

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

*Phillip J. Shire, Director
William B. Hunt, AICP, Deputy Director*



COMMISSIONERS OF ST. MARY'S COUNTY:

James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

June 13, 2016

Commissioners of St. Mary's County
Chesapeake Building
41770 Baldrige Street
Leonardtown, Maryland 20650

Re: Planning Commission Annual Report for 2015

Dear President and Commissioners:

On behalf of the St. Mary's County Planning Commission, I am pleased to present our annual report for 2015. The report details our activities, challenges, and problems encountered during 2015, and our plans for the current year. It includes statistics and maps that demonstrate compliance of development activity with the comprehensive plan and with the principles of smart growth. It also meets the requirements of Section 1-207 of the Land Use Article of the Annotated Code of Maryland, and will be submitted to the Maryland Department of Planning.

The statute requires the Commissioners of St. Mary's County to review the annual report and direct that any appropriate and necessary studies and other actions be undertaken to ensure the continuation of a viable planning and development process.

Sincerely,

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

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

enclosure

**ST. MARY'S COUNTY
PLANNING COMMISSION**



**2015
ANNUAL REPORT**

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I. Executive Summary

This report has been prepared as required by Section 1-207 of the Land Use Article (LUA) of the Annotated Code of Maryland to document development that occurred during calendar year 2015, and concludes that the development pattern was in accordance with the 2010 comprehensive plan. There are no known conflicts with adopted plans in the county, with adopted plans of any adjoining jurisdictions, or with adopted plans of the state and any other local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the plan. The report states that the county will continue to implement the comprehensive plan and lays out the planning tasks for 2016.

The following are highlights of the Planning Commission and the Department of Land Use and Growth Management (DLUGM) initiatives and accomplishments in 2015:

- Efforts to update the Lexington Park Development District (LPDD) master plan were concluded with the Planning Commission’s September 28, 2015 decision to send the plan to the Commissioners of St. Mary’s County. On December 8, 2015, the Commissioners of St. Mary’s County conducted a public hearing on the recommended plan.
- A review and report was completed to comply with Chapter 113 of the St. Mary’s County Code and to continue to implement the 2010 comprehensive plan, resulting in the revision and readoption of the Comprehensive Water and Sewerage Plan (CWSP).
- Priority Funding Areas and a growth area changed when the municipality of Leonardtown annexed thirteen parcels located north of town and east of Hollywood Road (MD 245).
- A capital improvements program was approved; all projects were consistent with the 2010 comprehensive plan.
- Capacity of schools, water and sewer facilities, and roads were tracked to ensure adequacy, as required by the comprehensive plan and Chapter 70 (adequate public facilities) of the zoning ordinance.

II. Annual Report on Growth Related Changes

The format of this section responds to questions prepared by the Maryland Department of Planning (MDP) which guide counties in the preparation of these reports.

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

(a) New subdivisions created

| | Growth areas | Rural areas | Total |
|------------------------------------|--------------|-------------|---------|
| Major subdivisions recorded (lots) | 5 (139) | 1(19) | 6 (158) |
| Minor subdivisions recorded (lots) | 3 (8) | 19 (26) | 22 (34) |
| Site plan (dwelling units) | 1(31) | 0 (0) | 1(31) |
| Total dwelling units | 178 | 45 | 223 |
| Percentage | 80% | 20% | 100% |

(b) New building permits issued (includes replacements);

| | Growth areas | Rural areas | Total |
|-------------------------------|--------------|-------------|-------|
| For single family dwellings | 207 | 165 | 372 |
| For multiple family dwellings | 0 | 0 | 0 |
| Total dwellings | 207 | 165 | 372 |
| Percentage by area | 56% | 44% | 100% |

No building permits were issued for multiple family dwellings in 2015. New multiple family dwellings are only permissible in growth areas; therefore, the lack of this type of dwelling tends to reduce the percentage of development in the growth areas. Such a reduction is all the greater in years with less development, as was the case in 2014 and 2015. The percentage of new building permits issued in the growth areas and rural areas was identical in 2014 and 2015.

(c) Zoning map amendments

The Earley Property Rezoning, #15-245-001, Tax Map 34 Parcel 327 (19.76 acres) in the Hollywood Town Center was changed from RL (Residential, Low Density) to TMX (Town Center Mixed Use). This property was RL under the 2010 Comprehensive Zoning, but prior to that update the single property had both RL and TMX zones.

Earley Property

Tax Map 34, Grid 2, Parcel 327



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

None were adopted in 2015.

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(e) New comprehensive plan or plan elements adopted

None were adopted in 2015, but work continued on a draft master plan for the Lexington Park Development District. Then on September 28, 2015, the Planning Commission unanimously agreed to send the plan to the Commissioners of St. Mary's County for adoption. The Commissions of St. Mary's County conducted a public hearing on the recommended plan on December 8, 2015. It was expected that the Lexington Park Development District Master Plan would be adopted in the first quarter of 2016.

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

(See Sec. VII., E. three projects are described)

(g) New schools or additions to schools;

- *The King's Christian Academy, 20738 Soaring Eagle Way, in the Callaway Village Center, was approved under major site plan, #14-132-018, then issued a building permit, #15-0894, for a 7,228 square foot classroom addition to this private school.*

Note: State rated seating capacity in public schools increased by 789 school seats or 4.6% while total enrollment decreased by 229 students or 1.3% during school year 2015-2016.

2. **Consistency** – Determine and state whether all of the changes in development patterns listed above are or are not consistent with:

- (a) Each other;
- (b) The recommendations of the last annual report;
- (c) The adopted plans of the local jurisdiction;
- (d) The adopted plans of all adjoining jurisdictions; and
- (e) The adopted plans of state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement local jurisdiction plans.

During the reporting period, changes to development patterns were in the form of new subdivisions and conformed to the concepts of the comprehensive plan and the standards and objectives of the zoning ordinance.

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

None were required in 2015.

4. **Ordinances and Regulations** – List zoning ordinances or regulations that have been adopted or changed to implement the planning visions in the Land Use Article.

None were required in 2015.

III. Smart Growth Goals, Measures and Indicators and Implementation of Planning Visions

Measures and Indicators

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

| | PFA | Non-PFA | Total |
|--------------------|-----|---------|-------|
| Total lots | 145 | 47 | 192 |
| Percentage by area | 76% | 24% | 100% |

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

| | PFA | Non-PFA | Total |
|----------------------|---------|---------|---------|
| Total square footage | 209,525 | 31,653 | 241,178 |
| Percentage by area | 87% | 13% | 100% |

Issuance of new residential building permits inside and outside of the PFA (includes replacements):

| | PFA | Non-PFA | Total |
|-------------------------------|-----|---------|-------|
| For single family dwellings | 207 | 165 | 372 |
| For multiple family dwellings | 0 | 0 | 0 |
| Total dwellings | 207 | 165 | 372 |
| Percentage by area | 56% | 44% | 100% |

New residential certificates of occupancy (includes replacements):

| | PFA | Non-PFA | Total |
|-------------------------------|-----|---------|-------|
| For single family dwellings | 189 | 136 | 325 |
| For multiple family dwellings | 188 | 0 | 188 |
| Total dwellings | 377 | 136 | 513 |
| Percentage by area | 73% | 27% | 100% |

New nonresidential certificates of occupancy:

| | PFA | Non-PFA | Total |
|--------------------|---------|---------|---------|
| Square footage | 374,158 | 22,339 | 396,491 |
| Percentage by area | 94% | 6% | 100% |

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New subdivisions created:

| | PFA | Non-PFA | Total |
|------------------------------------|---------|---------|---------|
| Major subdivisions recorded (lots) | 5 (139) | 1 (19) | 6 (158) |
| Minor subdivisions recorded (lots) | 2 (6) | 20 (28) | 22 (34) |
| Site plan (dwelling units) | 1 (31) | 0 (0) | 1 (31) |
| Total lots | 176 | 47 | 223 |
| Percentage by area | 79% | 21% | 100% |

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

This exercise is tentatively scheduled for 2016 with assistance from the Maryland Department of Planning. The capacity analysis completed in 2004 was partially updated in 2009 and 2010 to support the preparation of the new water resources element in the 2010 comprehensive plan.

Number of acres preserved:

| | As of 2014 Acreage | As of 2015 Acreage | 2014 to 2015 change |
|--|--------------------|--------------------|---------------------|
| Transferable Development Rights | 3,205.4 | 3,352.85 | 147.45 |
| MD Agricultural Land Preservation Foundation | 10,942.17 | 11,309.56 | 367.39 |
| Rural Legacy | 3,587.16 | 3,756.5 | 169.34 |
| Total Acreage | 17,734.73 | 18,418.91 | 684.18 |

Local Land Use Goal

Local goal: To direct that at least 70% of growth is in PFA and growth areas and that not more than 30% be permitted outside of the PFA or in the rural preservation district.

Plan for achieving the local goal:

To direct at least 70% of development to the PFA or growth areas, the county employs a zoning ordinance and a water and sewerage plan to manage land use and infrastructure. The capital improvements program and the annual report help measure the success of achieving this goal.

IV. Adequate Public Facilities Ordinance Restrictions

Every two years, the county prepares reports on Priority Funding Areas and the Adequate Public Facilities Ordinance (APFO), which include information about the location of the APFO restriction,

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infrastructure affected by the restriction, the proposed resolution of the restriction, estimated date for resolving the restriction, date a restriction was lifted, and terms of the resolution that removed the restriction.

There were no restrictions resulting from the APFO in the PFAs during the 2015 reporting period. For each proposed development, the Department of Land Use and Growth Management verifies the adequacy of public facilities as required by chapter 70 of the zoning ordinance.

In the northern Town Center of Charlotte Hall roads are required by the 2010 Comprehensive Plan to operate at least at service level C. There is a prospect that additional development will soon fail to meet the APFO. A possible solution is to change the required service level for Town Centers. This potential impediment will be addressed in the North County Master Plan, which is set to be updated beginning in 2016.

V. Legal Requirements

Section 1-207 of the Land Use Article (LUA) of the Annotated Code of Maryland requires an annual report. In compliance with the statute, this Annual Report was prepared by the Department of Land Use and Growth Management (LUGM) on behalf of the St. Mary's County Planning Commission for submission to the Commissioners of St. Mary's County.

The purpose and functions of the Planning Commission are detailed in the Land Use Article, the County Code, and the zoning ordinance.

- **Recommend a comprehensive plan** for development of the jurisdiction, including, among other things, land use, water and sewerage facilities, and transportation (reference Title 3 of the LUA).
- **Review and approve the subdivision** of land within the jurisdiction (reference Title 5 of the LUA).
- **Review and approve site plans** (reference Chapter 60 of the zoning ordinance).
- **Review and recommend zoning map and ordinance changes** (reference Chapter 11 of the zoning ordinance).
- **Reserve transportation** facility rights-of-way (reference Title 6 of the LUA).
- **Review and recommend capital improvement projects** (reference Section 27-3C(1) of the County Code).

These functions may be broadly categorized as (1) plan preparation, (2) development review, and (3) budget analysis. They may also be characterized as duties to serve the citizens of St. Mary's County in preserving quality of life in the face of change. This annual report reviews the discharge of these duties.

VI. The Planning Commission in 2015

The Planning Commission held its first meeting of the year on January 12, 2015 with the reelection of J. Howard Thompson as Chair and of Shelby Guazzo as Vice-Chair. Other members

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included Merl Evans, Jr., Susan McNeill, Patricia Robrecht, Martin Siebert, and Harold Willard. The Planning Commission held eighteen meetings and fifteen work sessions in 2015 to accomplish the following activities (meeting dates are in parentheses).

A. Development Reviews – cases approved

1. CCSP #14-132-007 – Mechanicsville Volunteer Fire Department (01/12/15)
2. CCSP #13-132-010 – Lexington Park Ford (04/13/15)
3. CCSP #13-132-004 – Living Hope Church (04/13/15)
4. PSUB #15-120-003 – Elizabeth Hills, Phase 5 (05/11/15)
5. PSUB #14-120-009 – Breton Knolls (06/08/15)
6. CCSP #14-132-018 – Kings Christian Academy (06/08/15)
7. MSUB #14-110-030 – Hanson (06/22/15)
8. CCSP #14-132-002 – Leonardtown Dollar General (06/22/15)
9. CCSP #15-132-001 – Charlotte Hall Industrial Office and Warehouse (07/13/15)
10. CCSP #11-132-015 – Callaway Baptist Church (07/27/15)
11. CCSP #15-132-003 – Taco Bell Charlotte Hall (09/14/15)
12. CCSP #15-132-008 – Mechanicsville Volunteer Fire Department Storage Building (09/14/15)
13. CCSP #15-132-004 – Hollywood Volunteer Rescue Squad (10/26/15)
14. PSUB #15-120-006 – Elizabeth Hills, Phase 6 (10/26/15)
15. MSUB #15-110-023 – Magnani Acres (11/09/15)
16. CCSP #15-132-005 – St. Mary's Metropolitan Commission Building Expansion (12/14/15)
17. CCSP #12-132-001 – St. Anne's Anglican Catholic Church (12/14/15)

B. Zoning Ordinance Text and Map Amendments Recommended

1. Zoning map amendment to change RL to TMX, #15-245-001, Earley Property (shown on agenda as Hollywood Town Center)
 - i. Public hearing (08/24/15)
 - ii. Decision (09/14/15)

C. Subdivision Ordinance Text Amendments Recommended

There were none in 2015.

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D. Sewer and Water Plan Amendments Recommended

1. CWSP # 15-200-001, St. Anne's Anglican Catholic Church Property
 - i. Public hearing (08/10/15)
 - ii. Decision (08/10/15)

E. Sewer and Water Plan Readopted

1. County Comprehensive Water and Sewerage Plan Review and Report
 - i. Public hearing (10/26/15)
 - ii. Decision (10/26/15)

F. Discussions

1. Capital Improvement Program (CIP) (03/09/15)
2. Metropolitan Commission Capital Improvement Budget (CIB) (03/23/15)
3. Annual Growth Policy (AGP) (04/27/15)
4. Lexington Park Development District Master Plan (09/28/15)
5. Metropolitan Commission Feasibility Study (09/28/15)
6. Land Use and Growth Management Planning Commission Budget (12/14/15)

G. Briefings

1. Wildewood Planned Unit Development Update (02/09/15, 08/10/15)
2. Joint Land Use Study (JLUS) presentation (03/09/15)
3. Education Facilities Master Plan (08/24/15)
4. Best, Best, and Krieger regarding the telecommunications act (09/28/15)
5. Newtowne Neck State Park Master Plan (12/14/15)

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H. Planning Commission Attendance and Hours Worked January – December 2015

Table 1

| (W)ork session or (R)egular meeting | Date | Begin | End | Duration | J. Howard Thompson (Chair) | Shelby Guazzo (Vice-Chair) | Patricia Robrecht | Merl Evans | Harold Willard | Susan McNeill | Martin Siebert | Total Hours |
|-------------------------------------|----------|---------|----------|----------|----------------------------|----------------------------|-------------------|------------|----------------|---------------|----------------|-------------|
| R | 01/12/15 | 6:30 PM | 7:15 PM | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 5.25 |
| W | 01/20/15 | 6:30 PM | 8:15 PM | 1.75 | 1.75 | 1.75 | 1.75 | - | 1.75 | 1.75 | 1.75 | 10.50 |
| W | 02/09/15 | 3:30 PM | 5:06 PM | 1.60 | 1.60 | 1.60 | 1.60 | 1.60 | 1.60 | 1.60 | 1.60 | 11.20 |
| R | 02/09/15 | 6:30 PM | 6:45 PM | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 0.15 | 1.05 |
| W | 02/23/15 | 3:30 PM | 5:30 PM | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 14.00 |
| W | 03/09/15 | 3:30 PM | 5:48 PM | 2.30 | 2.30 | 2.30 | 2.30 | 2.30 | 2.30 | 2.30 | 2.30 | 16.10 |
| R | 03/09/15 | 6:30 PM | 9:23 PM | 2.90 | 2.90 | 2.90 | 2.90 | 2.90 | 2.90 | 2.90 | 2.90 | 20.30 |
| W | 03/23/15 | 3:30 PM | 5:20 PM | 1.80 | 1.80 | 1.80 | 1.80 | 1.80 | 1.80 | 1.80 | 1.80 | 12.60 |
| R | 03/23/15 | 6:30 PM | 7:30 PM | 1.00 | 1.00 | 1.00 | 1.00 | - | 1.00 | 1.00 | 1.00 | 6.00 |
| W | 04/13/15 | 3:30 PM | 5:50 PM | 2.30 | 2.30 | 2.30 | 2.30 | 2.30 | 2.30 | 2.30 | 2.30 | 16.10 |
| R | 04/13/15 | 6:30 PM | 8:15 PM | 1.75 | 1.75 | - | 1.75 | - | 1.75 | 1.75 | 1.75 | 8.75 |
| W | 04/27/15 | 3:30 PM | 6:06 PM | 2.60 | 2.60 | 2.60 | 2.60 | 2.60 | 2.60 | 2.60 | 2.60 | 18.20 |
| R | 04/27/15 | 6:30 PM | 6:45 PM | 0.25 | 0.25 | 0.25 | 0.25 | 0.25 | - | - | 0.25 | 1.25 |
| W | 05/11/15 | 3:30 PM | 6:00 PM | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 17.50 |
| R | 05/11/15 | 6:30 PM | 8:45 PM | 2.25 | 2.25 | 2.25 | 2.25 | 2.25 | 2.25 | 2.25 | 2.25 | 15.75 |
| W | 05/21/15 | 3:30 PM | 5:00 PM | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 1.50 | 10.50 |
| W | 06/08/15 | 3:30 PM | 6:00 PM | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 17.50 |
| R | 06/08/15 | 6:30 PM | 9:10 PM | 2.70 | 2.70 | 2.70 | - | 2.70 | 2.70 | 2.70 | 2.70 | 16.20 |
| W | 06/22/15 | 3:30 PM | 5:30 PM | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 14.00 |
| R | 06/22/15 | 6:30 PM | 10:20 PM | 3.80 | 3.80 | 3.80 | 3.80 | 3.80 | 3.80 | 3.80 | 3.80 | 26.60 |
| W | 07/13/15 | 3:30 PM | 5:30 PM | 2.00 | 2.00 | 2.00 | - | 2.00 | 2.00 | 2.00 | 2.00 | 12.00 |
| R | 07/13/15 | 6:30 PM | 6:45 PM | 0.25 | 0.25 | 0.25 | - | 0.25 | 0.25 | 0.25 | 0.25 | 1.50 |
| W | 07/15/15 | 3:30 PM | 6:30 PM | 3.00 | 3.00 | 3.00 | - | 3.00 | 3.00 | 3.00 | 3.00 | 18.00 |
| W | 07/27/15 | 3:30 PM | 5:30 PM | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | - | 12.00 |
| R | 07/27/15 | 6:30 PM | 7:06 PM | 0.51 | 0.51 | 0.51 | 0.51 | 0.51 | - | 0.51 | 0.51 | 3.06 |
| R | 08/10/15 | 6:30 PM | 9:00 PM | 2.50 | 2.50 | - | 2.50 | 2.50 | 2.50 | 2.50 | - | 12.50 |
| R | 08/24/15 | 6:30 PM | 8:20 PM | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | 2.80 | - | 2.80 | 16.80 |
| R | 09/14/15 | 6:30 PM | 7:15 PM | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 5.25 |
| W | 09/21/15 | 3:30 PM | 5:00 PM | 1.50 | 1.50 | - | 1.50 | - | - | 1.50 | - | 4.50 |
| R | 09/28/15 | 6:30 PM | 8:15 PM | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 12.25 |
| R | 10/26/15 | 6:30 PM | 10:30 PM | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 28.00 |
| R | 11/09/15 | 6:30 PM | 8:36 PM | 2.10 | 2.10 | 2.10 | 2.10 | 2.10 | 2.10 | 2.10 | 2.10 | 14.70 |
| R | 12/14/15 | 6:30 PM | 10:35 PM | 4.10 | 4.10 | 4.10 | 4.10 | 4.10 | 4.10 | - | 4.10 | 24.60 |
| Total Hours | | | | 65.66 | 65.66 | 59.91 | 57.71 | 59.66 | 63.40 | 58.51 | 59.66 | 424.51 |

