is 2 dwelling units per acre. The residential density outside the Critical Area can be increased by 1 dwelling unit per acre by providing affordable housing. The uses allowed in the RL – T zoning district are identified in Schedule 50.4 Use Classifications.

31.6. Purpose of the Residential, Medium Density District (RM).

The range of density of residential development in the Residential, Medium Density zoning district zone is between 1 and 10 dwellings per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density of more than 5 dwelling units per acre. The uses allowed in the RM zoning district are identified in Schedule 50.4 Use Classifications.

31.7. Purpose of the Residential, High-Density District (RH).

The range of density of residential development in the Residential, High-Density zoning district is between 10 and 20 dwellings per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 10 dwelling units per acre. The uses allowed in the RH zoning district are identified in Schedule 50.4 Use Classifications.

31.8. Purpose of the Residential Neighborhood Conservation District (RNC).

The uses allowed in the development regulations applicable to the Residential Neighborhood Conservation zoning district are intended to preserve the character of established neighborhoods while providing opportunities for infill development that is consistent with this prevailing character. When all other standards have been met, RNC lots of record in growth areas designated in the Comprehensive Plan may be resubdivided to the base density of the RNC of 1 dwelling unit per acre. Transferable development rights are required to achieve a residential density of two dwelling units per acre in a growth area. The uses allowed in the RNC zoning district are identified in Schedule 50.4 Use Classifications.

31.9 Purpose of the Residential Mixed Use District (RMX).

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

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The regulations for the Residential Mixed Use District provide opportunities for residential, office, personal, and business development and services subject to standards that will ensure land use compatibility with adjacent residential areas. The range of density of residential development in the Residential Mixed Use zoning district zone is between 1 and 10 dwellings per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density of more than 5 dwelling units per acre. The uses allowed in the RMX zoning district are identified in Schedule 50.4 Use Classifications.

31.10 Purpose of the Village Center Mixed Use District (VMX).

The regulations for the Village Center Mixed Use District provide opportunities for residential development and compatible commercial development at locations and at a scale designated by the Comprehensive Plan as village centers. This district is not intended to create an urban character. The range of density of residential development in the VMX zoning district is between 1 and 5 dwelling per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 1 dwelling unit per acre. The uses allowed in the VMX zoning district are identified in Schedule 50.4 Use Classifications.

31.11 Purpose of the Town Center Mixed Use District (TMX).

The regulations for the Town Center Mixed Use District provide opportunities for residential and commercial development within town centers, consistent with the Comprehensive Plan. Standards are intended to create an urban character and make the core area safe, pedestrian friendly, and visually attractive. The range of density of residential development in the TMX zoning district is between 1 and 5 dwellings per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 1 dwelling unit per acre. The uses allowed in the TMX zoning district are identified in Schedule 50.4 Use Classifications.

31.12. Purpose of the Corridor Mixed Use District (CMX).

The Corridor Mixed Use District provides sites for a broad range of uses within transportation corridors in growth areas, consistent with the Comprehensive Plan. Standards are intended to accommodate auto oriented uses but also create a viable, visually attractive environment. The range of density of residential development in the CMX zoning district zone is between 1 and 15 dwellings per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 1 dwelling unit per acre. The uses allowed in the CMX zoning district are identified in Schedule 50.4 Use Classifications.

31.13. Purpose of the Low Intensity Mixed-Use District (MXL).

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

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The uses allowed in and development regulations for development in the Low Intensity Mixed-Use zoning district are intended to allow residential, office uses, integrated work spaces, personal and business services, minor product development and evaluation companies, audio visual, information technology, and electronic surveillance security and monitoring companies that are compatible with adjoining residential uses. Mixed-use non-residential developments and mixed-use developments of residential and non-residential uses are possible. The range of residential density is between 1 and 20 dwelling units per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 5 dwelling units per acre. The uses allowed in the MXL zoning district are identified in Schedule 50.4 Use Classifications.

31.14. Purpose of the Medium Intensity Mixed-Use District (MXM).

The uses allowed in and development regulations for development in the Medium Intensity Mixed-Use zoning district are intended to create large-scale and clustered commercial and residential uses adjacent to existing or planned principal transportation corridors. Mixed-use non-residential developments and mixed-use developments of residential and non-residential uses are possible. The range of residential density is between 1 and 25 dwelling units per acre. Transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 5 dwelling units per acre. The uses allowed in the MXM zoning district are identified in Schedule 50.4 Use Classifications.

31.15. Purpose of the High Intensity Mixed-Use District (MXH).

The uses allowed and development regulations applicable to the High-Intensity Mixed-Use zoning district are intended to create areas of urban character. The design of buildings, landscaping, and public spaces will form a visually attractive and functional urban environment for people to live, work, eat, shop, enjoy recreation, and congregate. Mixed-use non-residential developments and mixed-use developments of residential and non-residential uses are possible. The range of residential density is between 7 and 30 dwelling units per acre. The use of transferable development rights (TDRs) or providing units of affordable housing is required to achieve residential density greater than 7 dwelling units per acre. The uses allowed in the MXH zoning district are identified in Schedule 50.4 Use Classifications.

31.16. Purpose of the Limited Commercial Industrial District (LCI).

The Limited Commercial Industrial zoning district is intended for low-occupancy commercial and industrial uses appropriate for location within the AICUZ. The LCI zoning district provides property owners a range of economically viable uses that are appropriate for locations within or adjacent to the AICUZ. The uses allowed in the LCI zoning district are identified in Schedule 50.4 Use Classifications.

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

31.17. Purpose of the Industrial District (I).

The Industrial zoning district allows industrial use, office uses, and integrated work spaces, minor product development and evaluation companies, audio visual, information technology, and electronic surveillance security and monitoring companies. The uses allowed in the I zoning district are identified in Schedule 50.4 Use Classifications.

31.18 Purpose of the Office Business Park Zoning District (OBP)

The Office Business Park zoning district provides sites for offices, integrated work spaces, research and development facilities, minor product development and evaluation companies, audio visual, information technology, and electronic surveillance security and monitoring companies, limited industrial facilities, and supporting commercial uses. No residential uses are permitted in this zoning district. The uses allowed in the OBP zoning district are identified in Schedule 50.4 Use Classifications.

31.19. Purpose of the Commercial Marine District (CM).

The Commercial Marine zoning district allows marine sales and services, including marinas, dry storage for vessels and boats, boat-yards and vessel-yards, vessel and boat and equipment sales and rentals, marine-related retail sales, yacht clubs, visitor accommodations, food and beverage sales and eating and drinking establishments. The uses allowed in the CM zoning district are identified in Schedule 50.4 Use Classifications.

Requested by: Department of Land Use and Growth Management

Ordinance No. 2019 - _____

Subject: Land Use - To amend Chapter 285 of the *Code of St. Mary's County, Maryland*, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

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SECTION III: Schedule 32.1, Development Standards is hereby repealed and replaced with Attachment 1:

Schedule 32.1 Development Standards

Residential Medium Density **RM**, Mixed-Use Low Intensity **ML**, Mixed-Use Medium Intensity **MM**, Mixed-Use High Intensity **MH**, and Limited Commercial / Industrial **LCI**

are the new zoning districts created for the Lexington Park Development District

	RPD	RSC	RCL	RMC	RL-T	RL	RM	RH	RMK	VMK	TMK	CMK	MMK	MIXM	MCKH	LCI	I	OBP	CM
Residential Density																			
Base Density Units per Acre	1 du / 5 acres Notes 1 & 2	None Note 4	None Note 4	1 du / 1 acre Note 5	1 du / 1 acre Note 5	1 du / 1 acre Note 5	1 to 5 du / 1 acre Note 5	1 to 10 du / 1 acre	1 du / 1 acre	1 to 5 du / 1 acre Note 5	1 to 5 du / 1 acre Note 5	1 to 7 du / 1 acre Note 5	None	None	None	None Note 4			
Maximum Density Units per Acre See Table 32.2 for methods to increase density	1 du / 3 acres Note 3	None	None	2 du / 1 acre Note 6	3 du / 1 acre Note 5	5 du / 1 acre	10 du / 1 acre Note 5	20 du / 1 acre	5 du / 1 acre	5 du / 1 acre	5 du / 1 acre	15 du / 1 acre	20 du / 1 acre Note 5	25 du / 1 acre Note 5	30 du / 1 acre Note 5	None	None	None	None
Increase over base density for providing affordable housing units	None	None	None	None	1	1	1	1	1	1	1	1	2	1	1	None	None	None	None
Development Intensity:																			
Floor Area Ratio per Acre																			
Base Floor Area Ratio	0.05	0.10	0.25	0.10	0.10	0.10	0.10	0.30	0.20	0.20	0.30	0.40	0.50	0.60	0.70	0.30	0.40	0.40	0.20
Maximum Floor Area Ratio See Table 32.2 for methods to increase FAR	0.15	0.30	0.30	0.15	0.20	0.20	0.25	0.30	0.35	0.45	0.60	0.50	0.65	0.75	0.85	0.45	0.60	0.50	0.30
Minimum Lot Dimensions																			
Minimum Lot Area	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	None	1 acre
Width in feet	150	None	None	75	75	75	None	None	None	None	None	None	None	None	None	None	None	None	100
Depth in feet	160	None	None	100	100	100	50	60	None	100	100	None	None	None	None	None	200	200	None
Frontage in feet	75	None	None	50	50	50	None	None	None	50	50	None	None	None	None	None	None	None	None

Minimum lot dimensions may vary from these standards within cluster development. See Section 32.3.3

Attachment 1

	RPD	RSC	RCL	RNC	RL-T	RL	RLM	RH	RMX	VMX	TMX	CMX	MZL	MXM	MAX	LO	I	O&P	CM
Principal Structure Setbacks Notes 7, 8 or Lesser	25	25	25	25	25	25	25	25	25	25	25	20	25	20	5	20	25	25	25
Minor Collector or Lesser	35	35	35	35	35	35	35	35	35	35	35	30	35	30	10	30	35	35	35
Major Collector	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50/10 Notes 10	50	50	50	50
Arterial	15	15	15	10	10	10	10	10	15	15	15	10	20	10	10	10	25	20	25
Side Note 11	20	20	20	20	20	20	20	20	25	25	25	20	30	20	20	20	25	25	25
Rear Note 11																			
Minimum separation between detached principal structures on a site																			
Zero side setbacks are allowed when (1) fire rated walls are provided and (2) site access design provides an unobstructed route for emergency vehicles to the rear yard.																			
Other Requirements																			
Maximum footprint of a Commercial Structure on a site by right in square feet	5,000	10,000	15,000	5,000	20,000	20,000	None	None	20,000	15,000	30,000	50,000	30,000	40,000	50,000	50,000	None	50,000	None
Maximum footprint of a Commercial structure on a site with purchase of TDRs	7,000 Note 13 for Auction House	13,000	25,000	7,000	24,000	24,000	None	None	26,000	25,000	50,000	60,000 Note 14	60,000 Note 14	60,000 Note 14	60,000 Note 14	60,000 Note 14	None	60,000 Note 14	None
Added square feet per TDR	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	None	2000	None
Maximum Height Notes 15, 16, 17, 18	40 Note 19	40 Note 19	40 Note 19	40 Note 19	40 Note 19	40 Note 19	75	40 Note 19	40 Note 19	40 Note 19	40 Note 19	100 Note 19	100 Note 19	100 Note 19	100 Note 19	100 Note 19	100	100	60

Attachment 1

	RPD	RSC	RCL	RNC	RL-T	RL	RAM	RH	RMX	VMX	TMX	CMX	MAXL	MAXM	MAXH	LCI	I	O&P	CM
Minimum Landscaping percent of site area	None	15%	15%	20%	None	None	15%	20%	20%	20%	20%	20%	10%	20%	20%	20%	20%	20%	20%
Minimum Open Space Note 20																			
Useable Open Space for Public, Semi-public, or Commercial Use classifications as percent of development envelope	5%	None	None	None	5%	5%	5%	5%	5%	5%	2%	2%	5%	5%	10%	5%	2%	5%	None
Useable Open Space in square feet per residential unit in developments with 25 or more	2000	None	None	None	2000	2000	200	200	2000	200	200	200	200	200	200	200	None	None	None
Undeveloped Open Space	50%	None	None	50%	50%	50%	50%	50%	50%	20%	15%	20%	None						

Notes

1. TDR(s) required after initial residential lot or dwelling per Section 26.4.5.
2. Five acres are necessary for the first lot or dwelling. Ten acres are required for any lot or dwelling after the first lot or dwelling. Section 26.4.5.
3. For RPD properties located in a Rural Legacy Area, land zoned RPD which is designated as a Rural Legacy Area by the Meridian Rural Legacy Board shall not be developed to a density greater than one (1) dwelling unit per five (5) acres of gross area Section 26.2.2.b.
4. One single-family dwelling is permitted per site.
5. Density in the RL-T in the Critical Area shall not exceed 1 dwelling per 2 acres.
6. The increase in density of one dwelling unit per acre with the purchase of TDRs is only available in growth areas; development districts, village centers, and town centers.

Attachment 1

7. Lots fronting on roads identified as existing or future Arterial Roads in the 2020 Transportation Plan in the Comprehensive Plan shall meet the 50 foot setback.
8. Permitted obstructions in required yards are described in Section 61.7, Yards Requirement
9. In the RMC District, setback averaging, as defined in Chapter 91 Rules for Measurement, may be used to determine front yard requirements.
10. On Great Mills Road (Route 246), from Route 235 to Saratoga Street the minimum front yard setback is 10 feet and the maximum shall be 25 feet.
11. Modification of Side or Rear Setback requirements defined in Section 61.7.4. Minimum Accessory structure setback shall be 5 feet from a side or rear lot line.
12. In CMX, 50 feet shall be added to a rear and/or side yard setback where the abutting property is an RL or RMC zone, and the required buffer yard shall be twice the depth and planted with a "C" buffer.
13. Auction houses may be increased to 20,000 square feet with TDRs in the RPD.
14. A building in the Lexington Park Development District and Leonsardtown Development District may increase its footprint above 60,000 square feet with additional TDRs. An additional 1,000 square feet of building footprint area may be added for each additional TDR.
15. ~~The heights of all structures will be reviewed for compliance with Chapter 43 MLCUZ and AE height limitations.~~
16. Structures with a building height over 45 feet must have a sprinkler system.
17. The height of communication towers is regulated by the provisions of Chapter 51 and is exempt from the height limitations of Section 32.1.
18. Existing buildings constructed as of May 8, 2007, are not considered to be a non-conforming building height.
19. Principal structures may be erected to a maximum height of 50 feet when the side and rear yards are increased 1 foot for each foot of height in excess of the height restrictions for the zone.
20. Minimum undeveloped open space may be reduced in these zones per Section 32.3.4: Alternative Open Space Standards in the RL, RM, RH, and RMX Zones.

Requested by: Department of Land Use and Growth Management

Ordinance No. 2019 - _____

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

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SECTION IV: Schedule 32.2, Modifications to Development Standards is hereby repealed and replaced with Attachment 2:

Schedule 32.2 Modifications to Development Standards

Residential Medium Density **RMD**, Mixed-use Low Intensity **MLOL**, Mixed-use Medium Intensity **MMML**, Mixed-use High Intensity **MMHL**, and Limited Commercial / Industrial **LCI** are the new zoning districts created for the Lexington Park Development District

	RPD	RSC	RCL	RMC	RL-T	RL	RIM	RH	RMX	VMX	TMX	CMX	MAXL	MMMA	MMXL	LCI	I	OSP	CM
Methods for Achieving Residential Density Increase																			
Base Density Increase	Affordable Housing / units per acre	None	None	None	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	None	None	None	None
	Increase in units per acre with purchase of TDRs	None	None	1	2	4	5	10	4	4	4	14	19	20	23	None	None	None	None
Methods for Achieving Floor Area Ratio Increase																			
Added square feet with TDRs or percent increase LEED Certification: total square footage may not exceed maximum FAR	Added square feet per TDR	2,000	2,000	2,000	NA	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	None	2,000	2,000
	FAR Increase for LEED Certified Site or Building Design	None	None	None	None	None	0.05	0.05	0.02	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	None
	FAR increase for LEED Silver Certified Site or Building Design	0.03	0.05	0.05	0.05	0.03	0.10	0.10	0.05	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
	FAR increase for LEED Gold Certified Site or Building Design	0.05	0.10	0.10	None	0.10	0.15	0.15	0.20	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15

Notes

1. TDR(s) required after initial residential lot or dwelling per Section 26.4.5.
2. Five acres are necessary for the first lot or dwelling. Ten acres are required for any lot or dwelling after the first lot or dwelling. Section 26.4.5.
3. For RPD properties located in a Rural Legacy Area: Land zoned RPD which is designated as a Rural Legacy Area by the Maryland Rural Legacy Board shall not be developed to a density greater than one (1) dwelling unit per five (5) acres of gross area Section 26.2.2.b.
4. The increase in density of one dwelling unit per acre with the purchase of TDRs is only available in growth areas: development districts, village centers, and town centers.