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

VII. Vision, Trends and Growth Management Objectives

A. Vision from the comprehensive plan

Preserve and enhance the quality of life, by recognizing and protecting the unique character of St. Mary’s County as a Chesapeake Bay peninsula. Foster economic growth and create an atmosphere of excellence by focusing and managing growth to create vibrant, attractive communities; by protecting

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the rural character and economy of the countryside by nurturing the shoreline and adjacent waters; and by preserving and capitalizing on the natural resources and historical quality of the county.

B. Trends

Table 2

Population Estimates and Projections by Election District - 1990 - 2040

| Election District | % Total Population of St. Mary's County | | | | July 1, 2010* | July 1, 2011* | July 1, 2012* | July 1, 2013* | July 1, 2014* | July 1, 2015* | 2020 | 2025 | 2030 | 2035 | 2040 |
|-------------------|---|--------|--------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------|---------|---------|---------|---------|
| | 2010 | 2000 | 1990 | Average * | | | | | | | | | | | |
| | 105,151 | 86,211 | 75,974 | | 105,741 | 107,756 | 108,993 | 109,633 | 110,531 | 111,413 | 125,150 | 137,200 | 148,750 | 156,150 | 163,350 |
| 1 | 6.7% | 6.6% | 7.1% | 6.8% | 7,190 | 7,327 | 7,412 | 7,455 | 7,516 | 7,576 | 8,510 | 9,330 | 10,115 | 10,618 | 11,108 |
| 2 | 6.5% | 8.0% | 6.6% | 7.0% | 7,402 | 7,543 | 7,630 | 7,674 | 7,737 | 7,799 | 8,761 | 9,604 | 10,413 | 10,931 | 11,435 |
| 3 | 14.7% | 12.6% | 11.9% | 13.1% | 13,852 | 14,116 | 14,278 | 14,362 | 14,480 | 14,595 | 16,395 | 17,973 | 19,486 | 20,456 | 21,399 |
| 4 | 9.7% | 11.1% | 9.5% | 10.1% | 10,680 | 10,883 | 11,008 | 11,073 | 11,164 | 11,253 | 12,640 | 13,857 | 15,024 | 15,771 | 16,498 |
| 5 | 11.5% | 11.6% | 12.5% | 11.9% | 12,583 | 12,823 | 12,970 | 13,046 | 13,153 | 13,258 | 14,893 | 16,327 | 17,701 | 18,582 | 19,439 |
| 6 | 11.6% | 15.2% | 13.7% | 13.5% | 14,275 | 14,547 | 14,932 | 14,800 | 14,922 | 15,041 | 16,895 | 18,522 | 20,081 | 21,080 | 22,052 |
| 7 | 3.2% | 3.3% | 4.0% | 3.5% | 3,701 | 3,771 | 3,815 | 3,837 | 3,869 | 3,899 | 4,380 | 4,802 | 5,206 | 5,465 | 5,717 |
| 8 | 36.0% | 31.3% | 34.4% | 33.9% | 35,846 | 36,529 | 36,949 | 37,166 | 37,470 | 37,769 | 42,426 | 46,511 | 50,426 | 52,935 | 55,376 |
| 9 | 0.2% | 0.3% | 0.3% | 0.3% | 317 | 323 | 327 | 329 | 332 | 334 | 375 | 412 | 446 | 468 | 490 |

* Sources: Maryland Department of Planning, Planning Data Services, http://planning.maryland.gov/msdc/Pop_estimate/Estimate_15/county/table1A.pdf. Actual population by Election District is available only for 1990, 2000, and 2010. Estimates by for other years are calculated by DLUGM based on the averages shown in the table.

Table 3

Trends in Permitted Construction

| | | Building Permits for Dwellings | % of Total | Certificates of Occupancy for Dwellings | % of Total | Nonresidential Floor Area (x 1,000) | % of Total |
|-------------|--------------------|---|-------------------|--|-------------------|--|-------------------|
| 2007 | Growth Area | 851 | 79% | 631 | 73% | 339 | 95% |
| | Rural Area | 229 | 21% | 230 | 27% | 18 | 5% |
| | Total | 1,080 | | 861 | | 357 | |
| 2008 | Growth Area | 275 | 57% | 643 | 74% | 339 | 85% |
| | Rural Area | 210 | 43% | 225 | 26% | 58 | 15% |
| | Total | 485 | | 868 | | 397 | |
| | % Change from 2007 | -55% | | 0.8% | | 11% | |
| 2009 | Growth Area | 249 | 63% | 585 | 77% | 140 | 80% |
| | Rural Area | 144 | 37% | 179 | 23% | 36 | 20% |
| | Total | 393 | | 764 | | 176 | |
| | % Change from 2008 | -19% | | -12% | | -56% | |
| 2010 | Growth Area | 165 | 70% | 184 | 62% | 451 | 96% |
| | Rural Area | 71 | 30% | 113 | 38% | 18 | 4% |
| | Total | 236 | | 297 | | 469 | |
| | % Change from 2009 | -40% | | -61% | | 166% | |
| 2011 | Growth Area | 580 | 82% | 398 | 79% | 74 | 0.91 |
| | Rural Area | 126 | 18% | 109 | 21% | 7 | 0.09 |
| | Total | 706 | | 507 | | 81 | |
| | % Change from 2010 | 199% | | 71% | | -83% | |
| 2012 | Growth Area | 289 | 68% | 363 | 72% | 174 | 69% |
| | Rural Area | 136 | 32% | 142 | 28% | 77 | 31% |
| | Total | 425 | | 505 | | 251 | |
| | % Change from 2011 | -40% | | -0.4% | | 210% | |
| 2013 | Growth Area | 478 | 75% | 439 | 74% | 106 | 91% |
| | Rural Area | 161 | 25% | 152 | 26% | 10 | 9% |
| | Total | 639 | | 591 | | 116 | |
| | % Change from 2012 | 50% | | 17% | | -54% | |
| 2014 | Growth Area | 216 | 56% | 223 | 61% | 326 | 83% |
| | Rural Area | 168 | 44% | 145 | 39% | 65 | 17% |
| | Total | 384 | | 368 | | 391 | |
| | % Change from 2013 | -40% | | -38% | | 237% | |
| 2015 | Growth Area | 205 | 63% | 372 | 77% | 209 | 87% |
| | Rural Area | 118 | 37% | 112 | 23% | 32 | 13% |
| | Total | 323 | | 484 | | 241 | |
| | % Change from 2014 | -16% | | 32% | | -38% | |

C. Annual Growth Policy (AGP)

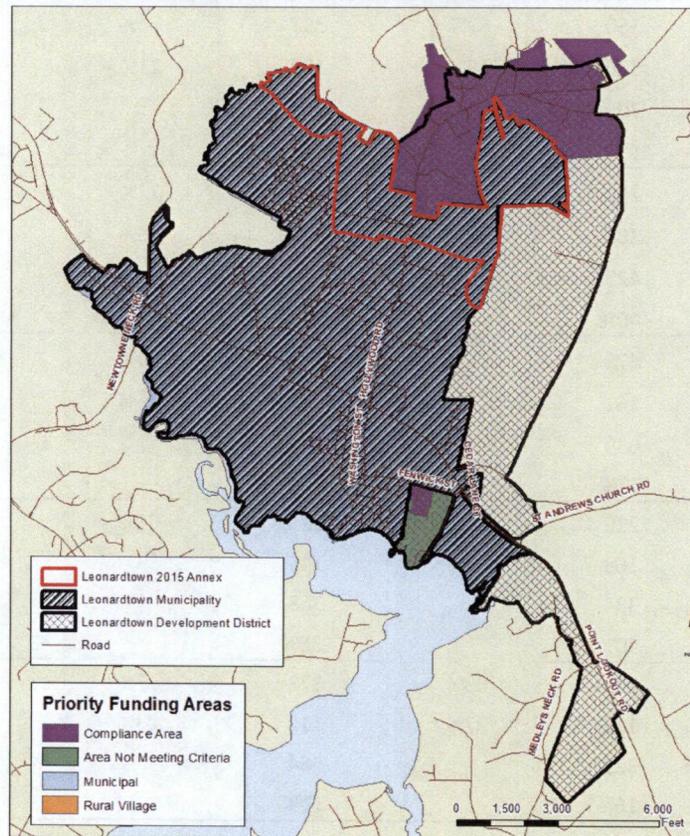
The effective dates of the AGP are from July 1 to June 30 of each succeeding fiscal year. For the seventh consecutive year the Planning Commission recommended that the Commissioners of St. Mary's County maintain the 1.9% cap. The Planning Commission reviewed the AGP on April 27, 2015. However, the Commissioners of St. Mary's County did not reaffirm the AGP for fiscal year 2016.

The intended results of the AGP are to ensure residential growth does not exceed the ability to provide public infrastructure, to direct the bulk of growth to the defined growth areas, and limit the types of residential development. Following the adoption of the AGP, the number of actual subdivision lots and multifamily dwelling units approved each fiscal year has been significantly lower than the number allowed; it is likely the policy did nothing to achieve or impede its goals for public infrastructure and directing the location and type of residential growth.

D. Changes to Growth Areas Boundaries and Priority Funding Areas

By virtue of the Commissioners of Leonardtown's Annexation Resolution 5-15, the Municipality of Leonardtown annexed thirteen parcels of land consisting of 241.42 acres (outlined in red in the map below) extending the northeastern boundary of the municipality. The resolution was adopted on August 1, 2015 and became effective September 15, 2015. The annexation reduced the acreage of the Leonardtown Development District growth area and the adjacent Compliance Area PFA.

Leonardtown Annexation 2015

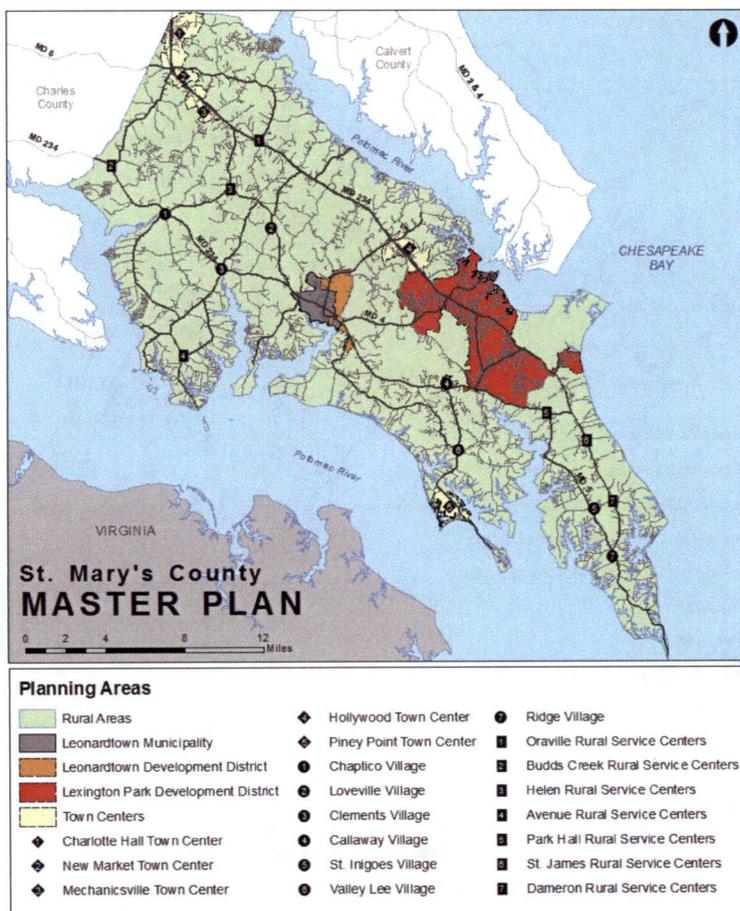


E. Infrastructure Changes within PFA

1. Patuxent Park Project Phase II – Construction and road work (which includes the removal and installation of storm drainage, roadway material, and sidewalks) continued in 2015.
2. FDR Boulevard between First Colony Boulevard and Chancellors Run Road (MD Route 237) – This segment of the road completed the design and land acquisition phase.
3. Patuxent Beach Road (MD Route 4) between Three Notch Road (MD Route 235) and Patuxent Boulevard – Widening and resurfacing of the road continued in 2015.

While not a physical change to the transportation infrastructure, the Calvert – St. Mary’s Metropolitan Planning Organization (C-STMPO) will impact transportation planning in the Lexington Park Development District PFA. The 2010 Census resulted in the combined populations of Lexington Park, California, and Lusby (Calvert County) surpassing the minimum requirements for an urbanized area. In order to receive Federal transportation funds, an urbanized area is required to be served by a Metropolitan Planning Organization (MPO).

F. Land Use Concept from the 2010 Comprehensive Plan



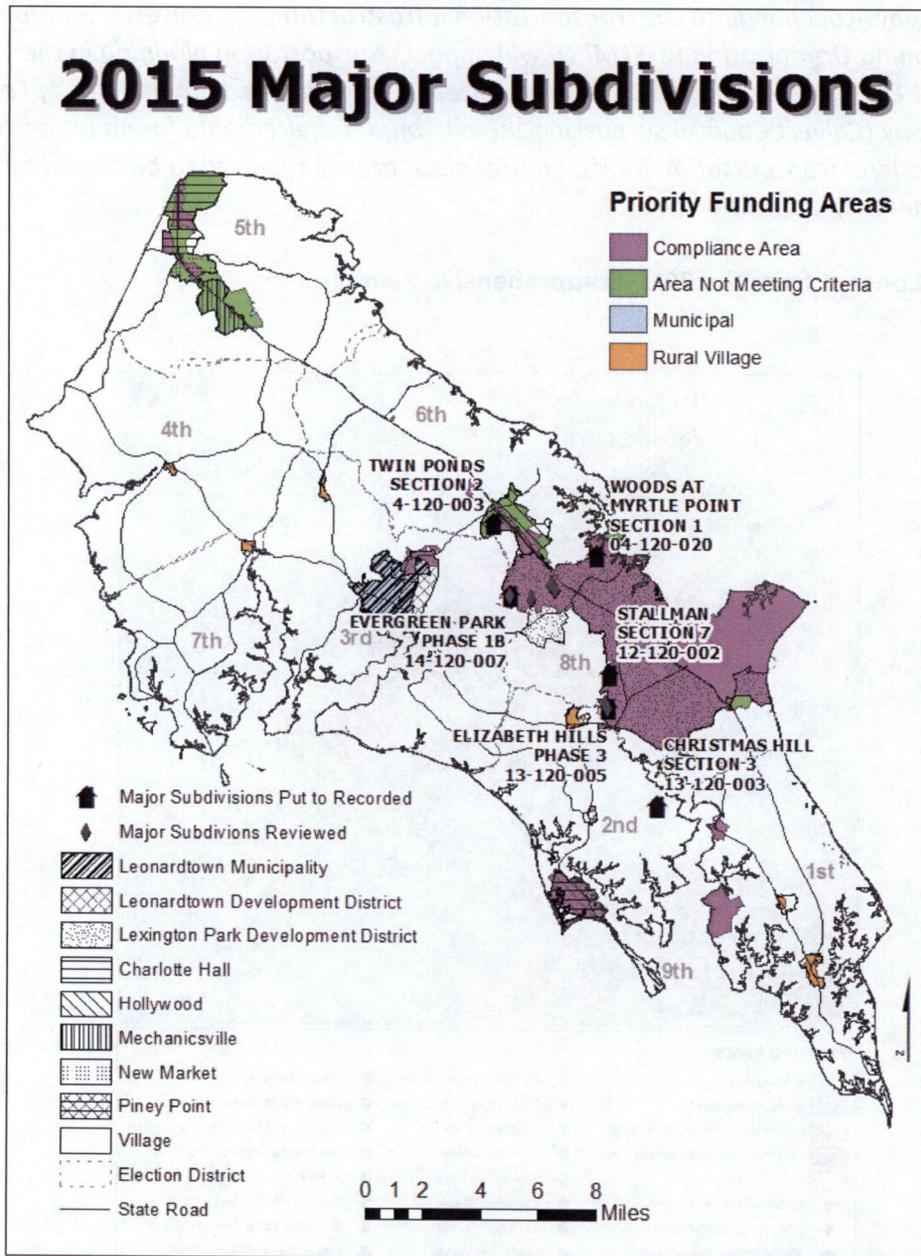
Map 3: Land Use Concept

VIII. Development Patterns and Comprehensive Plan Compliance

This section tracks development by growth area and by priority funding area (PFA).

A. Subdivisions

1. Major subdivisions



Map 4: Major Subdivisions put to record or reviewed, and distribution in relation to PFAs, Growth Areas and Election Districts.

Table 4

Major Subdivisions Put to Record by PFA

| Priority Funding Areas | # Major Subdivisions | # of Lots | | Project Area in Acres | Average Lot Size <15 ac. | Average Farmstead Size >15 ac. | Estimated |
|--|----------------------|-------------------------|--|-----------------------|--------------------------|--------------------------------|------------------------------|
| | | from Major Subdivisions | | | | | Area (ac.) Committed to Lots |
| Compliance Area (Eligible for Funding) | 4 | 105 | | 125.88 | 0.13 | 0.00 | 13.43 |
| Area Not Meeting Criteria | 1 | 34 | | 54.46 | 0.37 | 0.00 | 12.58 |
| Rural Villages (Community with Water Only) | 0 | 0 | | 0.00 | 0.00 | 0.00 | 0.00 |
| Total in PFA | 5 | 139 | | 180.34 | | | 26.01 |
| Total Outside PFA | 1 | 19 | | 125.23 | | | 70.68 |
| Total | 6 | 158 | | 305.57 | | | 96.69 |
| Average in PFA | | | | | 0.19 | 0.00 | |
| Average Outside PFA | | | | | 3.00 | 16.68 | |
| Average of All Lots or Farmsteads | | | | | 0.61 | 16.68 | |

Table 5

Major Subdivisions Put to Record by Growth Area

| Growth Areas | # Major Subdivisions | # of Lots | | Project Area in Acres | Average Lot Size <15 ac. | Average Farmstead Size >15 | |
|-----------------------------|----------------------|------------|--|-----------------------|--------------------------|----------------------------|--|
| | | from Major | | | | | |
| Development District | | | | | | | |
| Leonardtown | 0 | 0 | | 0 | 0 | 0 | |
| Lexington Park | 4 | 105 | | 125.88 | 0.13 | 0 | |
| Town Center | | | | | | | |
| Charlotte Hall | 0 | 0 | | 0 | 0 | 0 | |
| Mechanicsville | 0 | 0 | | 0 | 0 | 0 | |
| New Market | 0 | 0 | | 0 | 0 | 0 | |
| Hollywood | 1 | 34 | | 54.46 | 0.37 | 0 | |
| Piney Point | 0 | 0 | | 0 | 0 | 0 | |
| Village Center | | | | | | | |
| Ridge | 0 | 0 | | 0 | 0 | 0 | |
| St. Inigoes | 0 | 0 | | 0 | 0 | 0 | |
| Valley Lee | 0 | 0 | | 0 | 0 | 0 | |
| Callaway | 0 | 0 | | 0 | 0 | 0 | |
| Clements | 0 | 0 | | 0 | 0 | 0 | |
| Chaptico | 0 | 0 | | 0 | 0 | 0 | |
| Loveville | 0 | 0 | | 0 | 0 | 0 | |
| Total in Growth Area | 5 | 139 | | 180.34 | | | |
| Total in Rural Area | 1 | 19 | | 125.23 | | | |
| Total | 6 | 158 | | 305.57 | | | |
| Average in Growth Area | | | | | 0.19 | 0 | |
| Average Outside Growth Area | | | | | 3 | 16.68 | |
| Average of All Lots or | | | | | 0.61 | 16.68 | |

Table 6

Major Subdivisions Reviewed by PFA

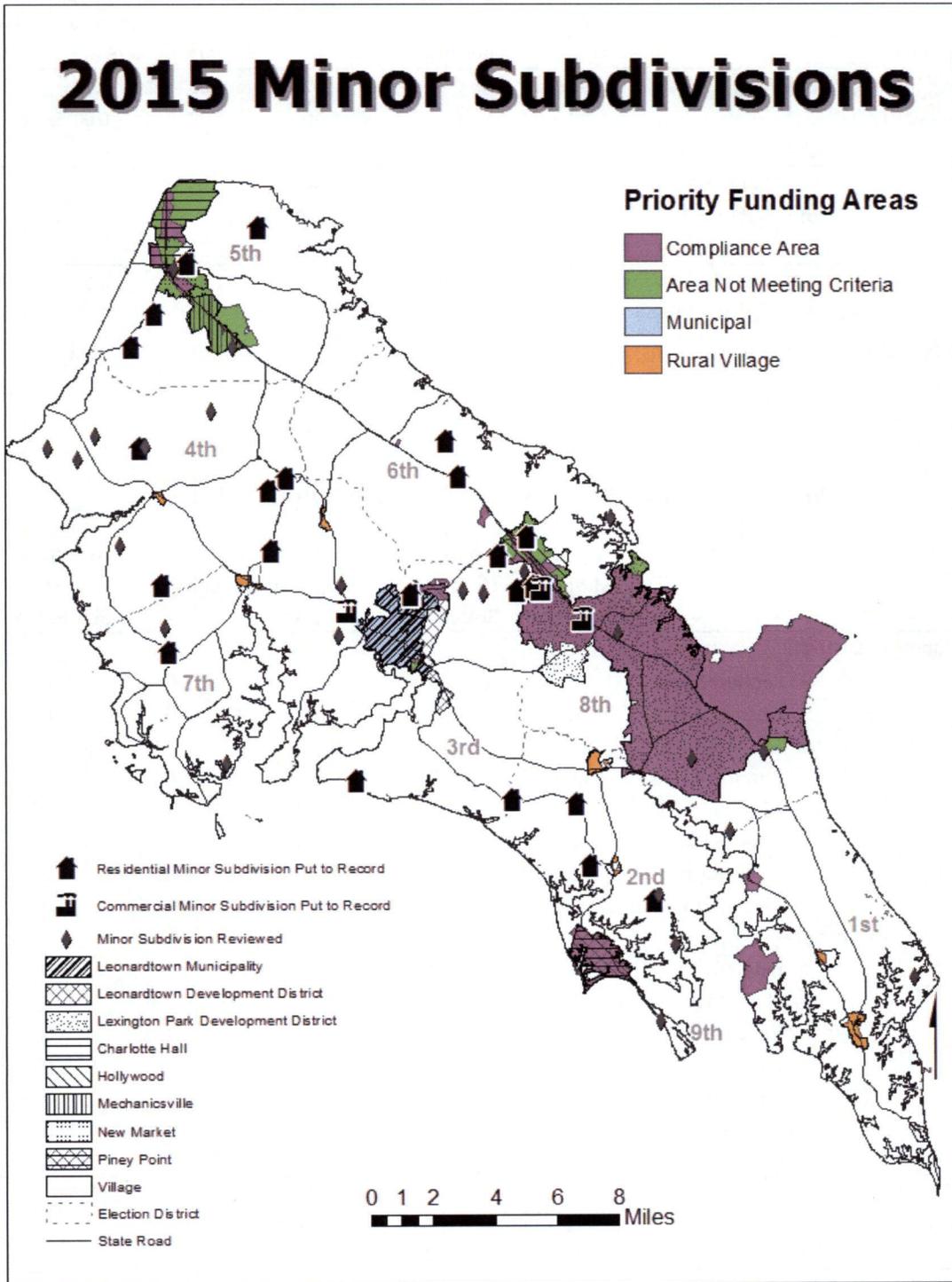
| Priority Funding Areas | # Major Subdivisions | # of Lots from Major Subdivisions | Project Area in Acres | Average Lot Size <15 ac. | Average Farmstead Size >15 ac. | Estimated Area (ac.) Committed to Lots |
|--|-----------------------------|--|------------------------------|------------------------------------|--|---|
| Compliance Area (Eligible for Funding) | 6 | 322 | 153.20 | 0.16 | 0.00 | 51.52 |
| Area Not Meeting Criteria | 0 | 0 | 0.00 | 0.00 | 0.00 | 0.00 |
| Rural Villages (Community with Water Only) | 0 | 0 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total in PFA | 6 | 322 | 153.20 | | | 51.52 |
| Total Outside PFA | 0 | 0 | 0.00 | | | 0.00 |
| Total | 6 | 322 | 153.20 | | | 51.52 |
| Average in PFA | | | | 0.16 | 0.00 | |
| Average Outside PFA | | | | 0.00 | 0.00 | |
| Average of All Lots or Farmsteads | | | | 0.16 | 0.00 | |

Table 7

Major Subdivisions Reviewed by Growth Area

| Growth Areas | # Major Subdivisions | # of Lots from Major Subdivisions | Project Area in Acres | Average Lot Size <15 ac. | Average Farmstead Size >15 ac. |
|-----------------------------------|-----------------------------|--|------------------------------|------------------------------------|--|
| Development District | | | | | |
| Leonardtown | 0 | 0 | 0 | 0 | 0 |
| Lexington Park | 6 | 322 | 153.2 | 0.16 | 0 |
| Town Center | | | | | |
| Charlotte Hall | 0 | 0 | 0 | 0 | 0 |
| Mechanicsville | 0 | 0 | 0 | 0 | 0 |
| New Market | 0 | 0 | 0 | 0 | 0 |
| Hollywood | 0 | 0 | 0 | 0 | 0 |
| Piney Point | 0 | 0 | 0 | 0 | 0 |
| Village Center | | | | | |
| Ridge | 0 | 0 | 0 | 0 | 0 |
| St. Inigoes | 0 | 0 | 0 | 0 | 0 |
| Valley Lee | 0 | 0 | 0 | 0 | 0 |
| Callaway | 0 | 0 | 0 | 0 | 0 |
| Clements | 0 | 0 | 0 | 0 | 0 |
| Chaptico | 0 | 0 | 0 | 0 | 0 |
| Loveville | 0 | 0 | 0 | 0 | 0 |
| Total in Growth Area | 6 | 322 | 153.2 | | |
| Total in Rural Area | 0 | 0 | 0 | | |
| Total | 6 | 322 | 153.20 | | |
| Average in Growth Area | | | | 0.16 | 0 |
| Average Outside Growth Area | | | | 0 | 0 |
| Average of All Lots or Farmsteads | | | | 0.16 | 0 |

2. Minor subdivisions



Map 5: Minor Subdivisions Put to Record or Reviewed in relation to PFAs, County Growth Areas and Election Districts.

Table 8

Minor Subdivisions Put to Record by PFA

| Priority Funding Areas | # Minor Subdivisions | # of Lots from | | Project Area in Acres | Average Lot Size <15 ac. | Average Area (ac.) | |
|--|----------------------|--------------------|--------------------|-----------------------|--------------------------|------------------------|-------------------|
| | | Minor Subdivisions | Minor Subdivisions | | | Farmstead Size >15 ac. | Committed to Lots |
| Compliance Area (Eligible for Funding) | 0 | 0 | 0 | 0.00 | 0.00 | 0.00 | 0.00 |
| Area Not Meeting Criteria | 2 | 6 | 6 | 11.94 | 1.07 | 0.00 | 6.07 |
| Rural Villages (Community with Water Only) | 0 | 0 | 0 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total in PFA | 2 | 6 | 6 | 11.94 | | | 6.07 |
| Total Outside PFA | 20 | 28 | 28 | 1,004.70 | | | 238.09 |
| Total | 22 | 34 | 34 | 1,016.64 | | | 244.16 |
| Average in PFA | | | | | 1.07 | 0.00 | |
| Average Outside PFA | | | | | 3.89 | 25.42 | |
| Average of All Lots or Farmsteads | | | | | 3.27 | 25.42 | |

Table 9

Minor Subdivisions Put to Record by Growth Area

| Growth Areas | # Minor Subdivisions | # of Lots | | Project Area in Acres | Average Lot Size <15 ac. | Average Farmstead Size >15 ac. |
|-----------------------------------|----------------------|--------------------|-------------------------|-----------------------|--------------------------|--------------------------------|
| | | Minor Subdivisions | from Minor Subdivisions | | | |
| Development District | | | | | | |
| Leonardtown | 0 | 0 | 0 | 0 | 0 | 0 |
| Lexington Park | 0 | 0 | 0 | 0 | 0 | 0 |
| Town Center | | | | | | |
| Charlotte Hall | 0 | 0 | 0 | 0 | 0 | 0 |
| Mechanicsville | 0 | 0 | 0 | 0 | 0 | 0 |
| New Market | 0 | 0 | 0 | 0 | 0 | 0 |
| Hollywood | 3 | 8 | 8 | 17.24 | 1.12 | 0 |
| Piney Point | 0 | 0 | 0 | 0 | 0 | 0 |
| Village Center | | | | | | |
| Ridge | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Inigoes | 0 | 0 | 0 | 0 | 0 | 0 |
| Valley Lee | 0 | 0 | 0 | 0 | 0 | 0 |
| Callaway | 0 | 0 | 0 | 0 | 0 | 0 |
| Clements | 0 | 0 | 0 | 0 | 0 | 0 |
| Chaptico | 0 | 0 | 0 | 0 | 0 | 0 |
| Loveville | 0 | 0 | 0 | 0 | 0 | 0 |
| Total in Growth Area | 3 | 8 | 8 | 17.2 | | |
| Total in Rural Area | 19 | 26 | 26 | 999.40 | | |
| Total | 22 | 34 | 34 | 1,016.64 | | |
| Average in Growth Area | | | | | 1.12 | 0 |
| Average Outside Growth Area | | | | | 4.15 | 25.42 |
| Average of All Lots or Farmsteads | | | | | 3.27 | 25.42 |

Table 10

Minor Subdivisions Reviewed by PFA

| Priority Funding Areas | # Minor Subdivisions | # of Lots | | Project Area in Acres | Average | | Area (ac.) Committed to Lots |
|--|----------------------|-------------------------|--|-----------------------|------------------|------------------------|------------------------------|
| | | from Minor Subdivisions | | | Lot Size <15 ac. | Farmstead Size >15 ac. | |
| Compliance Area (Eligible for Funding) | 3 | 8 | | 132.61 | 1.23 | 0 | 9.82 |
| Area Not Meeting Criteria | 2 | 2 | | 4.42 | 2.21 | 0 | 4.42 |
| Rural Villages (Community with Water Only) | 0 | 0 | | 0 | 0 | 0 | 0.00 |
| Total in PFA | 5 | 10 | | 137.03 | | | 14.24 |
| Total Outside PFA | 20 | 57 | | 1,173.63 | | | 262.76 |
| Total | 25 | 67 | | 1,310.66 | | | 277.00 |
| Average in PFA | | | | | 1.42 | 0 | |
| Average Outside PFA | | | | | 4.61 | 31.50 | |
| Average of All Lots or Farmsteads | | | | | 4.13 | 31.50 | |