Attachment 2

5. Density in the RA. – T in the Critical Area shall not exceed 1 dwelling acre per 2 acres.

6. A building in the Lexington Park Development District may increase its footprint above 60,000 square feet with additional TDs. An additional 1,000 square feet of building footprint area may be added for each additional TD.

Requested by: Department of Land Use and Growth Management

Ordinance No. 2019 - _____

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

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SECTION V: Schedule 50.4 Use Classifications, Use Types, and Location within Zoning Districts is hereby repealed and replaced with Attachment 3:

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RNC	RMX	VMAX	TMX	CMX	MSH	MOM	MSL	LC	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR
12C Farm Brewery	High	P	-	-	-	-	Ⓜ	-	-	-	-	-	-	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	RCA LDA IDA IFA	APZ-2 (0.56)
13 Agricultural Tourism	Low	A	A	A	A	A	Ⓜ	-	-	A	A	A	A	Ⓜ	Ⓜ	Ⓜ	Ⓜ	A	A	-	RCA LDA IDA	APZ-2 (0.22)
Residential Uses																						
14 Dwelling Unit, Attached	High	L	-	-	L	P	Ⓜ	P	-	P	P	P	P	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	RCA LDA IDA	-
15 Dwelling Unit, Detached	Low	P	P	P	P	P	Ⓜ	P	P	P	P	P	P	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	P	RCA LDA IDA	APZ-2
16 Dwelling Unit, Multi-Family Residence	High	-	-	-	-	P	Ⓜ	P	-	P	P	P	P	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	LDA IDA	-
17 Group Home	Low	L	A	A	A	P	Ⓜ	P	P	P	P	P	P	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	A	RCA LDA IDA	APZ-2
18 Halfway House	Low	C	-	-	C	C	Ⓜ	C	-	C	L	L	L	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	LDA IDA	APZ-2
19 Institutional Residence	High	A	-	-	L	L	Ⓜ	P	-	-	P	P	-	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	LDA IDA	-
20 Mobile Home	Low	P	-	-	L	L	Ⓜ	-	-	-	-	-	-	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	RCA LDA IDA	APZ-2
21 Mobile Home Park or Subdivision	High	-	-	-	-	PD	Ⓜ	PD	-	-	-	-	-	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	LDA IDA	-
22 Residential Services	High	C	-	-	C	C	Ⓜ	P	-	-	L	L	P	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	LDA IDA	-
23 Single-room Occupancy Units	High	-	-	-	-	-	Ⓜ	-	-	P	P	P	P	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	LDA IDA	-

Attachment 3

	Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RD	RH	RNC	RMX	VMX	TMX	CMX	MDH	MSM	MXL	LO	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR
	Public and Semi-Public Use Classifications																						
24	Burial Grounds	Low	P	A	A	P	P	E	A	A	A	P	P	A	A	A	A	E	A	A	-	RCA LOA IDA	APZ-1 (0.11) APZ-2 (0.22)
25	Clubs or Lodges	High	C	P	P	C	C	E	C	C	C	P	P	P	E	E	E	E	-	-	A	LOA IDA	APZ-1 (0.11) APZ-2 (0.22)
26	Cultural Institutions	Low	C	C	C	-	-	E	C	-	P	P	P	P	E	E	E	E	A	A	A	LOA IDA	-
27	Day Care Facility, Medical	Low	-	-	-	P	P	E	-	-	P	P	P	P	E	E	E	E	P	P	-	LOA IDA	-
28	Day Care Facility, Non-medical	Low	P	P	P	P	P	E	P	C	P	P	P	P	E	E	E	E	P	P	-	LOA IDA	-
29	Education Facility, College	High	C	-	-	C	C	E	C	-	C	P	P	P	E	E	E	E	L	L	-	LOA IDA	-
30	Education Facility, School	High	C	-	P	P	P	E	P	L	P	P	P	-	E	E	E	E	C	-	-	LOA IDA	-
31	Government Facility	High	C	P	C	C	C	E	C	L	P	P	P	P	E	E	E	E	P	P	C	LDA IDA	APZ-2 (0.24)
32	Hospital	High	-	-	-	-	-	E	-	-	L	L	-	-	E	E	E	E	-	-	-	LOA IDA	-
33	Long-term Care Facility	High	-	-	-	C	C	E	C	-	P	P	P	C	E	E	E	E	-	-	-	LOA IDA	-

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RNC	RMX	VMX	TMX	CMX	MMX	MMM	MSL	LS	ORP	CM	Critical Area Overlay	AICUZ Overlay and FAR
34	Outpatient Care Center	High	-	L	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	LDA IDA	-
35	Public Recreation Facility	Low	-	-	P	P	P	P	L	P	P	P	P	P	P	P	P	P	P	LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
36	Public Maintenance Facility	High	P	-	C	-	-	-	-	C	C	C	-	C	C	C	C	-	-	LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
37	Public Safety Facility	High	C	C	P	L	L	C	L	P	P	P	P	P	P	P	P	P	C	LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
38	Religious Assembly	Low	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	LDA IDA	-
39	Rural Medical Practice	High	L	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	LDA IDA	-
Commercial Uses																					
40	Adult Entertainment	High	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	LDA IDA	APZ-2 (0.16)
41	Animal Boarding	Low	P	P	L	A	A	-	-	L	L	L	L	L	L	L	L	-	-	LDA IDA	APZ-2 (0.22)
42	Animal Hospital	Low	L	-	-	-	-	-	-	L	L	L	L	L	L	L	L	P	-	LDA IDA	APZ-1 (0.21) APZ-2 (0.56)
43	Animal Sales and Service	Low	P	L	P	-	-	-	-	L	L	L	P	L	L	L	L	-	-	LDA IDA	APZ-2 (0.16)
44	Campground and Day or Boarding Camp	High	C	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	LDA IDA	-

* NOTE: Any low intensity commercial use that exceeds 20,000 square feet shall be considered a high intensity use.

Attachment 3

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RMH	RNC	RMX	VMX	TMX	CMX	MESH	MEM	MXL	LC	I	OSP	CM	Critical Area Overlay	AICUZ Overlay and FAR
56	Lodging, Hotel and Motel	Low	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	A	LDA IDA	-
57	Maintenance and Repair Service, Major	High	L	C	-	-	-	-	-	L	L	L	L	L	L	L	L	L	L	A	LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
58	Maintenance and Repair Service, Minor	Low	L	P	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	A	LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
59	Manufactured Home Sales	High	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	A	-	-	LDA IDA	APZ-2 (0.18)
60	Fuel Sales	Low	-	L	-	-	-	-	-	-	L	P	P	P	P	P	P	A	L	A	LDA IDA	APZ-1 (0.14) APZ-2 (0.28)
61	Motor Vehicle Maintenance Service, Major	High	-	L	-	-	-	-	-	-	L	P	L	P	P	P	P	P	-	A	LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
62	Motor Vehicle Maintenance Service, Minor	Low	-	L	-	-	-	-	-	-	L	P	P	P	P	P	P	P	-	A	LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
63	Office	Low	-	P	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	A	LDA IDA	APZ-2 (0.22)
64	Personal Improvement Service	Low	L	P	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	A	LDA IDA	APZ-2 (0.22)
65	Personal or Business Service	Low	-	P	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	LDA IDA	APZ-2 (0.22)
66	Personal Storage	Low	-	P	-	-	-	-	-	-	L	L	L	L	L	L	L	P	P	-	LDA IDA	APZ-1 (1.00) APZ-2