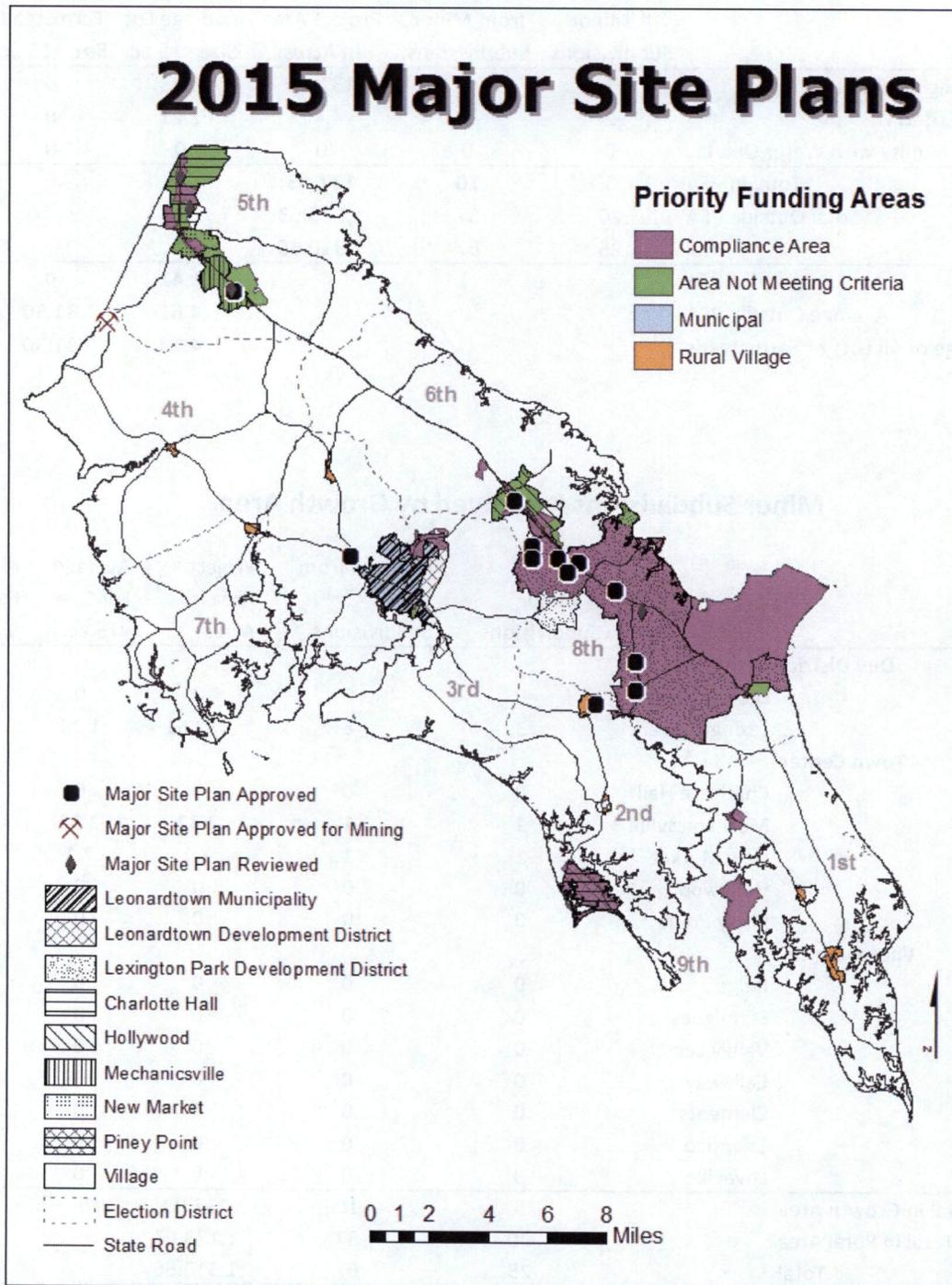
Table 11

Minor Subdivisions Reviewed by Growth Area

| Growth Areas | # Minor Subdivisions | # of Lots from Minor Subdivisions | Project Area in Acres | Average | | |
|-----------------------------------|----------------------|-----------------------------------|-----------------------|------------------|------------------------|--|
| | | | | Lot Size <15 ac. | Farmstead Size >15 ac. | |
| Dev District | | | | | | |
| Leonardtown | 0 | 0 | 0 | 0 | 0 | |
| Lexington Park | 3 | 8 | 132.61 | 1.23 | 0 | |
| Town Center | | | | | | |
| Charlotte Hall | 0 | 0 | 0 | 0 | 0 | |
| Mechanicsville | 1 | 1 | 2.32 | 2.32 | 0 | |
| New Market | 1 | 1 | 2.1 | 2.1 | 0 | |
| Hollywood | 0 | 0 | 0 | 0 | 0 | |
| Piney Point | 0 | 0 | 0 | 0 | 0 | |
| Village Center | | | | | | |
| Ridge | 0 | 0 | 0 | 0 | 0 | |
| St. Inigoes | 0 | 0 | 0 | 0 | 0 | |
| Valley Lee | 0 | 0 | 0 | 0 | 0 | |
| Callaway | 0 | 0 | 0 | 0 | 0 | |
| Clements | 0 | 0 | 0 | 0 | 0 | |
| Chaptico | 0 | 0 | 0 | 0 | 0 | |
| Loveville | 0 | 0 | 0 | 0 | 0 | |
| Total in Growth Area | 5 | 10 | 137.03 | | | |
| Total in Rural Area | 20 | 57 | 1,173.63 | | | |
| Total | 25 | 67 | 1,310.66 | | | |
| Average in Growth Area | | | | 1.42 | 0.00 | |
| Average Outside Growth Area | | | | 4.61 | 31.50 | |
| Average of All Lots or Farmsteads | | | | 4.13 | 31.50 | |

B. Site Plans

1. Major site plans



Map 6: Major Site Plans Approved or reviewed and distribution in relation to PFAs, Growth Areas and Election Districts.

Table 12

Major Site Plans Approved by PFA*

| Priority Funding Areas | # Major Site Plans | # of Lots/ Dwelling Units if Residential | Square Footage |
|--|---------------------------|---|-----------------------|
| Compliance Area (Eligible for Funding) | 10 | 31 | 520,126 |
| Area Not Meeting Criteria | 0 | 0 | 0 |
| Rural Villages (Community with Water Only) | 1 | 0 | 7,197 |
| Total in PFA | 11 | 31 | 527,323 |
| Total Outside PFA | 1 | 0 | 9,100 |
| Total | 12 | 31 | 536,423 |

Table 13

Major Site Plans Approved by Growth Area*

| Growth Areas | # Major Site Plans | # of Lots/ Dwelling Units if Residential | Square Footage |
|-----------------------------|---------------------------|---|-----------------------|
| Development District | | | |
| Leonardtwn | 0 | 0 | 0 |
| Lexington Park | 8 | 31 | 499,891 |
| Town Center | | | |
| Charlotte Hall | 0 | 0 | 0 |
| Mechanicsville | 1 | 0 | 17,773 |
| New Market | 0 | 0 | 0 |
| Hollywood | 1 | 0 | 2,462 |
| Piney Point | 0 | 0 | 0 |
| Village Center | | | |
| Ridge | 0 | 0 | 0 |
| St. Inigoes | 0 | 0 | 0 |
| Valley Lee | 0 | 0 | 0 |
| Callaway | 1 | 0 | 7,197 |
| Clements | 0 | 0 | 0 |
| Chaptico | 0 | 0 | 0 |
| Loveville | 0 | 0 | 0 |
| Total in Growth Area | 11 | 31 | 527,323 |
| Total in Rural Area | 1 | 0 | 9,100 |
| Total | 12 | 31 | 536,423 |

*Excludes surface mining projects.

Table 14

Major Site Plans Reviewed by PFA*

| Priority Funding Areas | # Major Site Plans | # of Lots/ Dwelling Units if Residential | Square Footage |
|--|---------------------------|---|-----------------------|
| Compliance Area (Eligible for Funding) | 2 | 0 | 47,862 |
| Area Not Meeting Criteria | 2 | 0 | 14,320 |
| Rural Villages (Community with Water Only) | 0 | 0 | 0 |
| Total in PFA | 4 | 0 | 62,182 |
| Total Outside PFA | 0 | 0 | 0 |
| Total | 4 | 0 | 62,182 |

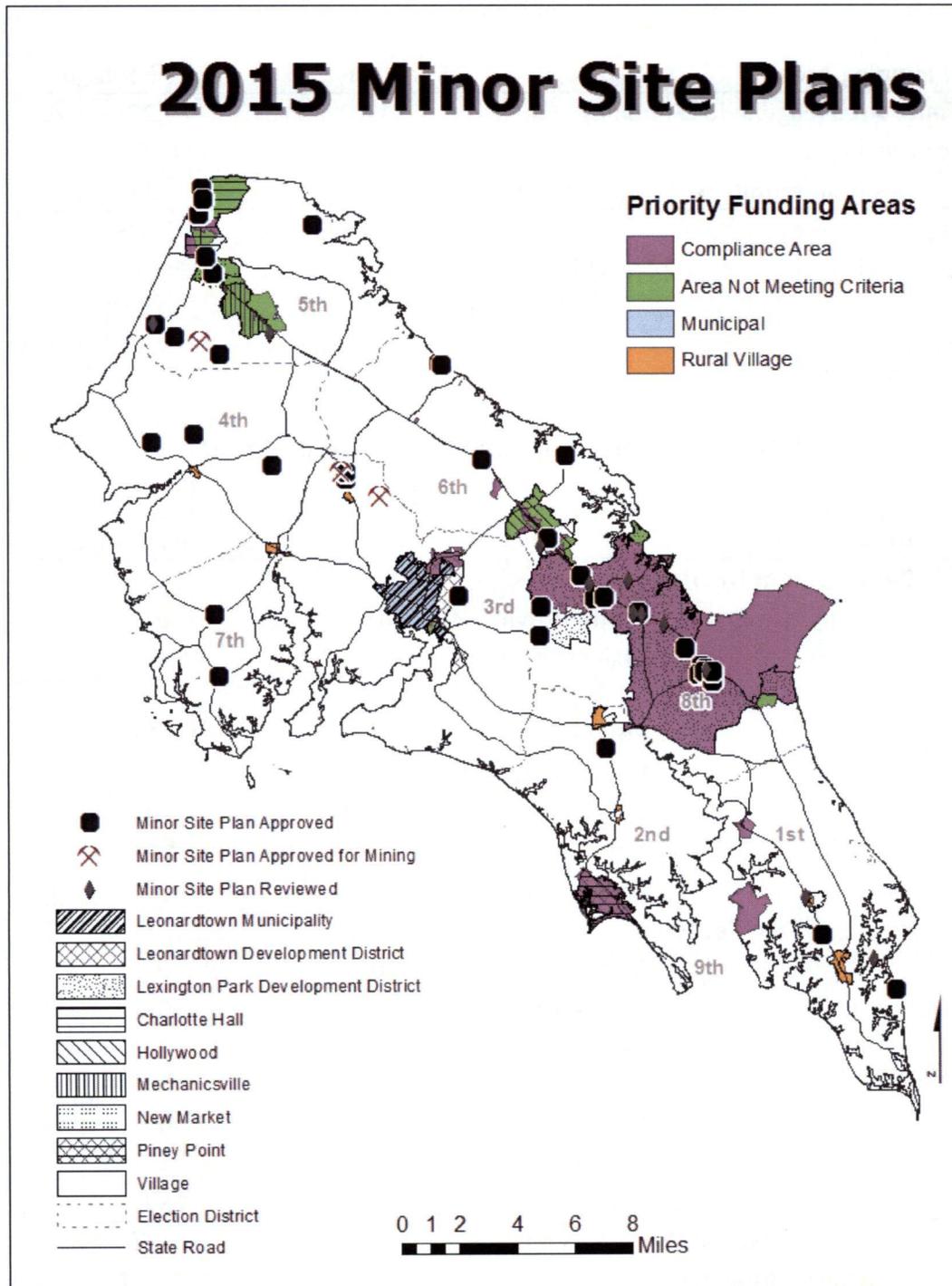
Table 15

Major Site Plans Reviewed by Growth Area*

| Growth Areas | # Major Site Plans | # of Lots/ Dwelling Units if Residential | Square Footage |
|-----------------------------|---------------------------|---|-----------------------|
| Development District | | | |
| Leonardtown | 0 | 0 | 0 |
| Lexington Park | 1 | 0 | 45,648 |
| Town Center | | | |
| Charlotte Hall | 2 | 0 | 12,214 |
| Mechanicsville | 1 | 0 | 4,320 |
| New Market | 0 | 0 | 0 |
| Hollywood | 0 | 0 | 0 |
| Piney Point | 0 | 0 | 0 |
| Village Center | | | |
| Ridge | 0 | 0 | 0 |
| St. Inigoes | 0 | 0 | 0 |
| Valley Lee | 0 | 0 | 0 |
| Callaway | 0 | 0 | 0 |
| Clements | 0 | 0 | 0 |
| Chaptico | 0 | 0 | 0 |
| Loveville | 0 | 0 | 0 |
| Total in Growth Area | 4 | 0 | 62,182 |
| Total in Rural Area | 0 | 0 | 0 |
| Total | 4 | 0 | 62,182 |

*Excludes surface mining projects.

2. Minor site plans



Map 7: *Minor Site Plans* Approved or Reviewed and the site distribution in relation to PFAs, Growth Areas and Election Districts.

Table 16

Minor Site Plans Approved by PFA*

| Priority Funding Areas | # Minor Site Plans | Square Footage |
|--|---------------------------|-----------------------|
| Compliance Area (Eligible for Funding) | 17 | 29,295 |
| Area Not Meeting Criteria | 2 | 9,482 |
| Rural Villages (Community with Water Only) | 1 | 252 |
| Total in PFA | 20 | 39,029 |
| Total Outside PFA | 21 | 160,988 |
| Total | 41 | 200,017 |

Table 17

Minor Site Plans Approved by Growth Area*

| Growth Areas | # Minor Site Plans | Square Footage |
|-----------------------------|---------------------------|-----------------------|
| Development District | | |
| Leonardtown | 0 | 0 |
| Lexington Park | 11 | 15,674 |
| Town Center | | |
| Charlotte Hall | 4 | 5,972 |
| Mechanicsville | 0 | 0 |
| New Market | 2 | 2,793 |
| Hollywood | 1 | 7,169 |
| Piney Point | 0 | 0 |
| Village Center | | |
| Ridge | 0 | 0 |
| St. Inigoes | 0 | 0 |
| Valley Lee | 0 | 0 |
| Callaway | 0 | 0 |
| Clements | 0 | 0 |
| Chaptico | 0 | 0 |
| Loveville | 1 | 252 |
| Total in Growth Area | 19 | 31,860 |
| Total in Rural Area | 22 | 168,157 |
| Total | 41 | 200,017 |

*Excludes surface mining projects.

Table 18

Minor Site Plans Reviewed by PFA*

| Priority Funding Areas | # Minor Site Plans | Square Footage |
|--|---------------------------|-----------------------|
| Compliance Area (Eligible for Funding) | 6 | 50,219 |
| Area Not Meeting Criteria | 0 | 0 |
| Rural Villages (Community with Water Only) | 1 | 5,000 |
| Total in PFA | 7 | 55,219 |
| Total Outside PFA | 4 | 15,441 |
| Total | 11 | 70,660 |

Table 19

Minor Site Plans Reviewed by Growth Area*

| Growth Areas | # Minor Site Plans | Square Footage |
|-----------------------------|---------------------------|-----------------------|
| Development District | | |
| Leonardtown | 0 | 0 |
| Lexington Park | 6 | 50,219 |
| Town Center | | |
| Charlotte Hall | 0 | 0 |
| Mechanicsville | 0 | 0 |
| New Market | 0 | 0 |
| Hollywood | 0 | 0 |
| Piney Point | 0 | 0 |
| Village Center | | |
| Ridge | 0 | 0 |
| St. Inigoes | 1 | 5,000 |
| Valley Lee | 0 | 0 |
| Callaway | 0 | 0 |
| Clements | 0 | 0 |
| Chaptico | 0 | 0 |
| Loveville | 0 | 0 |
| Total in Growth Area | 7 | 55,219 |
| Total in Rural Area | 4 | 15,441 |
| Total | 11 | 70,660 |

*Excludes surface mining projects.

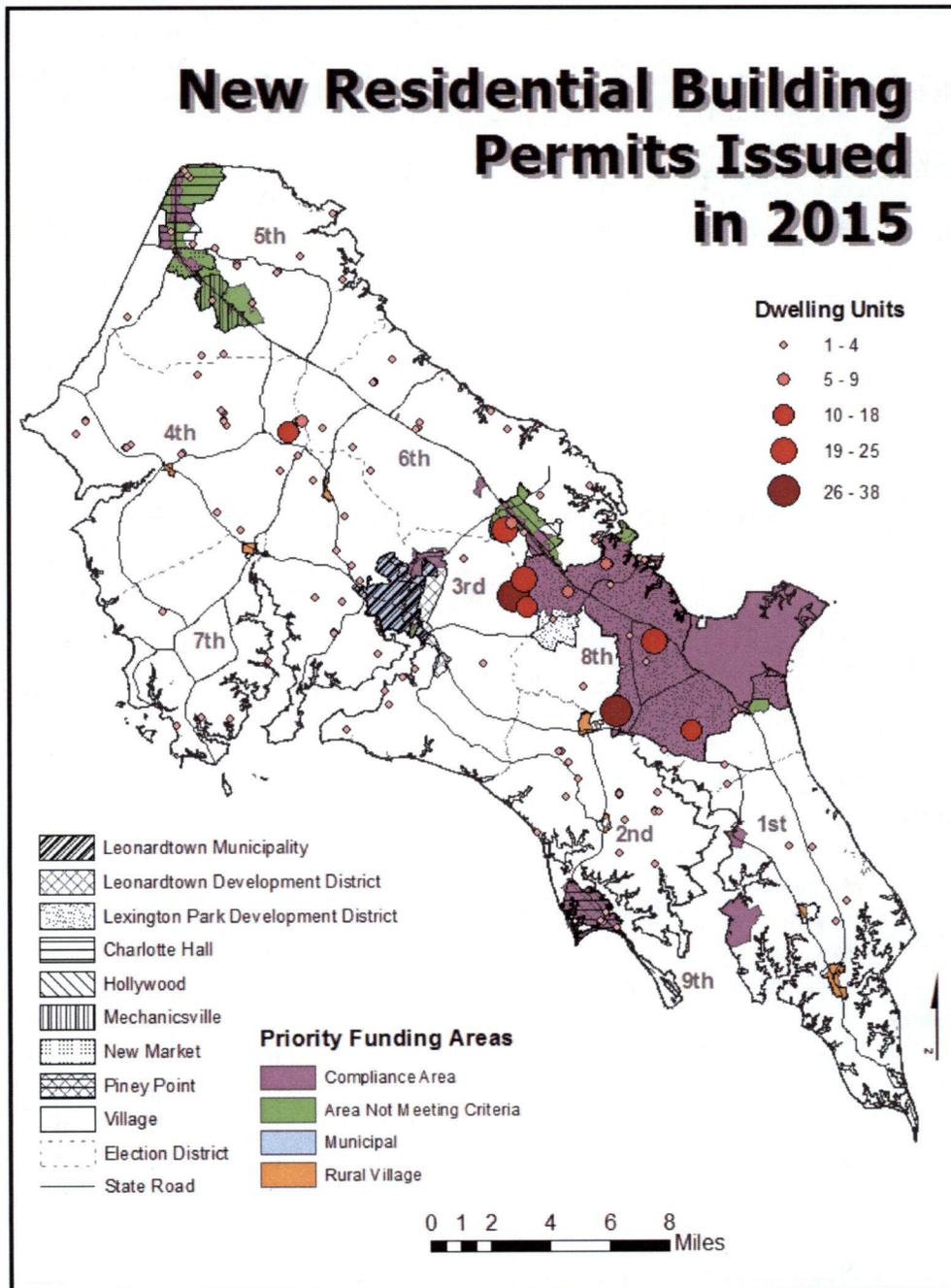
Table 20

Surface Mines Approved by PFA

| Priority Funding Areas | # Site | |
|--|---------------|-----------------------|
| | Plans | Square Footage |
| Compliance Area (Eligible for Funding) | 0 | 0 |
| Area Not Meeting Criteria | 0 | 0 |
| Rural Villages (Community with Water Only) | 0 | 0 |
| Total in PFA | 0 | 0 |
| Total Outside PFA | 4 | 2,578,316 |
| Total | 4 | 2,578,316 |

C. Residential

1. Building permits for new dwellings.



Map 8: **Building Permits** by PFA, Growth Areas and Election Districts. The map illustrates that the majority of permits for new dwellings were issued in or around the Lexington Park Development District.

Table 21

Building Permits Issued for New Dwellings by PFA

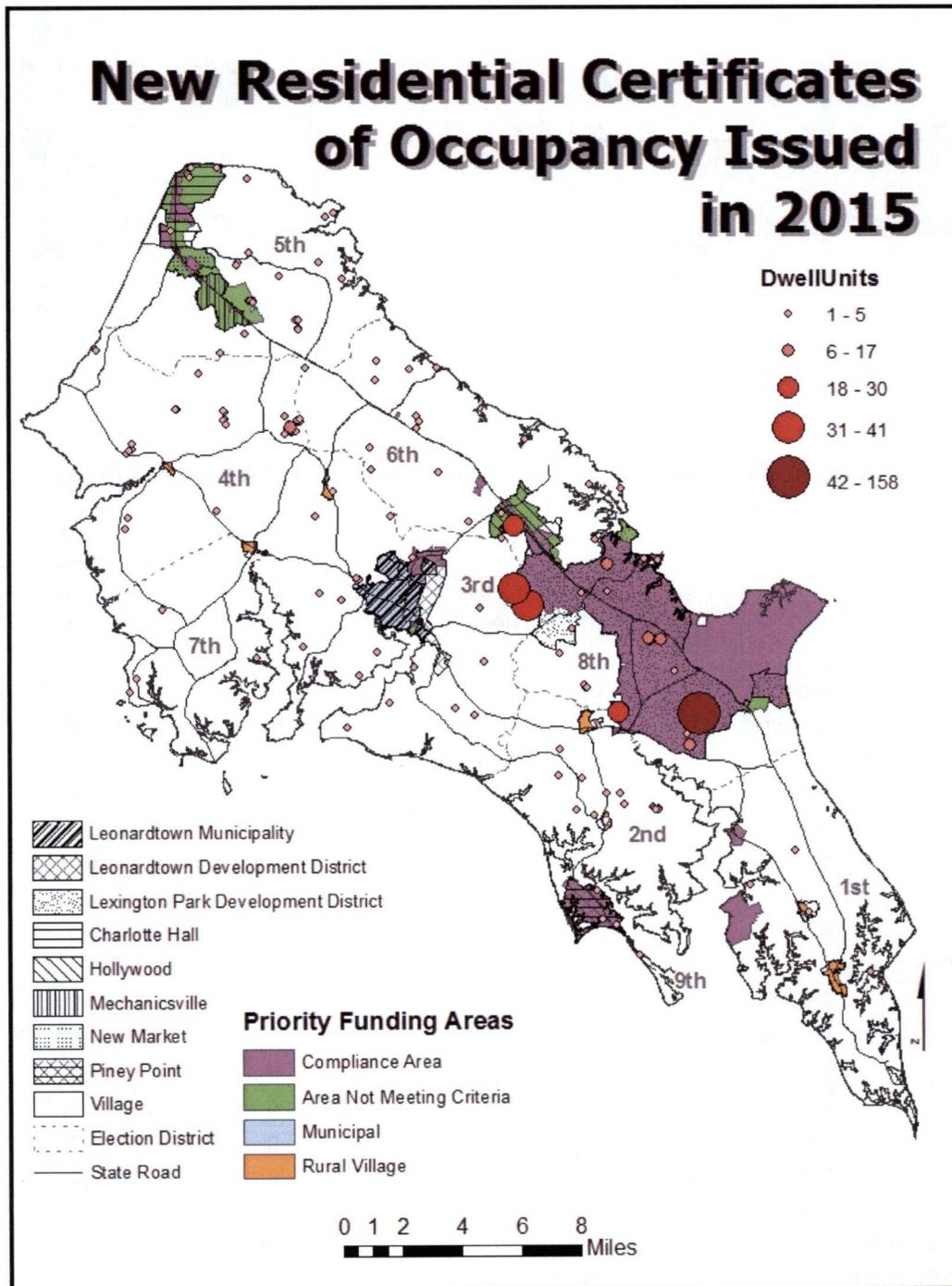
| Priority Funding Areas | SFD - Detached | Mobile Home | Modular Home | SFD - Attached | Single | Multi | Multi family 5+ units | Total # of dwelling units |
|--|-------------------|----------------|-----------------|-------------------|------------------|------------------------|-----------------------------|---------------------------------|
| | | | | | Family Duplex | Family 3-4 units | | |
| Compliance Area (Eligible for Funding) | 137 | 0 | 0 | 61 | 0 | 0 | 0 | 198 |
| Area Not Meeting Criteria | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rural Villages (Community with Water Only) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total in PFA | 137 | 0 | 0 | 61 | 0 | 0 | 0 | 198 |
| Total Outside PFA | 118 | 5 | 1 | 0 | 1 | 0 | 0 | 125 |
| Total | 255 | 5 | 1 | 61 | 1 | 0 | 0 | 323 |

Table 22

Building Permits Issued for New Dwellings by Growth Area

| Growth Areas | SFD - Detached | Mobile Home | Modular Home | SFD - Attached | Single | Multi | Multi | Total # of dwelling units |
|-----------------------------|-------------------|----------------|-----------------|-------------------|------------------|------------------------|-----------------------|------------------------------------|
| | | | | | Family Duplex | Family 3-4 units | Family 5+ units | |
| Development District | | | | | | | | |
| Leonardtwn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lexington Park | 105 | 0 | 0 | 61 | 0 | 0 | 0 | 166 |
| Town Center | | | | | | | | |
| Charlotte Hall | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Mechanicsville | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| New Market | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hollywood | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| Piney Point | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Village Center | | | | | | | | |
| Ridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Inigoes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Valley Lee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Callaway | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chaptico | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Loveville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total in Growth Area | 144 | 0 | 0 | 61 | 0 | 0 | 0 | 205 |
| Total in Rural Area | 111 | 5 | 1 | 0 | 1 | 0 | 0 | 118 |
| Total | 255 | 5 | 1 | 61 | 1 | 0 | 0 | 323 |

2. Certificates of occupancy for new dwellings.



Map 9: Certificates of Occupancy for New Dwellings relation to PFAs, Growth Areas and Election Districts. The map illustrates that the majority of dwellings are in or around the Lexington Park Development District.

Table 23

Certificates of Occupancy Issued for New Dwellings by Priority Funding Area

| Priority Funding Areas | SFD - Detached | Mobile Home | Modular Home | SFD - Attached | Single Family Duplex | Multi | Multi | Total # of dwelling units |
|--|-------------------|----------------|-----------------|-------------------|----------------------------|------------------------|-----------------------|------------------------------------|
| | | | | | | Family 3-4 units | Family 5+ units | |
| Compliance Area (Eligible for Funding) | 120 | 0 | 0 | 55 | 0 | 0 | 188 | 363 |
| Area Not Meeting Criteria | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| Rural Villages (Community with Water Only) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total in PFA | 132 | 0 | 0 | 55 | 0 | 0 | 188 | 375 |
| Total Outside PFA | 105 | 2 | 2 | 0 | 0 | 0 | 0 | 109 |
| Total | 237 | 2 | 2 | 55 | 0 | 0 | 188 | 484 |

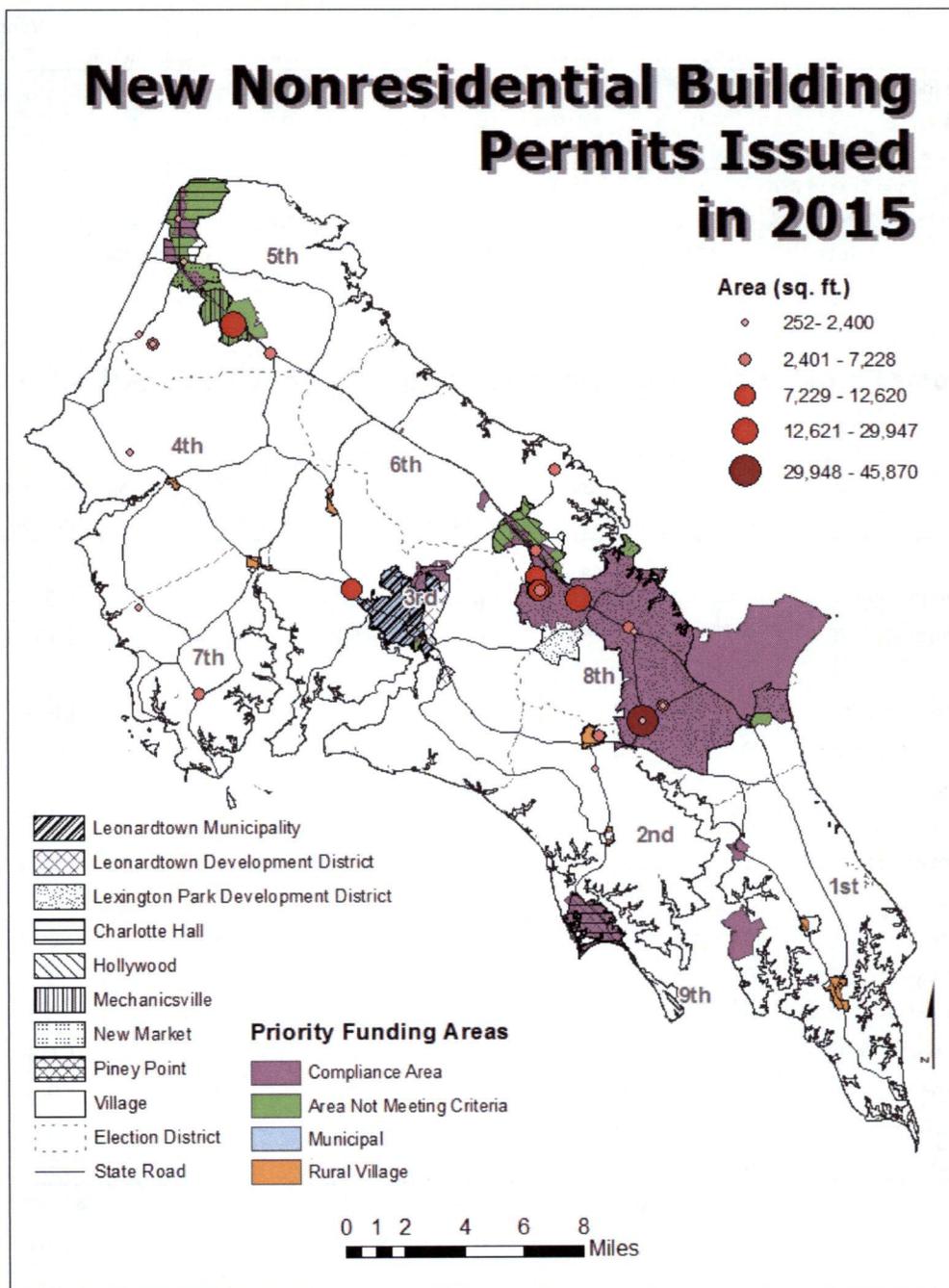
Table 24

Certificates of Occupancy Issued for New Dwellings by Growth Area

| Growth Areas | SFD - Detached | Mobile Home | Modular Home | SFD - Attached | Single Family Duplex | Multi | Multi | Total # of dwelling units |
|-----------------------------|-------------------|----------------|-----------------|-------------------|----------------------------|------------------------|-----------------------|---------------------------------|
| | | | | | | Family 3-4 units | Family 5+ units | |
| Development District | | | | | | | | |
| Leonardtwn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lexington Park | 94 | 0 | 0 | 55 | 0 | 0 | 188 | 337 |
| Town Center | | | | | | | | |
| Charlotte Hall | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| Mechanicsville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Market | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hollywood | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| Piney Point | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Village Center | | | | | | | | |
| Ridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Inigoes | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Valley Lee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Callaway | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chaptico | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Loveville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total in Growth Area | 129 | 0 | 0 | 55 | 0 | 0 | 188 | 372 |
| Total in Rural Area | 108 | 2 | 2 | 0 | 0 | 0 | 0 | 112 |
| Total | 237 | 2 | 2 | 55 | 0 | 0 | 188 | 484 |

D. Nonresidential Uses

1. Building permits



Map 10: Building Permits for New Nonresidential Uses and the site distribution in relation to PFAs, Growth Areas and Election Districts.

Table 25

Building Permits Issued for Nonresidential Square Footage by Priority Funding Areas

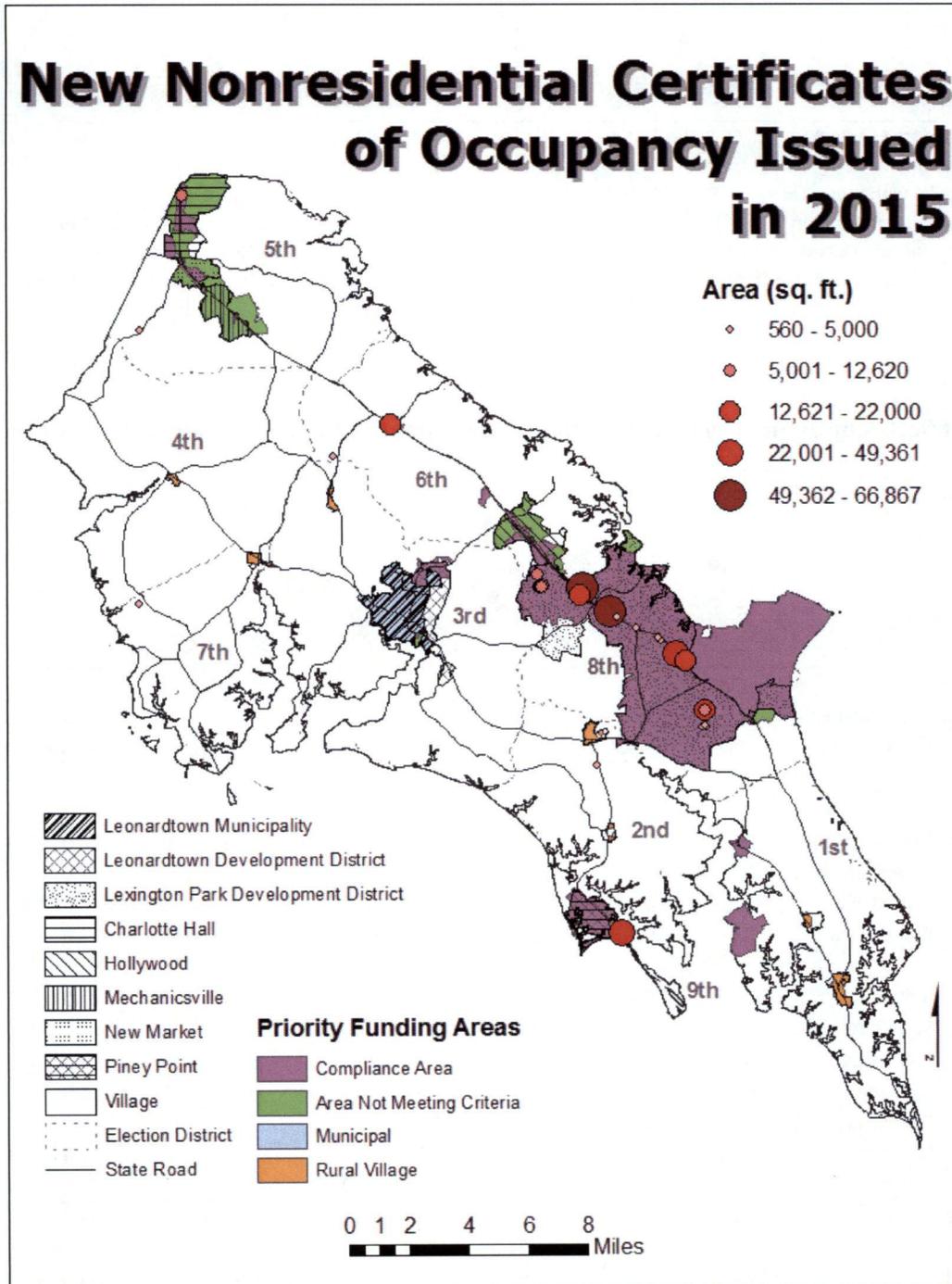
| Priority Funding Areas | Industrial | Office, Banks, | Schools & | Stores & | Other | Nonresidential | Total |
|--|------------|-----------------------|-------------|------------------|----------------|----------------|---------|
| | | Professional Building | Educational | Customer Service | Nonresidential | Addition | |
| Compliance Area (Eligible for Funding) | 0 | 86,412 | 0 | 29,816 | 48,740 | 35,157 | 200,125 |
| Area Not Meeting Criteria | 0 | 0 | 1,920 | 0 | 0 | 0 | 1,920 |
| Rural Villages (Community with Water Only) | 0 | 0 | 0 | 0 | 0 | 7,480 | 7,480 |
| Total SqFt in PFA | 0 | 86,412 | 1,920 | 29,816 | 48,740 | 42,637 | 209,525 |
| Total SqFt Outside PFA | 8,216 | 5,479 | 0 | 9,100 | 1,294 | 7,564 | 31,653 |
| Total SqFt | 8,216 | 91,891 | 1,920 | 38,916 | 50,034 | 50,201 | 241,178 |

Table 26

Building Permits Issued for Nonresidential Square Footage Growth Area

| Growth Areas | Industrial | Office, Banks, | Schools & | Stores & | Other | Nonresidential | Total |
|-----------------------|------------|-----------------------|--------------|------------------|----------------|----------------|----------------|
| | | Professional Building | Educational | Customer Service | Nonresidential | Addition | |
| Dev District | | | | | | | |
| Leonardtown | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lexington Park | 0 | 86,412 | 0 | 22,806 | 48,740 | 3,600 | 161,558 |
| Town Center | | | | | | | |
| Charlotte Hall | 0 | 0 | 0 | 0 | 0 | 1,610 | 1,610 |
| Mechanicsville | 0 | 0 | 0 | 0 | 0 | 29,947 | 29,947 |
| New Market | 0 | 0 | 1,920 | 0 | 0 | 0 | 1,920 |
| Hollywood | 0 | 0 | 0 | 7,010 | 0 | 0 | 7,010 |
| Piney Point | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Village Center | | | | | | | |
| Ridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Inigoes | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Valley Lee | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Callaway | 0 | 0 | 0 | 0 | 0 | 7,228 | 7,228 |
| Clements | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chaptico | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Loveville | 0 | 0 | 0 | 0 | 0 | 252 | 252 |
| Growth Area | 0 | 86,412 | 1,920 | 29,816 | 48,740 | 42,637 | 209,525 |
| Rural Area | 8,216 | 5,479 | 0 | 9,100 | 1,294 | 7,564 | 31,653 |
| Total | 8,216 | 91,891 | 1,920 | 38,916 | 50,034 | 50,201 | 241,178 |

2. Certificates of occupancy



Map 11: Map showing locations of new nonresidential certificates of occupancy in 2014 and the site distribution in relation to PFAs, county Growth Areas and Election Districts.