Attachment 3

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RNC	RMX	VMX	TMX	CMX	MMX	MMB	LC	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR
67	Recreational Facility, Major	High	PD	-	-	-	-	-	-	-	-	-	PD	E	E	E	PD	-	-	LOA IDA	(0.20)
68	Recreational Facility, Motor Sports Facilities	High	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
69	Recreational Facility, Minor Indoor	Low	C	P	L	-	-	-	-	P	P	P	PD	E	E	E	PD	-	-	LOA IDA	APZ-1 (0.11) APZ-2 (0.22)
70	Recreational Facility, Minor Outdoor	High	C	L	-	-	-	-	-	P	-	P	L	E	E	E	L	-	-	LOA IDA	APZ-1 (0.11) APZ-2 (0.22)
71	Rental and Leasing	High	-	P	-	-	-	-	-	-	P	P	P	E	E	E	P	-	L	LOA IDA	APZ-2 (0.22)
72	Research and Development Service	Low	C	-	-	-	-	-	-	C	L	L	L	E	E	E	P	P	-	LOA IDA	APZ-2 (0.22)
73	Restaurant	Low	-	P	-	-	-	-	-	P	P	P	P	E	E	E	A	A	A	LOA IDA	-
73a	Micro-Brewery	Low	-	P	-	-	-	-	-	P	P	P	P	E	E	E	-	-	-	LOA IDA	-
73b	Pub-Brewery	Low	-	P	-	-	-	-	-	P	P	P	P	E	E	E	-	-	-	LOA IDA	-
74	Restaurant, Fast Food	High	-	L	C	-	-	-	-	-	L	L	P	E	E	E	-	-	-	LOA IDA	-
75	Retail Sales or Service, Vehicles	High	-	L	-	-	-	-	-	-	-	P	P	E	E	E	-	-	A	LOA IDA	APZ-1 (0.14) APZ-2 (0.22)

Attachment 3

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RNC	RMX	VMX	TMX	CMX	MDDH	MDDM	MDDL	LCI	I	OSP	CM	Critical Area Overlay	AUCUZ Overlay and FAR
76	Retail Sales, General	Low	P	P	-	-	;	-	-	-	P	P	P	P	P	P	P	-	-	-	LOA IDA	APZ-2 (0.16)
77	Retail Sales, Limited	Low	P	P	-	S	S	S	-	A	P	P	P	P	P	P	P	A	A	A	LOA IDA	APZ-2 (0.16)
78	Take-Out Food and Beverage Sales	Low	P	P	-	-	;	-	-	A	P	P	P	P	P	P	P	A	A	A	LOA IDA	APZ-2 (0.24)
79	Tavern	High	P	P	-	-	;	-	-	-	P	P	P	P	P	P	P	-	-	A	LOA IDA	-
80	Warehousing and Storage	High	-	-	-	-	;	-	-	-	-	-	-	;	;	;	;	P	P	-	LOA IDA	APZ-1 (1.00) APZ-2 (2.00)
81	Wholesaling and Distribution Center	High	-	-	-	-	;	-	-	-	-	-	P	;	;	;	;	P	-	-	LOA IDA	APZ-1 (0.28) APZ-2 (0.56)
Industrial Use																						
82	Extractive Industry	High	L	-	L	L	;	-	-	L	L	L	-	;	;	;	;	L	-	-	RCA LOA IDA	APZ-1 (0.28) APZ-2 (0.56)
83	Production Industry, Custom	Low	P	L	-	-	;	-	-	-	L	L	L	;	;	;	;	P	-	-	IDA	APZ-1 (0.28) APZ-2 (0.56)
84	Production Industry, General	High	L	-	-	-	;	-	-	-	-	-	-	;	;	;	;	L	-	-	IDA	APZ-1 (0.28) APZ-2 (0.56)
85	Production Industry, Limited	High	-	-	-	-	;	-	-	-	-	P	P	;	;	;	;	P	L	-	IDA	APZ-1 (0.28) APZ-2 (0.56)

Attachment 3

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RRM	RH	RNC	RMX	VMX	TMX	OMX	MOH	MIDM	MTR	LCI	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR	
86	Slaughterhouse	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	IDA	APZ-2 (0.56)	
87	Wrecking and Salvage	PD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	IDA	APZ-1 (0.38) APZ-2 (0.56)	
Transportation, Communication, and Utility Use																							
88	Airport, Landing Strip and Heliport	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P/C	C	-	LDA IDA	APZ-1 (0.28) APZ-2 (0.56)	
89	Antennae and Microwave Equipment	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	RCA LOA IDA	APZ-1 (0.38) APZ-2 (0.56)	
90	Communication Tower, Public Safety or Other Non-Commercial	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	APZ-1 (0.28) APZ-2 (0.56)	
91	Communication Tower, Commercial	C	-	C	C	C	-	-	-	-	C	C	C	C	C	C	C	C	C	-	-	APZ-1 (0.28) APZ-2 (0.56)	
92	Freight Terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	L	P	LOA IDA	APZ-1 (0.28) APZ-2 (0.56)	
93	Passenger Terminal	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	LOA IDA	APZ-1 (0.28) APZ-2 (0.56)
94	Regional Flood and Storm Water Management Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCA LOA IDA	APZ-1 (0.28) APZ-2 (0.56)	

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	BH	RNC	RMX	VMX	TMX	CMX	MXH	MXM	MXL	LC	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR
		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
95	Low	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	RCA LOA IDA	APZ-1 (0.28) APZ-2 (0.56)
96	High	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	IDA	-
97	High	C	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	C	C	-	LOA IDA	APZ-1 (0.28) APZ-2 (0.56)
98	Low	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCA LOA IDA	APZ-1 (0.28) APZ-2 (0.56)
Marine Use																						
99	High	PD	-	-	PD	PD	-	-	PD	-	-	PD	-	-	-	-	-	-	-	C	LOA IDA	APZ-1 (0.28) APZ-2 (0.56)
100	High	PD	-	-	PD	PD	-	-	-	-	-	PD	-	-	-	-	-	P	-	P	LOA IDA	APZ-1 (0.28) APZ-2 (0.56)
101	Low	C	-	C	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	P	LOA IDA	APZ-1 (0.28) APZ-2 (0.56)
102	Low	L	-	A	L	L	-	-	L	-	-	L	-	-	-	-	-	-	-	L	RCA LOA IDA	APZ-1 (0.28) APZ-2

Attachment 3

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RLM	RH	RNC	RMX	VMX	TMX	CMX	RMCH	RMFM	RMFL	LCI	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR
103	Low	P	-	-	P	P	:	-	L	-	-	P	-	:	:	:	:	-	-	P	RCA LOA IDA	APZ-1 (0.28) APZ-2 (0.56)
104	High	PD	-	PD	PD	PD	:	-	PD	-	-	PD	-	:	:	:	:	-	-	P	LOA IDA	APZ-1 (0.28) APZ-2 (0.56)
105	High	A	-	A	A	A	:	-	A	-	-	A	-	:	:	:	:	-	-	P	LOA IDA	APZ-1 (0.11) APZ-2 (0.22)
106	High	PD	-	-	-	-	:	-	-	-	-	-	-	:	:	:	:	PD	-	C	IDA	APZ-1 (0.28) APZ-2 (0.56)
107	High	L	-	L	L	L	:	-	L	-	L	L	-	:	:	:	:	-	-	P	RCA LOA IDA	APZ-1 (0.28) APZ-2 (0.56)
Accessory Use																						
108	low	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	-	-	A	RCA LOA IDA	APZ-2
109	Low	-	A	A	-	-	A	-	-	A	A	A	A	A	A	A	A	A	A	A	RCA LOA IDA	APZ-1 APZ-2
110	Low	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	RCA LOA IDA	APZ-1 APZ-2
111	Low	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	RCA LOA IDA	APZ-1 APZ-2
112	Low	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCA LOA	APZ-2