Table 27

Certificate of Occupancy Issued for New Nonresidential Square Footage by PFA

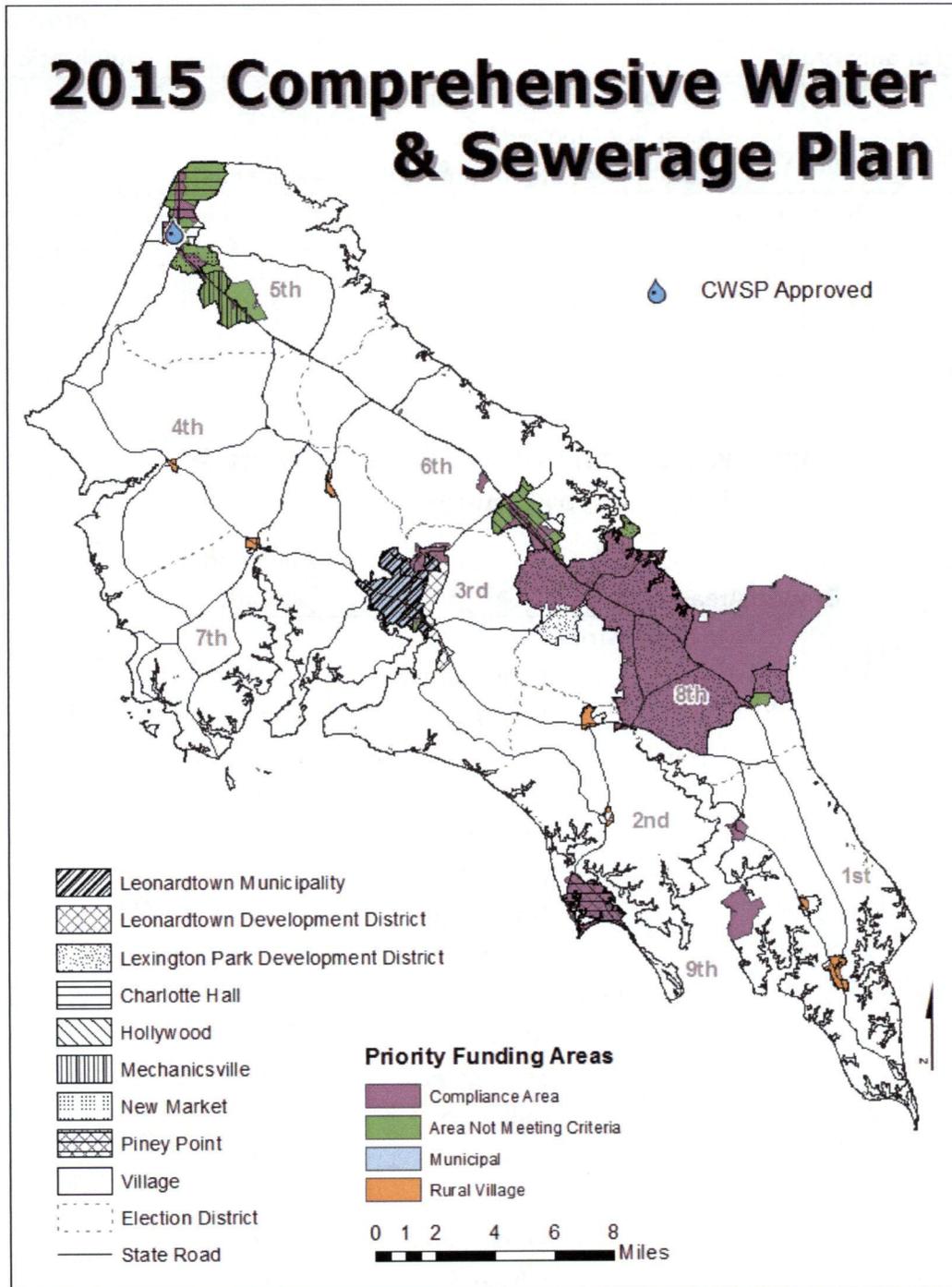
| Priority Funding Areas | <i>Hotels / Motels</i> | <i>Amusement & Recreational</i> | <i>Church & Religious Building</i> | <i>Parking Garage</i> | <i>Office, Banks, Professional Building</i> | <i>Schools & Educational</i> | <i>Stores & Customer Service</i> | <i>Other Nonresidential</i> | <i>Nonresidential Addition</i> | <i>Total</i> |
|--|------------------------|-------------------------------------|--|-----------------------|---|----------------------------------|--------------------------------------|-----------------------------|--------------------------------|--------------|
| Compliance Area (Eligible for Funding) | 66,867 | 76,645 | 0 | 3,082 | 62,825 | 0 | 28,568 | 83,440 | 52,725 | 374,152 |
| Area Not Meeting Criteria | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rural Villages (Community with Water Only) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total SqFt in PFA | 66,867 | 76,645 | 0 | 3,082 | 62,825 | 0 | 28,568 | 83,440 | 52,725 | 374,152 |
| Total SqFt Outside PFA | 0 | 0 | 18,451 | 0 | 0 | 1,176 | 0 | 560 | 2,152 | 22,339 |
| Total SqFt | 66,867 | 76,645 | 18,451 | 3,082 | 62,825 | 1,176 | 28,568 | 84,000 | 54,877 | 396,491 |

Table 28

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

| Growth Areas | <i>Hotels / Motels</i> | <i>Amusement & Recreational</i> | <i>Church & Religious Building</i> | <i>Parking Garage</i> | <i>Office, Banks, Professional Building</i> | <i>Schools & Educational</i> | <i>Stores & Customer Service</i> | <i>Other Nonresidential</i> | <i>Nonresidential Addition</i> | <i>Total</i> |
|-----------------------------|------------------------|-------------------------------------|--|-----------------------|---|----------------------------------|--------------------------------------|-----------------------------|--------------------------------|--------------|
| Development District | | | | | | | | | | |
| Leonardtown | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lexington Park | 66,867 | 76,645 | 0 | 3,082 | 26,419 | 0 | 21,408 | 83,440 | 52,725 | 330,586 |
| Town Center | | | | | | | | | | |
| Charlotte Hall | 0 | 0 | 0 | 0 | 0 | 0 | 7,160 | 0 | 0 | 7,160 |
| Mechanicsville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Market | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hollywood | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Piney Point | 0 | 0 | 0 | 0 | 36,406 | 0 | 0 | 0 | 0 | 36,406 |
| Village Center | | | | | | | | | | |
| Ridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Inigoes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Valley Lee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Callaway | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chaptico | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Loveville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SqFt in Growth Area | 66,867 | 76,645 | 0 | 3,082 | 62,825 | 0 | 28,568 | 83,440 | 52,725 | 374,152 |
| SqFt in Rural Area | 0 | 0 | 18,451 | 0 | 0 | 1,176 | 0 | 560 | 2,152 | 22,339 |
| SqFt Total | 66,867 | 76,645 | 18,451 | 3,082 | 62,825 | 1,176 | 28,568 | 84,000 | 54,877 | 396,491 |

E. Comprehensive Water & Sewerage Plan



Map 12: **Comprehensive Water & Sewerage Plan (CWSP)**. Map showing the site distribution in relation to PFAs, growth areas and election districts.

Table 29

Approved Comprehensive Water & Sewerage Plan by PFA

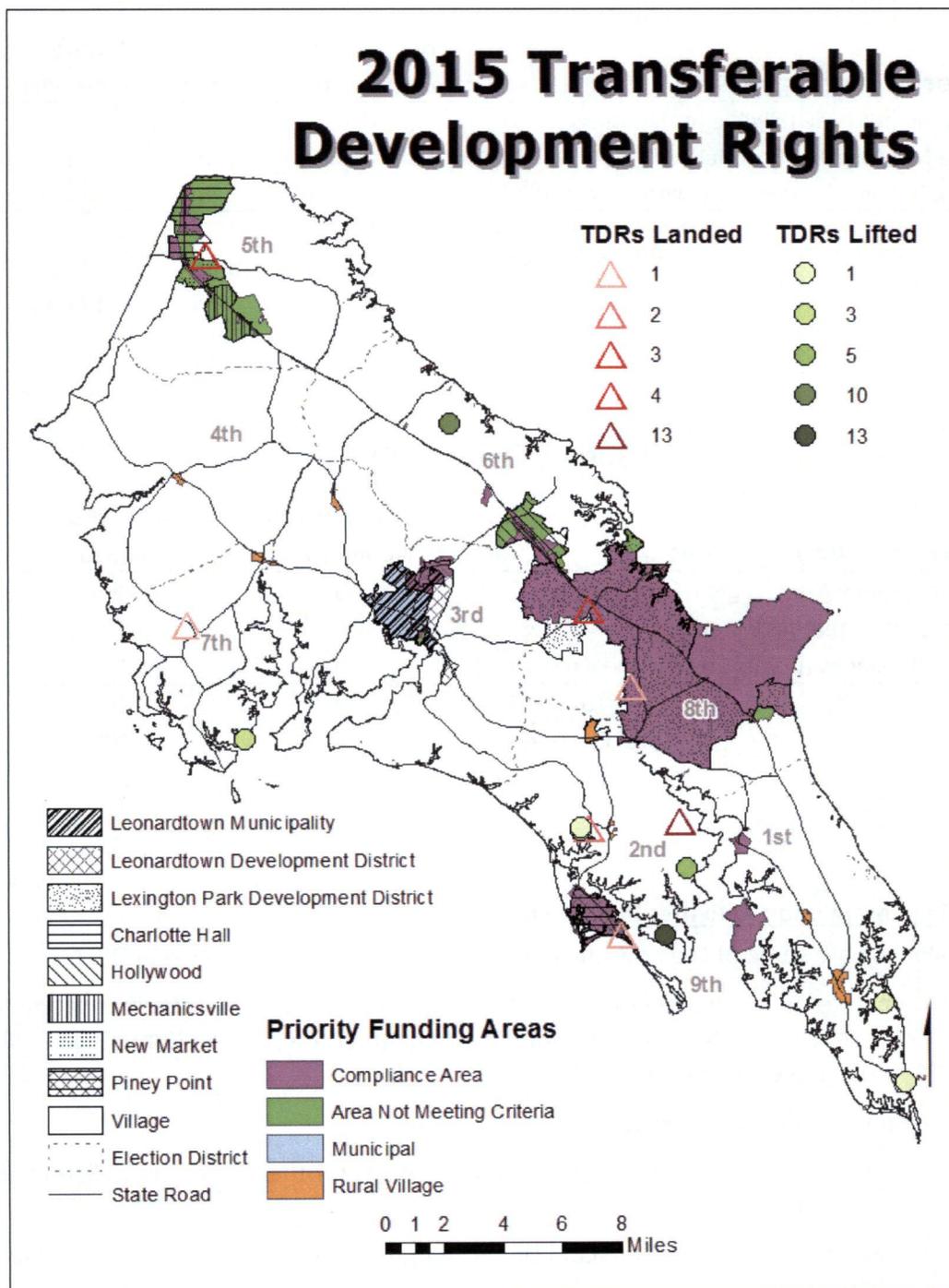
| Priority Funding Areas | Approved Applications |
|--|------------------------------|
| Compliance Area (Eligible for Funding) | 0 |
| Area Not Meeting Criteria | 1 |
| Rural Villages (Community with Water Only) | 0 |
| <hr/> | |
| Total in PFA | 1 |
| Total Outside PFA | 0 |
| Total | 1 |

Table 30

Approved Comprehensive Water & Sewerage Plan by Growth Area

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

F. Transferable Development Rights



Map 13: **Transferable Development Rights**. Map showing locations of the lifting and landing of transferable development rights (TDRs) in 2015 and the site distribution in relation to PFAs, County growth areas and Election Districts. In 2015, 37 TDRs were lifted from property outside of the PFAs and Growth Areas to preserve 157.99 acres.

Table 31

Lifted TDRs by PFA

| Priority Funding Areas | # of Approved Applications | # of TDRs Created | Acreage Preserved |
|--|-----------------------------------|--------------------------|--------------------------|
| Compliance Area (Eligible for Funding) | 0 | 0 | 0 |
| Area Not Meeting Criteria | 0 | 0 | 0 |
| Rural Villages (Community with Water Only) | 0 | 0 | 0 |
| Total in PFA | 0 | 0 | 0 |
| Total Outside PFA | 8 | 35 | 147.45 |
| Total | 8 | 35 | 147.45 |

Table 32

Landed TDRs by PFA

| Priority Funding Areas | # of Approved Applications | # of TDRs Landed |
|--|-----------------------------------|-------------------------|
| Compliance Area (Eligible for Funding) | 3 | 5 |
| Area Not Meeting Criteria | 0 | 0 |
| Rural Villages (Community with Water Only) | 0 | 0 |
| Total in PFA | 3 | 5 |
| Total Outside PFA | 4 | 20 |
| Total | 7 | 25 |

IX. Planning Commission Activities Planned for 2016

The following are some of the new and continuing projects for calendar year 2016:

1. Complete the annual review and report on the CWSP; submit recommendation to the Commissioners of St. Mary’s County regarding the Metropolitan Commission CIB per Chapter 113 of the County Code.
2. Begin complete revision of the CWSP.
3. Begin preparing updates of the 2010 master plans for the fifth election district and the north county town centers.
4. Begin working with the Maryland Department of Planning on a county wide development capacity analysis.
5. Prepare draft text and map amendments to the Comprehensive Zoning Ordinance to implement the adopted Lexington Park Development District Master Plan.

X. Conclusions

A. Development Patterns

Development patterns in St. Mary's County were generally in accordance with the latest comprehensive plan, adopted 2010. The majority of the growth measures and indicators showed at least 70% of new development (residential and nonresidential) occurred in PFAs and Growth Areas. However, residential building permits have been an exception to this development pattern. For the last two years, the distribution of residential building permits was closer to a 50/50 split between areas where we want to foster development and those where we want to preserve as much of the rural character as possible. St. Mary's County didn't experience a development boom in the rural areas outside of the PFA, but little to no creation of new multiple family dwellings. Since the December 2007 recession, development has slowed dramatically; for example, in 2006 there were 397 lots created in the 8th Election District then in 2015 less than half (192 lots) that amount were created county wide. Today, one new development of multiple family homes can have a disproportionately large impact on growth measurements and indicators.

A total of 147.45 acres were preserved in 2015 under the Transferable Development Rights (TDR) program, a decrease of 100 acres from the prior year. Over the course of the last several years, demand for TDRs and the creation of TDRs has slowed. An additional 536 acres were preserved in agricultural preservation or Rural Legacy programs in 2015.

B. Continued Implementation of the Comprehensive Plan

The plan was adopted on March 23, 2010. In 2015, the following projects were underway to continue to implement it:

1. Revise and adopt the Comprehensive Water and Sewerage Plan.
2. Review and refine, when warranted, the extent of priority funding areas.
3. Continue participation in The Watershed Implementation Plan.
4. Prepare and adopt a capital improvements program to support the recommendations of the comprehensive plan.
5. Continue to update the Critical Area program with guidance from the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays. The updated program is scheduled to be adopted in 2016.
6. Revise the Lexington Park Development District Master Plan. The Planning Commission's work on the draft concluded with its certification of a recommended plan on September 28, 2015, conveyed to the Commissioners of St. Mary's County. The Commissioners of St. Mary's County conducted a public hearing on December 8, 2015.

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

1. Prepare and adopt North County (Charlotte Hall, Mechanicsville, New Market, and Golden Beach) master plan.

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2. Improve public participation in forums and expand the use of social media.
3. Continue coordinating efforts with the Calvert – St. Mary’s Metropolitan Planning Organization (C-STMPO).