Attachment 3

	Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RNC	RMX	VMX	TMX	CMX	RMCH	RMHM	RMXL	LCI	I	OBP	CM	Critical Area Overlay	AICUZ Overlay and FAR
113	Dock, Ramp and / or Railway, Private	Low	A	A	A	A	A	:	-	A	-	-	A	-	:	:	:	:	-	-	-	IDA RCA LOA IDA	APZ-2
114	Dock, Ramp and / or Railway	Low	A	A	A	A	A	:	-	A	-	-	A	-	:	:	:	:	-	-	-	RCA LOA IDA	APZ-1 (0.128) APZ-2 (0.156)
115	Drive-Through Services	High	-	A	A	-	-	:	A	-	A	A	A	A	:	:	:	:	A	A	-	RCA LOA IDA	APZ-1 APZ-2
116	Home Occupation	Low	A	A	-	A	A	:	A	A	A	A	A	A	:	:	:	:	-	-	A	RCA LOA IDA	APZ-1 APZ-2
117	Live Entertainment	High	-	A	A	-	-	:	-	-	-	A	A	A	:	:	:	:	A	A	-	RCA LOA IDA	APZ-1 (0.11) APZ-2 (0.22)
118	On-Site Workers' Housing	Low	A	-	-	A	A	:	-	-	-	A	A	A	:	:	:	:	-	-	-	RCA LOA IDA	APZ-2
119	Accessory General	None	P	P	P	P	P	:	P	P	P	P	P	P	:	:	:	:	P	P	P	RCA LOA IDA	APZ-1 APZ-2
120	Outdoor Storage	High	-	A	A	-	-	:	-	-	-	A	A	A	:	:	:	:	A	A	A	LOA IDA	APZ-1 (1.00) APZ-2 (2.00)
121	Recreational Vehicles	None	A	A	A	A	A	:	A	A	A	A	A	A	:	:	:	:	-	-	A	RCA LOA IDA	APZ-1 (0.11) APZ-2 (0.22)
122	Swimming Pool, Private, Non-	Low	A	A	A	A	A	:	A	A	A	A	A	A	:	:	:	:	A	A	A	RCA LOA IDA	APZ-1 APZ-2

Use Type	Use Intensity	RPD	RSC	RCL	RL-T	RL	RM	RH	RHC	RMX	VMX	TMX	CMX	MDH	MDA	MXL	LC	OBP	OM	Critical Areas Overlay	AICUZ Overlay and FAR
Commercial																					
123	Stables	A	A	-	A	A	:	-	A	-	A	A	-	:	:	:	:	-	-	RCA LDA IDA	APZ-1 (0.11) APZ-2 (0.22)
124	Charter Fishing	A	-	A	A	A	:	-	-	-	-	A	-	:	:	:	:	-	-	RCA LDA IDA	APZ-1 (0.20) APZ-2 (0.56)
Temporary Use																					
125	Construction Trailer / Office	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	RCA LDA IDA	APZ-1 (0.01) APZ-2 (0.01)
126	Sales Office / Model Home	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	RCA LDA IDA	APZ-1 APZ-2
127	Shows and Events, Indoor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	L	RCA LDA IDA	APZ-2
128	Shows and Events, Outdoor	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	RCA LDA IDA	APZ-2
129	Temporary Residence During Construction	P	-	-	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	RCA LDA IDA	APZ-2

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

SECTION VI: Section 51.3 Specific Regulations and Standards is hereby amended as follows:

49	<p><i>Corporate Campus.</i> Large office complex planned, developed and operated to serve a single corporate user in an integrated facility with special attention given to circulation, parking, utility needs, and provision of services and amenities to employees and clients. The office uses allowed on a Corporate Campus include integrated work spaces, personal and business services, minor product development and evaluation services, audio visual services, information technology, and electronic surveillance security and monitoring.</p>
57	<p><i>Maintenance and Repair Service, Major.</i> Establishments engaged in maintenance and repair of industrial equipment and machinery and any other repair maintenance service that provides outdoor storage and work areas in addition to interior shop space for working on agricultural equipment and implements. Use may include the sale, installation, and service of related equipment and parts. Use excludes maintenance and repair of vehicles, boats, vessels, or ships.</p>
58	<p><i>Maintenance and Repair Service, Minor.</i> Repair and incidental sales of supplies for appliances, office machines, home electronic equipment, bicycles, tools, small engines or garden equipment. This classification includes furniture refinishing and repair, but excludes maintenance and repair of vehicles, boats, vessels, or ships, or industrial equipment.</p>
63	<p><i>Office.</i> Offices of firm(s) or organization(s) providing professional, executive, management, or administrative services, such as architectural, data management, engineering, interior design, graphic design, real estate, insurance, investment, law offices, physicians, dentists or chiropractors, including medical/dental laboratories incidental to the medical office use, emergency medical care offices and communications facilities located entirely within buildings. An office may include integrated work spaces, personal and business services, minor product development and evaluation services, audio visual services, information technology, and electronic surveillance security and monitoring. This classification excludes financial institutions.</p>
65	<p><i>Personal or Business Service.</i> Establishment providing a range of support activities for services and incidental sales to persons and businesses. This classification includes, but is not limited to, barber and beauty shops, watch and jewelry repair shops, engraving studios; picture framing</p>

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

	shops; shops for tailors, shoe repair, dry cleaners, locksmiths, film developing, telegraph and fax services, mail receiving and boxes, delivery services and self-service laundries. Also includes janitorial or building maintenance services, construction services, document delivery, mail receiving and distribution, drafting, blueprinting, typesetting, copying, photographic, or other similar services. The office uses allowed in Personal or Business Service include integrated work spaces, personal and business services, minor product development and evaluation services, audio visual services, information technology, and electronic surveillance security and monitoring.
75	<i>Retail Sales or Service, Vehicles.</i> Establishments engaged in the retail sale of new or used vehicles of all types of cars, trucks, recreational vehicles, motorcycles, ATV, bicycles, boats, vessels, watercraft, outboard motors. They may have showrooms or open lots for selling vehicles, may provide repair and maintenance services and may sell related parts, accessories and equipment.
100	<i>Boatyard.</i> Facility providing services for construction and repair and overhaul of watercraft. May include accessory retail sale of boats and vessels.
106	<i>Marine Terminal.</i> Commercial or industrial piers or port facility for the loading and offloading of passengers, vehicles, bulk materials, and cargo on boats, vessels, ships, tankers, or barges. Includes shipping terminals, ferry terminals, tanker ports, and barge loading facilities. (Use may be accessory to an Extractive Industry or General production industry.)

SECTION VII: §§ Schedule 75.8.1 Afforestation Requirements and Schedule 75.8.2 Forest Conservation Thresholds are hereby amended to read as follows:

Land Use Categories	Zoning Districts	Minimum Afforestation Ratio
Areas zoned for fewer than one dwelling unit per acre or less	RPD, RSC, RCL	20% Note 1
Areas zoned for one dwelling unit per acre or more	RNC, RL – T, RL, RM, RH, RMX, VMX, TMX, CMX, MXL, MXM, MXH	15% Note 2
Mixed-Use areas, Public / Semi-Public uses, Planned	RMX, VMX, TMX, CMX, MXL, MXM, MXH, PUD	15% Note 2

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

Unit Developments		
Commercial and Industrial Areas	RMX, VMX, TMX, CMX, MXL, MXM, MXH, LCI, I, OBP	15% Note 2

Note 1 For a tract having less than 20 percent of net tract area in forest cover prior to cutting or clearing
 Note 2 For a tract having less than 15 percent of the net tract area in forest cover prior to cutting or clearing

Land Use Categories	Zoning Districts	Minimum Forest Conservation Threshold (Percent of Net Tract Area)
Areas zoned for fewer than one dwelling unit per acre	RPD, RSC, RCL	50%
Areas zoned for one dwelling unit per acre or more	RNC, RL - T, RL, RM, RH, RMX, VMX, TMX, CMX, MXL, MXM, MXH	20%
Mixed-Use areas, Public / Semi-Public uses, Planned Unit Developments	RMX, VMX, TMX, CMX, MXL, MXM, MXH, PUD	15%
Commercial and Industrial Areas	RMX, VMX, TMX, CMX, MXL, MXM, MXH, LCI, I, OBP	15%

SECTION VIII: Figure 43.3B Compatible Land Use Recommendations within the AE Subdistricts and Areas of Chapter 285 of the Code of St. Mary's County, Maryland, is hereby amended to read as follows:

FIGURE 43.3.B: COMPATIBLE LAND USE RECOMMENDATIONS WITHIN THE AE SUB-DISTRICTS

LAND USE CATEGORY	COMPATIBILITY		
	AREA 1 / 2	AREA 3	AREA 4
RESIDENTIAL			
Residential-other than mobile home parks, transient lodgings	D/D	B	B
Mobile home parks / mobile homes	D/D	B	B
Transient lodgings, hotels, motels	D/D	B	B
PUBLIC USE AND TRANSPORTATION			
Places of public assembly (nursing homes, schools, hospitals, churches, auditoriums)	D/D	B	B
Government Buildings	D/D	B	B

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

Transportation (parking, highways, bus and rail terminals, aviation terminals)	D/B	B	A
COMMERCIAL AND RETAIL TRADE			
Offices-business and professional	D/D	B	B
Wholesale/Retail-materials, food, hardware and farm equipment	D/D	B	B
Retail trade-general, animal-related services (grooming etc.)	D/D	B	B
Utilities	D/D	B	A
Communications (telephone, exchange stations, relay towers, transmission stations)	D/D	C	A
INDUSTRIAL AND MANUFACTURING			
Manufacturing - general	D/D	B	B
Agricultural (except livestock)	D/B	B	A
Livestock farming and breeding	D/B	B	A
Resource extraction (mining)	D/D	D	A
Forestry	D/D	B	A
RECREATIONAL			
Outdoor sports arenas	D/D	D	B
Nature exhibits, zoos	D/D	D	B
Amusement parks, resorts, camps	D/D	D	B
Land Use Recommendations do not reflect an FAA standard or guideline; areas are based on FAR Part 77 and FAA Safety Zones.			

KEY TO FIGURE 43.3.B

A: CLEARLY COMPATIBLE	Exposure to accident potential is such that the activities associated with the land use may be carried out with essentially no interference and no substantial loss of life and property.
B: NORMALLY COMPATIBLE	Exposure to accident potential is great enough to be of some concern, but density of people and structures, when properly planned, will allow the accident potential environment to be acceptable.
C: NORMALLY INCOMPATIBLE	The exposure to accident potential is significantly more severe so that unusual density restrictions are necessary for safety of life and property.
D: CLEARLY INCOMPATIBLE	The exposure to accident potential at the site is so severe, due to potential loss of life and property, that performance of land use activities is not advisable.

SECTION IX. §43.4. of Chapter 285 of the Code of St. Mary's County, Maryland, is hereby amended to read as follows:

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

43.4. Site Development Standards.

1. **General Requirements.** Within the AICUZ and AE, an application for subdivision or site plan approval, conditional use approval, or variance, except for agricultural uses, shall be subject to Site Plan Review pursuant to Chapter 60 of this Ordinance, and, shall not be approved except upon receipt of evidence of filing of a "Notice of Proposed Construction or Alteration" with the Federal Aviation Administration (FAA). Where required by 14 CFR Part 77, as amended, development applications are required to document site elevations in relation to the AE Overlay Subdistrict surfaces (43.1.2.b) and the AICUZ subdistricts (43.1.2.a). An area located in more than one of the AE Overlay Subdistrict surfaces is considered to be only in the surface with the more restrictive height limitation. Documentation of site elevations shall consist of a topographic map of the site showing contours for every five feet of elevation change to illustrate the elevation above mean sea level; the location and height of any proposed buildings or structures, as well as natural features that impinge upon the AE Overlay Subdistrict surfaces; and the elevation of the aviation facility affecting the applicant's property.
 - a. **Review by Airport Manager.** Any application for subdivision approval, site plan approval, or variance within the AE overlay shall be referred to the director of the Department of Public Works and Transportation for comment on the potential impact of the proposal on aviation or airport operations or proposed expansions to the approved Airport Master Plan prior to the issuance of any approval or building permit within the AE overlay.
2. **Construction or Alteration Requiring Notice.** Zoning approval for development requires the applicant to file a "Notice of Proposed Construction or Alteration" with the Federal Aviation Administration, (FAA) as set forth below. Zoning approval shall be conditioned upon a favorable determination from the FAA. A Notice of Proposed Construction or Alteration shall be filed by the applicant and submitted to the director of the Department of Public Works and Transportation for any project that is subject to COMAR 11.03.05.05, Notice of Construction or Alteration and Federal Aviation Regulation (FAR) Part 77.9 for:
 - a. Any construction exceeding 100 feet in height above ground level at the site;
 - b. Any construction greater in height than an AE Overlay Subdistrict surface extending outward and upward at one of the following slopes:
 - (1) 100 feet horizontal to 1 foot vertical for a horizontal distance of 20,000 feet from the nearest runway (end or side) of an airport with at least one runway more than 3,200 feet in length, excluding heliports.

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- (2) 50 feet horizontal to 1 foot vertical for a horizontal distance of 20,000 feet from the nearest runway (end or side) of an airport with at least one runway no more than 3,200 feet in length, excluding heliports;
 - (3) 23 feet horizontal to 1 foot vertical for a horizontal distance of 5,000 feet from the nearest point of the nearest landing and takeoff area of each heliport.
- c. Any transportation routes/structure (bridges, railways, highway, waterways) for which the height of the tallest vehicle anticipated to traverse the route/structure will exceed the height of an AE Overlay Subdistrict surface extending outward and upward as set forth at Section 43.4.2.b (1)-(3) above.
 - d. The applicant shall file a Notice of Proposed Construction or Alteration with the FAA's Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) Division or applicable federal law. The applicant shall forward the FAA determination letter to the St. Mary's County Airport Manager referencing the appropriate development review control number.
 - e. The applicant must notify the Maryland Aviation Administration, Office of Regional Aviation Assistance, with the FAA obstruction evaluation control number for state review.
3. **Performance Standards.** The following performance standards shall apply to all uses within the AICUZ or the AE overlay districts:
- a. No proposed development or land use shall create electrical or electronic interference with communications among aviators and/or ground control personnel.
 - b. No proposed development or land use shall make it difficult for aviators to distinguish between airport lights and other lights or cause glare in the eyes of aviators using the airport or airport facilities.
 - c. No proposed development or land use may emit smoke, fly ash, dust, steam, vapor, gases or other forms of air emissions that would impair visibility in the vicinity of the airport; otherwise interfere with the safe operation of aircraft; or endanger the landing, take-off, or maneuvering of aircraft at the airport or in the vicinity of the airport.

SECTION X. §51.3.90 of Chapter 285 of the Code of St. Mary's County, Maryland, is hereby

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

amended to read as follows:

90. Communication Tower, Public Safety or Other Non-Commercial.

a. General Standards:

- (1) Site plan approval shall be required.
- (2) Purpose. In balancing the interests of County residents, tower contractors, telecommunications providers and telecommunications customers, and for the general health, safety, and welfare of the public, these regulations are intended to:
 - (a) Provide for the appropriate location and development of communication towers by maximizing the use of any new and existing towers, minimizing the need for new towers, encouraging the use of alternative tower structures or tower sites, and minimizing the number of towers in the County. (Note: The term "existing towers" includes towers already constructed and in use, as well as towers submitted to the St. Mary's County Department of Land Use and Growth Management for review and approval.) The Department of Land Use and Growth Management will continuously maintain a list of existing towers, including owner points of contact, and shall make this list available to all new tower applicants; and
 - (b) Avoid potential damage to adjacent properties from tower or antennae failure through engineering and careful siting of tower structures and antennae; and
 - (c) Minimize the adverse visual impacts of communication towers through careful siting, design, screening, and camouflage; and
 - (d) Ensure that proposed siting and development of communication towers is done in a reasonable manner, that is, not to the detriment of the zone in which it is located and not contrary to the intent of the Comprehensive Plan. The preference of the Board of County Commissioner's is for communication towers to be sited on County or other publicly owned property. If this is not technically practical or feasible, then the preference is for siting communication towers on properties zoned for commercial and industrial purposes. If the facility is proposed on property zoned residential or Rural Preservation District, the design and siting shall include measures to preserve the rural and/or residential character of the area; and

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

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- (e) To encourage private / public partnerships for communications facilities, where appropriate, that promote the communications needs of the County.
- (3) All communication towers, structures and equipment shall meet or exceed current standards and regulations of the FAA and the FCC. Pursuant to Federal Communications Commission Regulations 1.1301-1.1319, as amended from time to time, communication towers shall be subject to the provisions of the National Environmental Policy Act (NEPA).
- (4) Approval of proposals for tower construction shall be subject to satisfactory completion of an aeronautical study. The resulting FAA aeronautical study shall address the following:
- (a) What impact the construction of the tower will have on the Airport's current approach minimums based on a minimum descent altitude and visibility;
 - (b) What potential impact on the planned improvements will be realized in accordance with the Airport Master Plan; and
 - (c) Assurance that the FAA Flight Procedures Branch has also made a determination of whether there is an incompatibility with the published instrument approach procedures.
- (5) The applicant shall file a Notice of Proposed Construction or Alteration with the FAA's Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) Division or applicable federal law.
- 1. The applicant shall forward the FAA determination letter to the Airport Manager and the Department of Land Use and Growth Management, referencing the appropriate development review control number.
- (6) The applicant must notify the Maryland Aviation Administration, Office of Regional Aviation Assistance, with the FAA obstruction evaluation control number for state review.
- (7) To the extent permitted by law, no tower or equipment or antennae attached thereto shall cause localized interference with reception of television and radio broadcasts, nor shall any tower or equipment or antennae attached thereto interfere with existing lines of communication used for public safety purposes.