XI. Summary of Planning Commission Meetings

Including work sessions as indicated under Project Description

Meeting Summaries

| Date | Item No. | Project Description | Tax Map | Grid | Parcel | Acreage | Square Feet | No. of Lots | E.D. | Zoning | Action Taken |
|----------|----------|--|---------|-------|----------|---------|-------------|-------------|------|----------|--|
| 01/12/15 | 1 | Elections: Election of 2015 officers | | | | | | | | | Mr. Thompson as Chairman and Ms. Guazzo as Vice-Chairman |
| 01/12/15 | 2 | Development Review: CCSP #14-132-007, Mechanicsville VFD: Concept site plan approval for a 36,962 sq. ft. fire department addition. | 43 | 1 | 83 & 222 | 5.17 | 36,962 | | 5 | RL | Passed by a 7-0 vote. |
| 01/20/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |
| 02/09/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |
| 02/09/15 | 2 | Briefing: Wildewood PUD Update | | | | | | | | | Information only |
| 02/23/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |
| 03/09/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |
| 03/09/15 | 2 | Briefing: Joint Land Use (JLUS) Presentation | | | | | | | | | Information only |
| 03/09/15 | 3 | Discussion: Capital Improvement Program (CIP): Request approval. | | | | | | | | | Passed by a 5-1-1 vote with Guazzo opposed and McNeill abstaining. |
| 03/23/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |
| 03/23/15 | 2 | Discussion: MetCom Capital Improvement Budget (CIB): Request approval. | | | | | | | | | Passed by a 6-0 vote. |
| 04/13/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |
| 04/13/15 | 2 | Development Review: CCSP #13-132-010, Lexington Park Ford: Request for concept site plan approval for 45,648 sq. ft. car dealership. | 43 | 1 & 2 | 10 & 414 | 21.44 | 45,648 | | 8 | CMX & CC | Passed by a 5-0 vote. |

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Meeting Summaries

| Date | Item No. | Project Description | Tax Map | Grid | Parcel | Acreage | Square Feet | No. of Lots | E.D. | Zoning | Action Taken |
|----------|----------|---|---------|------|----------|---------|-------------|-------------|------|----------|--|
| 04/13/15 | 3 | Development Review: CCSP #13-132-004, Living Hope Church: Request for concept site plan approval of a 24,956 sq. ft. church. | 51 | 1 | 1 | 39.33 | 24,956 | | 8 | RL | Passed by a 5-0 vote. |
| 04/27/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |
| 04/27/15 | 2 | Discussion: Annual Growth Policy | | | | | | | | | Passed by a 5-0 vote. |
| 05/11/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |
| 05/11/15 | 2 | Development Review: PSUB, #15-120-003, Elizabeth Hills Ph. 5: Request for preliminary plan approval for 40 townhouse lots. | 50 | 12 | 36 & 292 | 101.50 | | | 8 | RL | Passed by a 7-0 vote. |
| 05/11/15 | 3 | Development Review: CCSP #14-132-002, Leonardtown Dollar General: Request for concept site plan approval of a 9,100 sq. ft. retail building. | 32 | 8 | 195 | 1.56 | 9,100 | | 3 | RCL | Continued to June 8, 2015 |
| 05/21/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |
| 06/08/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |
| 06/08/15 | 2 | Development Review: CCSP #14-132-002, Leonardtown Dollar General: Request for concept site plan approval of a 9,100 sq. ft. retail building. | 32 | 8 | 195 | 1.56 | 9,100 | | 3 | RCL | Continued to June 22, 2015 |
| 06/08/15 | 3 | Development Review: MSUB #13-110-032, Cypress Park: Final plan review of a 7-lot minor subdivision. | 34 | 13 | 82 | 7.92 | | 7 | 3 | RL/AE | Continued to August 10, 2015 |
| 06/08/15 | 4 | Development Review: PSUB #14-120-009, Breton Knolls: Preliminary plan approval of 24 lots. | 40 | 8 | 118 | 86.99 | | 24 | 3 | RPD | Passed by a 5-1 vote with McNeill opposed. |
| 06/08/15 | 5 | Development Review: CCSP #14-132-018, King's Christian Academy: Concept site plan approval for a 7,197 sq. ft. addition. | 50 | 17 | 38 | 193.96 | 7,197 | | 2 | RL & RPD | Passed by a 6-0 vote. |
| 06/22/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |

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Meeting Summaries

| Date | Item No. | Project Description | Tax Map | Grid | Parcel | Acreage | Square Feet | No. of Lots | E.D. | Zoning | Action Taken |
|----------|----------|--|---------|------|--------|---------|-------------|-------------|------|----------|--|
| 06/22/15 | 2 | Development Review: MSUB #14-110-030, Hanson Subdivision: 2-lot family conveyance | 61 | 4 | 156 | 17.74 | | 2 | 2 | RPD /RCA | Passed by a 5-2 vote with McNeill and Siebert opposed. |
| 06/22/15 | 3 | Development Review: CCSP #14-132-002, Leonardtown Dollar General: Request for concept site plan approval. | 32 | 8 | 195 | 1.56 | 9,100 | | 3 | RCL | Passed by a 5-2 vote with McNeill and Robrecht opposed. |
| 07/13/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |
| 07/13/15 | 2 | Development Review: CCSP #15-132-001, Charlotte Hall Industrial Office & Warehouse: Request for concept site plan approval. | 4 | 10 | 491 | 3.00 | 10,000 | | 5 | I | Passed by a 6-0 vote. |
| 07/15/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |
| 07/27/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |
| 07/27/15 | 2 | Development Review: CCSP #11-132-015, Callaway Baptist Church: Request for concept site plan approval. | 50 | 16 | 187 | 4 | 8,091 | | 2 | VMX | Passed by a 5-0 vote with Guazzo abstaining. |
| 08/10/15 | 1 | Public Hearing: CWSP #15-200-001, St. Anne's Anglican Catholic Church Property: Request to change the water category from W-6 to W-3. | 4 | 10 | 316 | 3.66 | | | 5 | VMX | Passed by a 5-0 vote. |
| 08/10/15 | 2 | Development Review: MSUB #13-110-032, Cypress Park: Final plan review of a 7-lot minor subdivision. | 34 | 13 | 82 | 7.92 | | 7 | 3 | RL/AE | Continued the hearing until September 14, 2015 passed by a 5-0 vote. |
| 08/10/15 | 3 | Discussion: Wildewood PUD Update | | | | | | | | | Passed by a 5-0 vote. |
| 08/24/15 | 1 | Public Hearing: Zoning Map Amendment Request #15-245-001, Hollywood Town Center: Request to change the zoning from RL to TMX. | 34 | 2 | 327 | 19.76 | | | 6 | RL | Hearing continued until September 14, 2015. |
| 08/24/15 | 2 | Briefing: Education Facilities Master Plan | | | | | | | | | Information only |
| 09/14/15 | 1 | Decision: Zoning Map Amendment Request #15-245-001, Hollywood Town Center: Request to change the zoning from RL to TMX. | 34 | 2 | 327 | 19.76 | | | 6 | RL | Resolution signed to allow the request to go to the County Commissioners with the PC recommendation to make the zoning change. The motion passed 7-0 vote. |

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Meeting Summaries

| Date | Item No. | Project Description | Tax Map | Grid | Parcel | Acreage | Square Feet | No. of Lots | E.D. | Zoning | Action Taken |
|----------|----------|---|---------|------|----------|---------|-------------|-------------|------|--------|---|
| 09/14/15 | 2 | Development Review: CCSP #15-132-003, Taco Bell Charlotte Hall: Request for concept site plan approval for a 2,214 sq. ft. fast food restaurant. | 1 | 22 | 134 | 1.23 | | | 5 | TMX | Passed by a 7-0 vote. |
| 09/14/15 | 3 | Development Review: CCSP #15-132-008, MFVD Storage Building: Request for concept site plan approval for a 4,320 sq. ft. storage building. | 9 | 7 | 80 | 5.50 | | | 5 | RMX | Passed by a 7-0 vote. |
| 09/21/15 | 1 | Work Session: Lexington Park Development District Master Plan | | | | | | | | | Work session |
| 09/28/15 | 1 | Briefing: Best, Best, and Krieger regarding the telecommunications Act | | | | | | | | | Information only |
| 09/28/15 | 2 | Decision: Lexington Park Development District Master Plan | | | | | | | | | Motion to sign resolution and send to the CSMC passed by a 7-0 vote. |
| 10/26/15 | 1 | Discussion: MetCom Feasibility Study | | | | | | | | | Motion to recommend a budget amendment was approved by a 7-0 vote. |
| 10/26/15 | 2 | Development Review: CCSP #15-132-004, Hollywood Volunteer Rescue Squad | 26 | 18 | 95 | 8.04 | 20,172 | | 6 | RL | Passed by a 7-0 vote. |
| 10/26/15 | 3 | Development Review: PSUB #15-120-006, Elizabeth Hills Phase 6 | 50 | 12 | 36 & 292 | 101.50 | | 40 | 8 | RL | Passed by a 7-0 vote. |
| 10/26/15 | 4 | Public Hearing: Annual CWSP Update | | | | | | | | | Passed by a 7-0 vote. |
| 10/26/15 | 5 | Development Review: PSUB #13-110-032, Cypress Park | 34 | 13 | 82 | 7.92 | | 7 | 3 | RL/AE | Public hearing was concluded and a public written comment period of 7 days was established. Decision will be made on 11/09/15. |
| 11/09/15 | 1 | Decision: PSUB #13-110-023, Cypress Park | 34 | 13 | 82 | 7.92 | | 7 | 3 | RL/AE | The project was discussed and two motions were made. One to have them come back in December and another to approve the project. The first did not pass with a vote of 3-4 and the second did not pass with a vote of 2-5. The project was denied. |
| 11/09/15 | 2 | Development Review: MSUB #15-110-023, Magnani Acres | 51 | 16 | 41 | 120.80 | | 1 | 8 | RPD | After some discussion about the MALPF designation on the property, a motion was made to approve the family conveyance with a vote of 6-1. The motion passed. |

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Meeting Summaries

| Date | Item No. | Project Description | Tax Map | Grid | Parcel | Acreage | Square Feet | No. of Lots | E.D. | Zoning | Action Taken |
|----------|----------|--|---------|------|--------|---------|-------------|-------------|------|--------|---|
| 12/14/15 | 1 | Briefing: Newtowne Neck State Park Master Plan | | | | | | | | | Information only |
| 12/14/15 | 2 | Development Review: CCSP #15-132-002, Hollywood Commercial Center | 26 | 11 | 179 | 14.22 | 50,200 | | 6 | TMX/AE | Continued until January 25, 2016 |
| 12/14/15 | 3 | Development Review: CCSP #15-132-005, St. Mary's MetCom Building Expansion | 34 | 1 | 681 | 4.20 | 1,760 | | 6 | I/AE | Passed by a 6-0 vote. |
| 12/14/15 | 4 | Development Review: CCSP #15-132-009, Real Life Wesleyan Church | 9 | 21 | 358 | 25.00 | 17,245 | | 5 | RPD | Continued until January 11, 2016 |
| 12/14/15 | 5 | Development Review: CCSP #12-132-001, St. Anne's Anglican Catholic Church | 4 | 10 | 316 | 3.65 | 10,472 | | 5 | RL/RMX | Passed by a 6-0 vote. |
| 12/14/15 | 6 | Discussion: Land Use and Growth Mangement Planning Commission Budget | | | | | | | | | Any questions should be directed to Bob Bowles or Phil Shire of Land Use and Growth Management. |

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Appendix A

The intent of this appendix is to serve as a quick reference for the percent change of the growth indicators and measures between the previous reporting period and the current reporting period.

New subdivisions created:

| | | Growth areas | Rural areas | Total | PFA | Non-PFA | Total |
|-------------|---|---------------------|--------------------|---------------|---------------|----------------|---------------|
| 2011 | Major subdivisions recorded (lots) | 3 (47) | 1 (19) | 4 (66) | 4 (66) | 0 (0) | 4 (66) |
| | Minor subdivisions recorded (lots) | 9 (22) | 40 (81) | 49 (103) | 8 (19) | 41 (84) | 49 (103) |
| | Site plan (dwelling units) | 6 (126) | 0(0) | 6 (126) | 6 (126) | 0(0) | 6 (126) |
| | Total lots | 195 | 100 | 295 | 211 | 84 | 295 |
| 2012 | Major subdivisions recorded (lots) | 4 (247) | 4 (26) | 8 (273) | 3 (246) | 5 (27) | 8 (273) |
| | Minor subdivisions recorded (lots) | 7 (8) | 26 (40) | 33 (48) | 7 (8) | 26 (40) | 33 (48) |
| | Site plan (dwelling units) | 0 (0) | 0(0) | 0 (0) | 0 (0) | 0(0) | 0(0) |
| | Total lots | 255 | 66 | 321 | 254 | 67 | 321 |
| | % Change of total lots from 2011 | 30.8% | -34.0% | 8.8% | 20.4% | -20.2% | 8.8% |
| 2013 | Major subdivisions recorded (lots) | 4 (103) | 2 (46) | 6 (149) | 4 (103) | 2 (46) | 6 (149) |
| | Minor subdivisions recorded (lots) | 4 (4) | 26 (41) | 30 (45) | 4 (4) | 26 (41) | 30 (45) |
| | Site plan (dwelling units) | 8 (281) | 0(0) | 8 (281) | 8 (281) | 0(0) | 8 (281) |
| | Total lots | 388 | 87 | 475 | 388 | 87 | 475 |
| | % Change of total lots from 2012 | 52.2% | 31.8% | 48% | 52.8% | 29.9% | 48% |
| 2014 | Major subdivisions recorded (lots) | 5 (157) | 2 (38) | 7 (195) | 4 (156) | 3 (39) | 7 (195) |
| | Minor subdivisions recorded (lots) | 9 (22) | 18 (29) | 27 (51) | 9 (22) | 18 (29) | 27 (51) |
| | Site plan (dwelling units) | 1 (143) | 0(0) | 1 (143) | 1 (143) | 0(0) | 1 (143) |
| | Total lots | 322 | 67 | 389 | 321 | 68 | 389 |
| | % Change of total lots from 2013 | -17.0% | -23% | -18% | -17.3% | -21.8% | -18% |
| 2015 | Major subdivisions recorded (lots) | 5 (139) | 1 (19) | 6 (158) | 5 (139) | 1 (19) | 6 (158) |
| | Minor subdivisions recorded (lots) | 3 (8) | 19 (26) | 22 (34) | 2 (6) | 20 (28) | 22 (34) |
| | Site plan (dwelling units) | 1 (31) | 0(0) | 1 (31) | 1 (31) | 0(0) | 1 (31) |
| | Total lots | 178 | 45 | 223 | 176 | 47 | 223 |
| | % Change of total lots from 2014 | -46.4% | -32.8% | -42.7% | -45.2% | -30.9% | -42.7% |

New building permits issued:

| | | Growth areas | Rural areas | Total | PFA | Non-PFA | Total |
|--|-------------------------------|---------------------|--------------------|---------------|---------------|----------------|---------------|
| 2011 | For single family dwellings | 344 | 122 | 466 | 344 | 122 | 466 |
| | For multiple family dwellings | 240 | 0 | 240 | 240 | 0 | 240 |
| | Total dwellings | 584 | 122 | 706 | 584 | 122 | 706 |
| 2012 | For single family dwellings | 258 | 136 | 394 | 265 | 130 | 395 |
| | For multiple family dwellings | 31 | 0 | 31 | 30 | 0 | 30 |
| | Total dwellings | 289 | 136 | 425 | 295 | 130 | 425 |
| % Change of total dwellings from 2011 | | -50.5% | 11.5% | -39.8% | -49.5% | 6.6% | -39.8% |
| 2013 | For single family dwellings | 230 | 161 | 391 | 234 | 157 | 391 |
| | For multiple family dwellings | 248 | 0 | 248 | 248 | 0 | 248 |
| | Total dwellings | 478 | 161 | 639 | 482 | 157 | 639 |
| % Change of total dwellings from 2012 | | 65.4% | 18.4% | 50.4% | 63.4% | 20.8% | 50.4% |
| 2014 | For single family dwellings | 216 | 168 | 384 | 226 | 158 | 384 |
| | For multiple family dwellings | 0 | 0 | 0 | 0 | 0 | 0 |
| | Total dwellings | 216 | 168 | 384 | 226 | 158 | 384 |
| % Change of total dwellings from 2013 | | -54.8% | 4.3% | -39.9% | -53.1% | 0.6% | -39.9% |
| 2015 | For single family dwellings | 205 | 118 | 323 | 198 | 125 | 323 |
| | For multiple family dwellings | 0 | 0 | 0 | 0 | 0 | 0 |
| | Total dwellings | 205 | 118 | 323 | 198 | 125 | 323 |
| % Change of total dwellings from 2014 | | -5.1% | -29.8% | -15.9% | -12.4% | -20.9% | -15.9% |

Amount of residential growth that is located inside and outside the PFA:

| | | PFA | Non-PFA | Total |
|-------------|---|---------------|----------------|---------------|
| 2011 | Total lots | 211 | 84 | 295 |
| 2012 | Total lots | 254 | 67 | 321 |
| | % Change of total lots from 2011 | 20.4% | -20.2% | 8.8% |
| 2013 | Total lots | 107 | 87 | 194 |
| | % Change of total lots from 2012 | -57.9% | 29.9% | -39.6% |
| 2014 | Total lots | 178 | 68 | 246 |
| | % Change of total lots from 2013 | 66.4% | -21.8% | 26.8% |
| 2015 | Total lots | 145 | 47 | 192 |
| | % Change of total lots from 2014 | -18.5% | -30.9% | -22% |