Subject: Land Use - To amend Chapter 285 of the Code of St. Mary's County, Maryland, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

- (8) Minimum site size, setbacks, and buffers shall be identical to those required for commercial communication towers.
- (9) The normal lot setbacks for each district shall apply and may be reduced pursuant to Section 61.7, where applicable.

SECTION XI: That the St. Mary's County Office of Law, in consultation with and subject to the approval of the County Administrator, may make non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling, and any internal or external reference or citation included in these changes, as finally adopted, that are incorrect or obsolete, with no further action required by the Commissioners of St. Mary's County. All such corrections shall be adequately referenced and described in an editor's note following the section affected.

SECTION XII: This Ordinance shall be effective upon the date written below.

Those voting Aye: _____
 Those voting Nay: _____
 Those Abstaining: _____
 Date of Adoption: _____
 Effective Date: _____

ATTEST:

COMMISSIONERS OF ST. MARY'S COUNTY

Rebecca B. Bridgett
County Administrator

James R. Guy, Commissioner President

Eric Colvin, Commissioner

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:**

Michael L. Hewitt, Commissioner

David A. Weiskopf
County Attorney

Todd B. Morgan, Commissioner

Requested by: Department of Land Use and Growth Management

Ordinance No. 2019 - _____

Subject: Land Use - To amend Chapter 285 of the *Côde of St. Mary's County, Maryland*, to incorporate amendments to the text in the St. Mary's County Comprehensive Zoning Ordinance pertaining to the Lexington Park Development District and the Airport Environs (AE) Overlay District.

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John E. O'Connor, Commissioner

**FORMAL APPLICATION PACKET FOR
PROGRAM OPEN SPACE CONVERSION OF
21100 GREAT MILLS ROAD**



Commissioners of St. Mary's County

MARCH 26, 2024

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Property Information	1
Proposed Future Use of 21100 Great Mills Road and Need for Conversion	2
Conversion Eligibility Requirements	3

Attachments:

- #1: Letter of Intent to Margaret Lashar, DNR
- #2: Application for Program Open Space Acquisition Project

Project Background and Supporting Information

- #3: YMCA Exploratory Committee Final Report & Recommendations
- #4: YMCA Task Force Site Recommendations
- #5: Planned Construction Agreement
- #6: Lease Agreement

Certifications

- #7: County Comprehensive Plan
- #8: Local Land Preservation and Recreation Plan

Location and Property Information

- #9: General Vicinity Map
 - 21100 Great Mills Road:
 - #10: Aerial Map
 - #11: Wetlands Map
 - #12: Survey Showing Current POS Encumbrances
 - #13: Declaration of POS Covenants
 - #14: Appraisal
- 46955 and 46961 Bradley Boulevard
- #15: Aerial Map
- #16: Wetlands Map
- #17: Plat 34 / 71
- #18: Plat 64 / 113
- #19: Combined Appraisals

Overview

St. Mary's County submits the enclosed materials as its formal application for conversion of the 5.1152 acres of 21100 Great Mills Road, Lexington Park, MD 20653 encumbered by Program Open Space ("POS"). The County's offered replacement for 21100 Great Mills Road are the properties known as 46955 and 46961 Bradley Boulevard, two contiguous parcels less than two miles east of 21100 Great Mills Road comprising approximately 7.434 acres, more or less, that the Commissioners believe satisfy POS eligibility requirements and are appropriate replacement candidates.

This conversion request is part of a years-long effort by the Commissioners and people of St. Mary's County to bring a YMCA center to our community. After a long and deliberate process, as detailed further below, 21100 Great Mills Road was selected as the best location for a future YMCA out of all possible alternatives. The conversion of the encumbered acreage on 21100 Great Mills Road is necessary to facilitate development of the proposed YMCA. The Commissioners believe this conversion and acceptance of the proposed replacements, if approved, would greatly increase the recreational amenities available to the County's residents while still expanding the overall value – in terms of land area, market value, and recreational offerings – of the County's portfolio of POS properties.

Property Information

21100 Great Mills Road

21100 Great Mills Road is a 16.246-acre, per SDAT, parcel abutting Great Mills Road in Lexington Park, MD. The area is, by the County's standards, highly developed. POS funds were used to assist the Commissioners' acquisition of this property in 2000 and 5.0 acres of the land were placed under POS covenants. The County's original plan at the time was to develop the entire parcel as a public park. The 5.0 acres encumbered by POS covenants were eventually improved with the Great Mills Swimming Pool, a public pool operated by the County's Department of Recreation & Parks. The POS lands were augmented by an additional 5,017 square feet in 2016 as result of the County's conversion of POS space that had been located at Dorsey Park, after a cell tower was erected on that property.

The pool is available to county residents by purchase of daily admission passes or through a variety of annual and semi-annual passes.¹

The 5.1152 acres, with improvements, hold a current fair market value of \$1,946,000.00, as reflected on the attached appraisal.

46955 and 46961 Bradley Boulevard

46955 and 46961 Bradley Boulevard lie approximately 1.9 miles northeast by east of 21100 Great Mills Road. It may be readily accessed from 21100 Great Mills Road by less than a ten

¹ All pass options can be found at the [Department of Recreation & Parks' website](#).

minute drive traveling north from 21100 Great Mills Road on MD Route 246 and then south on Willows Road until reaching Bradley Boulevard.

46961 Bradley Boulevard is a 3.926 acre parcel improved by the former Willows Recreation Center, a privately owned indoor recreational center that operated for approximately three years. It permanently ceased operations on April 30, 2023. Prior to the property's closure and its ultimate purchase by the Commissioners of St. Mary's County, County staff confirmed with DNR staff that it and the adjacent parcel at 46961 Bradley Boulevard, together, appeared to satisfy POS eligibility requirements for conversion. After closing on the property the County's Department of Recreation & Parks moved to make the former Willows Recreation Center into the new St. Mary's County Gymnastics Center. The Gymnastics Center is and will remain host to the Department of Recreation & Parks' Gymnastics Academy. Leisure classes, pickleball, and other events will also have space at the Gymnastics Center.

46955 Bradley Boulevard is an unimproved 3.508 acre outparcel adjacent to 46961 Bradley Boulevard. Its acquisition both protects the Gymnastics Center from potentially impactful or disruptive development and provides a space for potential future development and outdoor recreational opportunities to augment the Gymnastics Center.

POS funds were not used in the acquisition or renovation of either parcel.

The properties on Bradley Boulevard hold a combined fair market value of \$4,941,000.00, as reflected on the attached appraisals. 46961 Bradley Boulevard is appraised at \$4,253,000.00 and 46955 is appraised at \$688,000.00.

Proposed Future Use of 21100 Great Mills Road and Need for Conversion

21100 Great Mills Road was selected as the location for a future YMCA following years of study and review to gauge the community's need and receptivity to locating a YMCA in St. Mary's.

On July 23, 2019, the Commissioners of St. Mary's County approved the formation of a 13-member exploratory committee to investigate the possibility of locating a YMCA in St. Mary's County. The exploratory committee's directives were to: (1) investigate community needs; (2) learn about YMCA programs and services; (3) identify potential locations for a facility; (4) discuss potential facility amenities; and (5) gauge fundraising capacities. One year later, On July 22, 2020, the exploratory committee published its findings. The exploratory committee found that a YMCA would greatly enhance the welfare and quality of life for a diverse range of citizens in the County; that it would help stabilize families and foster well-rounded children; that it would connect and engage young people; serve an active aging population; and help local employers retain young talent. The exploratory committee identified three potential site locations and made a finding that, if provided a state-of-the art building funded through a public-private partnership, it appeared feasible that YMCA of the Chesapeake could maintain a sustainable operating budget for the facility. The entire findings and report of the exploratory committee are attached to this packet.