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New residential certificates of occupancy:

| | | PFA | Non-PFA | Total |
|-------------|--|---------------|---------------|---------------|
| 2011 | For single family dwellings | 295 | 107 | 402 |
| | For multiple family dwellings | 105 | 0 | 105 |
| | Total dwellings | 400 | 107 | 507 |
| 2012 | For single family dwellings | 282 | 139 | 421 |
| | For multiple family dwellings | 84 | 0 | 84 |
| | Total dwellings | 366 | 139 | 505 |
| | % Change of total dwellings from 2011 | -8.5% | 29.9% | -0.4% |
| 2013 | For single family dwellings | 251 | 148 | 399 |
| | For multiple family dwellings | 192 | 0 | 192 |
| | Total dwellings | 443 | 148 | 591 |
| | % Change of total dwellings from 2012 | 21% | 6.5% | 17% |
| 2014 | For single family dwellings | 202 | 136 | 338 |
| | For multiple family dwellings | 30 | 0 | 30 |
| | Total dwellings | 232 | 136 | 368 |
| | % Change of total dwellings from 2013 | -47.6% | -8.1% | -37.7% |
| 2015 | For single family dwellings | 187 | 109 | 296 |
| | For multiple family dwellings | 188 | 0 | 188 |
| | Total dwellings | 375 | 109 | 484 |
| | % Change of total dwellings from 2014 | 61.6% | -19.9% | 31.5% |

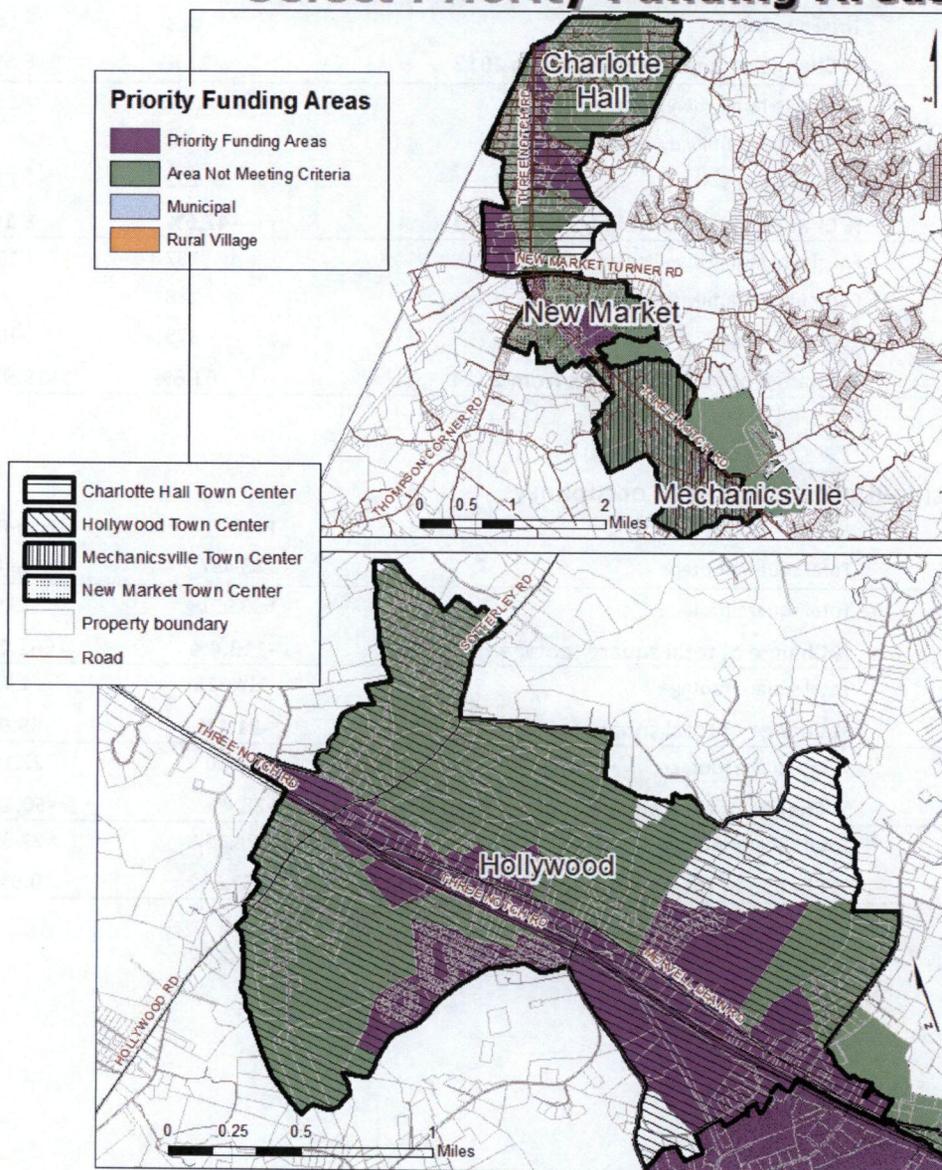
New nonresidential certificates of occupancy:

| | | PFA | Non-PFA | Total |
|-------------|---|----------------|---------------|---------------|
| 2011 | Total square footage | 283,487 | 41,461 | 324,948 |
| 2012 | Total square footage | 605,091 | 315,590 | 920,682 |
| | % Change of total square footage from 2011 | -113.4% | 661.2% | 183.3% |
| 2013 | Total square footage | 114,215 | 44,411 | 158,626 |
| | % Change of total square footage from 2012 | -81.1% | -85.9% | -82.8% |
| 2014 | Total square footage | 81,810 | 22,148 | 103,958 |
| | % Change of total square footage from 2013 | -28.4% | -50.1% | -34.5% |
| 2015 | Total square footage | 374,152 | 22,339 | 396,491 |
| | % Change of total square footage from 2014 | 357.3% | 0.9% | 281.4% |

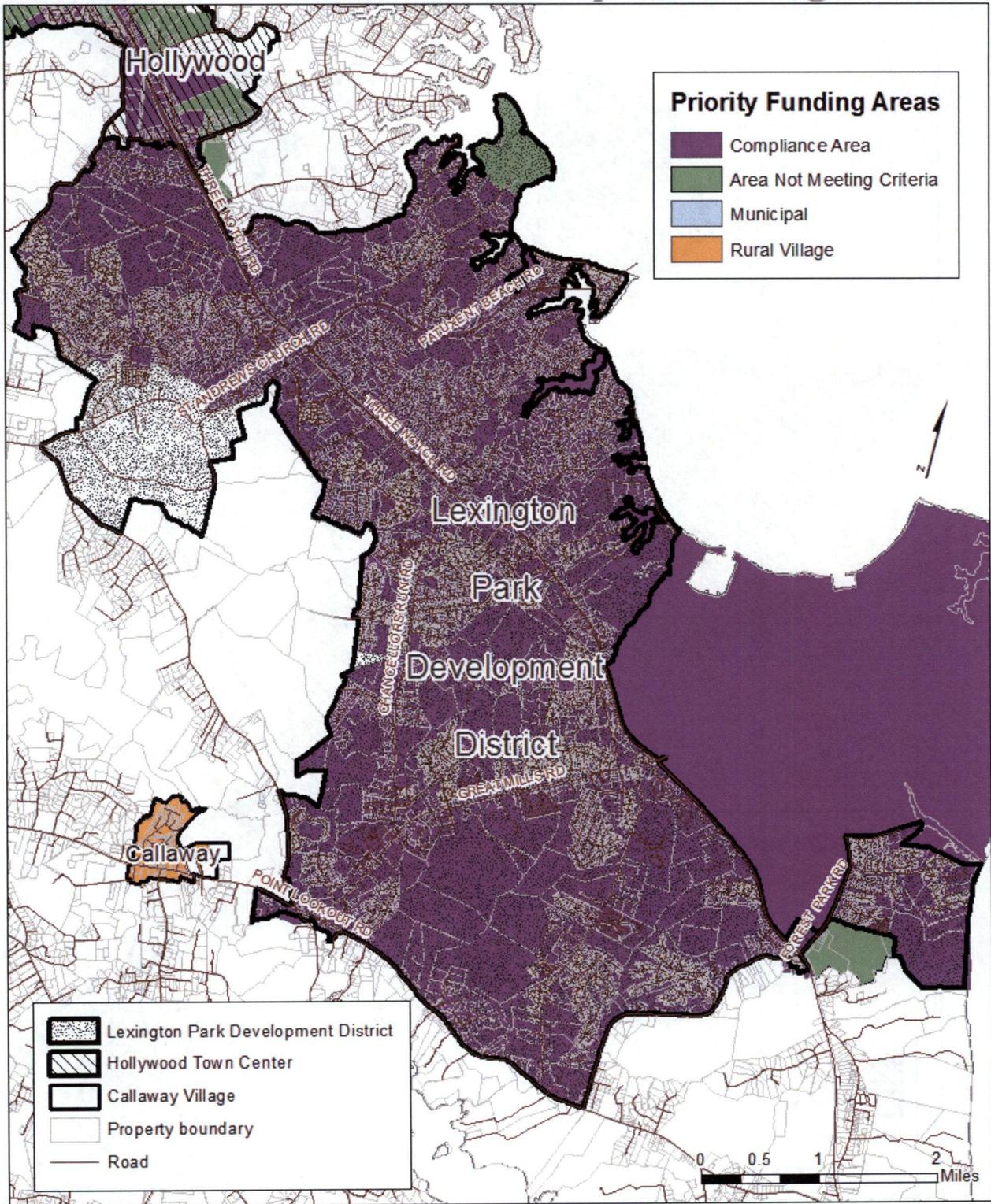
Appendix B

Since 1998 the growth areas defined by the comprehensive plan have been designated by the Commissioners of St. Mary's County as Priority Funding Areas (PFAs). The criteria for PFAs are defined in the Annotated Code of Maryland, State Finance and Procurement Article (SF&P), §5-7B-02 and §5-7B-03. The Maryland Department of Planning has identified portions of the growth areas that do not meet the criteria. When state funding is needed for a project within or affecting an area that does not meet the criteria, the county must provide justification, demonstrating that the project will result in or contribute to compliance with the criteria.

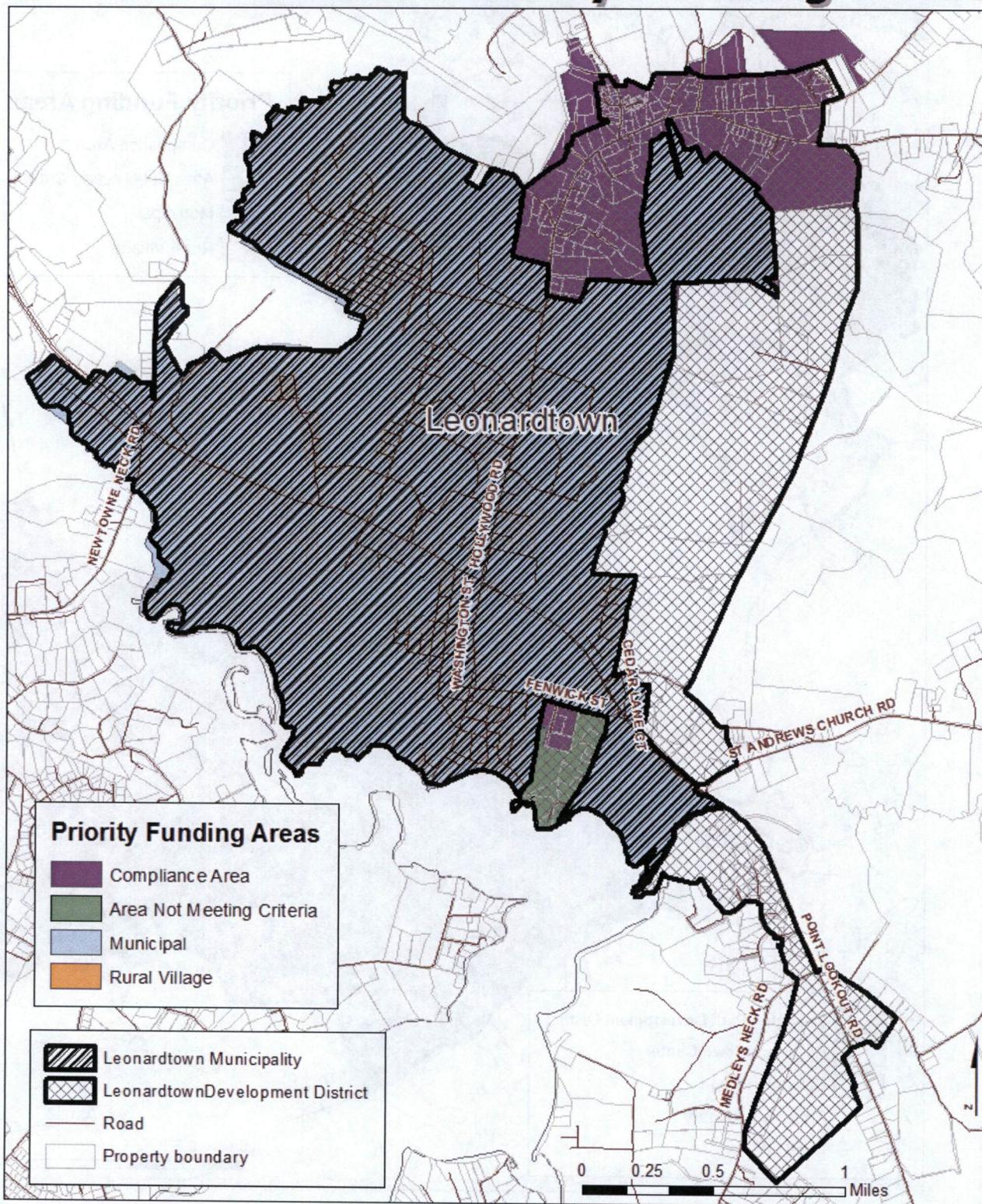
Select Priority Funding Areas



Select Priority Funding Areas



Select Priority Funding Areas



Appendix C

The following are the tables from the Maryland Department of Planning's Annual Report Worksheet, Reporting (Calendar) Year 2015.

<http://planning.maryland.gov/PDF/YourPart/SGGAnnualReport/Annual-Report-Worksheet2015-longform-Website.doc> . (Accessed February 2, 2016)

Section V: Measures and Indicators

Table 1: New Residential Permits Issued With Replacements

| <u>Residential</u> | PFA | Non - PFA | Total |
|----------------------------------|-----|-----------|-------|
| # New Residential Permits Issued | 207 | 165 | 372 |

Table 2A: Amount of Residential Growth

| <u>Residential</u> | PFA | Non - PFA | Total |
|---|--------|-----------|----------|
| # Units Approved | 176 | 41 | 217 |
| # Units Constructed | 377 | 136 | 513 |
| # Minor Subdivisions Approved | 2 | 20 | 22 |
| # Major Subdivisions Approved | 5 | 1 | 6 |
| Total Approved Subdivision Area (Gross Acres) | 192.28 | 1,129.93 | 1,322.21 |
| # Lots Approved | 145 | 47 | 192 |
| Total Approved Lot Area (Net Acres) | 32.08 | 308.77 | 340.85 |
| # Units Demolished | 3 | 8 | 11 |
| # Units Reconstructed/Replaced | 2 | 27 | 29 |

Table 2B: Amount of Commercial Growth

| <u>Commercial</u> | PFA | Non - PFA | Total |
|---|---------|-----------|---------|
| # Permits Issued | 21 | 11 | 32 |
| # Lots Approved | 2 | 1 | 3 |
| Total Building Square Feet Approved (Gross) | 209,525 | 31,653 | 241,178 |
| Total Square Feet Constructed (Gross) | 374,152 | 22,339 | 396,491 |

Table 3: Amount of Residential Growth

| <u>Residential</u> | PFA | Non - PFA | Total |
|---|--------|-----------|----------|
| # Permits Issued | 207 | 165 | 372 |
| # Units Approved | 176 | 47 | 223 |
| # Units Constructed | 377 | 136 | 513 |
| Total Approved Subdivision Area (Gross Acres) | 192.28 | 1,129.93 | 1,322.21 |
| # Lots Approved | 145 | 47 | 192 |

Table 4: Net Density of Residential Growth

| <u>Residential</u> | PFA | Non - PFA | Total |
|-------------------------------------|-------|-----------|--------|
| # Units Approved | 176 | 47 | 223 |
| Total Approved Lot Size (Net Acres) | 32.08 | 308.77 | 340.85 |

Table 5: Share of Residential Growth

| <u>Residential</u> | PFA | Non - PFA | Total |
|---|-----|-----------|-------|
| # Units Approved | 176 | 47 | 223 |
| % of Total Units (# Units/Total Units) | 81% | 19% | 100% |

Table 6: Amount of Commercial Growth

| <u>Commercial</u> | PFA | Non - PFA | Total |
|---|---------|-----------|---------|
| # Permits Issued | 21 | 11 | 32 |
| Total Building Square Feet Approved (Gross) | 209,525 | 31,653 | 241,178 |
| # Lots Approved | 2 | 1 | 3 |
| Total Subdivision Area (Gross Acres) | 140.27 | 4.59 | 144.86 |

Table 7: Net Density of Commercial Growth

| <u>Commercial</u> | PFA | Non – PFA | Total |
|--|---------|-----------|---------|
| Total Building Square Feet Approved (Gross) | 209,525 | 31,653 | 241,178 |
| Total Lot Size (Net Acres) | 2.64 | 2.28 | 4.92 |

Table 8: Share of Commercial Growth

| <u>Commercial</u> | PFA | Non – PFA | Total |
|--|---------|-----------|---------|
| Total Building Square Feet Approved (Gross) | 209,525 | 31,653 | 241,178 |
| % of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.) | 87% | 13% | 100% |

Table 1. Summary of the data used in the analysis.

| Variable | Mean | Standard Deviation |
|----------------|-------|--------------------|
| Age | 35.2 | 12.5 |
| Gender | 0.45 | 0.50 |
| Education | 12.8 | 1.5 |
| Income | 45000 | 15000 |
| Health | 0.75 | 0.25 |
| Marital Status | 0.60 | 0.49 |
| Employment | 0.85 | 0.35 |
| Home Ownership | 0.70 | 0.46 |
| City | 0.55 | 0.50 |
| State | 0.30 | 0.46 |
| County | 0.20 | 0.40 |
| Zip | 0.15 | 0.37 |