Six months after the exploratory committee’s final report the Commissioners of St. Mary’s County entered into a Memorandum of Agreement with YMCA of the Chesapeake to conduct a Campaign Feasibility Study to further determine viability of the private-public funding model for the proposed facility. The results of the feasibility study were presented on May 4, 2021, and indicated the project was financially viable. On June 15, 2021, the Commissioners of St. Mary’s County approved a Memorandum of Understanding for the creation of a YMCA Task Force, consisting of local community leaders, YMCA staff, and County staff, to explore the two potential sites identified by the exploratory committee: the Great Mills Pool property at 21100 Great Mills Road and land adjacent to Nicolet Park.² The task force was to consider the following factors to gauge each site’s strengths and weaknesses: (1) potential land-use agreements; (2) each site’s suitability for development; and (3) potential synergies of a YMCA with existing or nearby features at each site. A professional consultant was retained to assist the Task Force in its work. The Commissioners were briefed on development of the YMCA site plan throughout the remainder of 2021 and into early 2022, and ultimately voted to approve the Task Force and YMCA of the Chesapeake’s recommendation of the Great Mills Pool site on February 15, 2022. A planned construction agreement for the new YMCA building and a 50-year lease agreement with the YMCA of the Chesapeake were approved on July 26, 2022.

The YMCA will be located immediately adjacent to the Great Mills Pool, which will become part of the new YMCA facility. Maintenance responsibilities will be assumed by the YMCA. Originally, St. Mary’s County staff believed this would comply with Program Open Space’s requirements. Recognizing the YMCA’s nature as a membership-based organization, however, the County submits this conversion request to eliminate any potential conflict.

Conversion Eligibility Requirements

Per the Department of Natural Resources’ Program Open Space Manual, the conversion request must meet the following criteria. St. Mary’s County response or justification to each criterion is provided below:

a. Payment of any conversion review fee that may be required by the State of Maryland.

Any required fees shall be paid.

b. A detailed description of the alternatives considered.

As detailed above and in the attachment documents, 21100 Great Mills Road was chosen as the site of the future YMCA after lengthy and detailed consideration by many stakeholders. Through the work of the YMCA Exploratory Committee, the YMCA Task Force, County staff, YMCA staff, and professionals retained to assist in development of this project, the ultimate location was winnowed to two potential sites: the Great Mills Pool property and land adjacent to Nicolet Park. Of these, the Great Mills Pool property was selected for, among other considerations, its greater market

² The third potential site, located off Shangri-La, was not owned by the Commissioners of St. Mary’s County, and ultimately was not a viable alternative for that reason.

opportunities, site development potential, existing pool facility, and lack of close-proximity like-service providers. Site assessments for both properties by the YMCA Task Force, prepared with the help of Gro-Dev, a professional consultant firm, are included among the attachments to this report.

- c. At least one appraisal for the area proposed to be converted and one for the area proposed as replacement property.**

Appraisals for both the encumbered portion of 21100 Great Mills Road and 46955 & 46961 Bradley Boulevard are included among the attachments. They indicate the proposed replacement properties greatly exceed the fair market value of the encumbered portion of 21100 Great Mills Road.

- d. A comparison of the substitute site as compared with the conversion site that demonstrate the replacement is: (1) of equal or greater recreational and open space value; (2) of equal or greater size; (3) of equal or greater appraised monetary value; and (4) in the same general location.**

21100 Great Mills Road's only public amenity is a public pool, and the entire site is otherwise unimproved. User fees are required for the pool. The proposed replacement properties comprise a former private indoor recreational center that has been repurposed to the St. Mary's County Gymnastics Center with potential for development of further indoor and outdoor recreational opportunities at relatively modest cost to the County. An indoor pickleball court has already been developed on the Gymnastics Center's second floor. The Commissioners believe these factors demonstrate the replacement properties' equal or greater recreational and open space value. The replacement properties comprise 7.434 acres, compared to the 5.1152 acres encumbered on 21100 Great Mills Road. The replacement properties appraise at a combined \$4,941,000.00, compared to \$1,946,000.00 for the encumbered portions of 21100 Great Mills Road. The replacement properties are 1.9 miles, more or less, northeast by east of the Great Mills Pool and are readily accessible to the public.

- e. Evidence that the proposal has been reviewed and coordinated with all affected municipal or county governmental agencies.**

Neither 21100 Great Mills Road nor the proposed replacement properties are located within a municipality. As detailed in the narrative above and evidenced among the attachments to this application, development of this project underwent extensive review with heavy participation by County staff and County elected officials at each level.

- f. Certification that the replacement property is consistent with: (1) the County's Comprehensive Plan; (2) the Local Land Preservation and Recreation Plan; (3) the State Land Preservation and Recreation Plan; and (4) the "Eight Visions" addressed in the Maryland Economic Growth, Resource Protection, and Planning Act of 1992 (Subtitle 7A of Title 5 of the State Finance and Procurement Article)**

Certifications that the proposal is consistent with the County's Comprehensive Plan and Local Land Preservation and Recreation Plan are included as attachments. The proposal appears to meet, at the least, Goals 1, 3 and 4 of the State Land Preservation and Recreation Plan by providing greater across-the-board recreational opportunities and a physical facility that is a great improvement over the Gymnastics Academy's prior premises; the proposed replacement property also has considerable potential for future expansion of services offered, including pickleball, leisure classes, meeting space, and special events. It also preserves the contiguous outparcel in open space and forestalls any future commercial development of the property. The project appears to be consistent with the State Economic Growth, Resource Protection, and Planning Policy found in Md. State Finance and Procurement Article § 5-7A-01 by, among other things, improving area residents' quality of life through increased access to recreational amenities and preserving open space, making efficient use of existing development, locating the replacement properties in a targeted growth area and existing population center.

- g. Evidence that one or more meetings were held to answer the community's questions regarding the taking of POS-funded property and suitability of the replacement site.**

Site selection for the future YMCA included extensive public outreach and many stakeholders were engaged throughout the County through the work of the YMCA Exploratory Committee and the YMCA Task Force. However, to the best of staff's review, explicit mention of the need for a POS conversion was not made explicitly clear. To fully satisfy this requirement a public meeting, solely to call specific attention to the nature of this conversion application, is planned to be held on April 23, after due public advertisement. A supplement to this application summarizing the results of that public hearing will be provided.

- h. An environmental assessment must be provided.**

DNR's wetlands maps, available through St. Mary's County's GIS system, show palustrine wetlands on the southernly portion of 46961 Bradley Boulevard, with minimal intrusion into the southeasterly most corner of 46955 Bradley Boulevard. This area corresponds to a preexisting stormwater management pond. There are no other apparent notable environmental features on the replacement properties. See Notes # 18 and #19 on Plat 64/113. There are no notable environmental features, and no wetlands, on 21100 Great Mills Road.

- i. Location and parcel acquisition line maps to show changes to the original project site and to establish the location and extent of the substitute property.**

Required maps and plats, where available, are provided as part of the attachments. 46955 and 46961 Bradley Boulevard will be offered as replacements in their entirety.

j. Wetlands delineation maps for each site.

Required maps are provided as part of the attachments.

k. A new POS Application and Project Agreement describing the replacement site as a new POS project.

The required application form is provided as part of the attachments.

l. Acknowledgment that the deed to any approved substitute land will include the standard POS restrictive clauses regarding conversion and the POS fund source as required by Natural Resources Article § 5-906(e)(7)(8).

The Commissioners of St. Mary's County acknowledge that POS covenants will be placed on the replacement properties.

m. Explanation of any mitigation measures that would add additional value to either site or would add in a significant way to the enjoyment or protection of the resource.

Though the Great Mills Pool property will be taken out of the County's inventory of public POS properties, it will continue to provide the same recreational amenities and offerings as it has in the past. The cost to the public of using the facility as a member of the YMCA is anticipated to be less expensive than its current cost. The agreement and lease with the YMCA of the Chesapeake will ensure the smooth and continual operation of the YMCA over the next 50-years, ensuring this recreational amenity will not lapse into disuse or disrepair. The proposed YMCA will greatly enhance the recreational amenities available to the County's residents, particularly to those living in Lexington Park and Great Mills.

We look forward to your consideration of this application and to quickly responding to any comments you or the other reviewing departments may return. We also thank you for the cooperation and assistance you have given us in this endeavor.

Date

James R. Guy
President
Commissioners of St. Mary's County