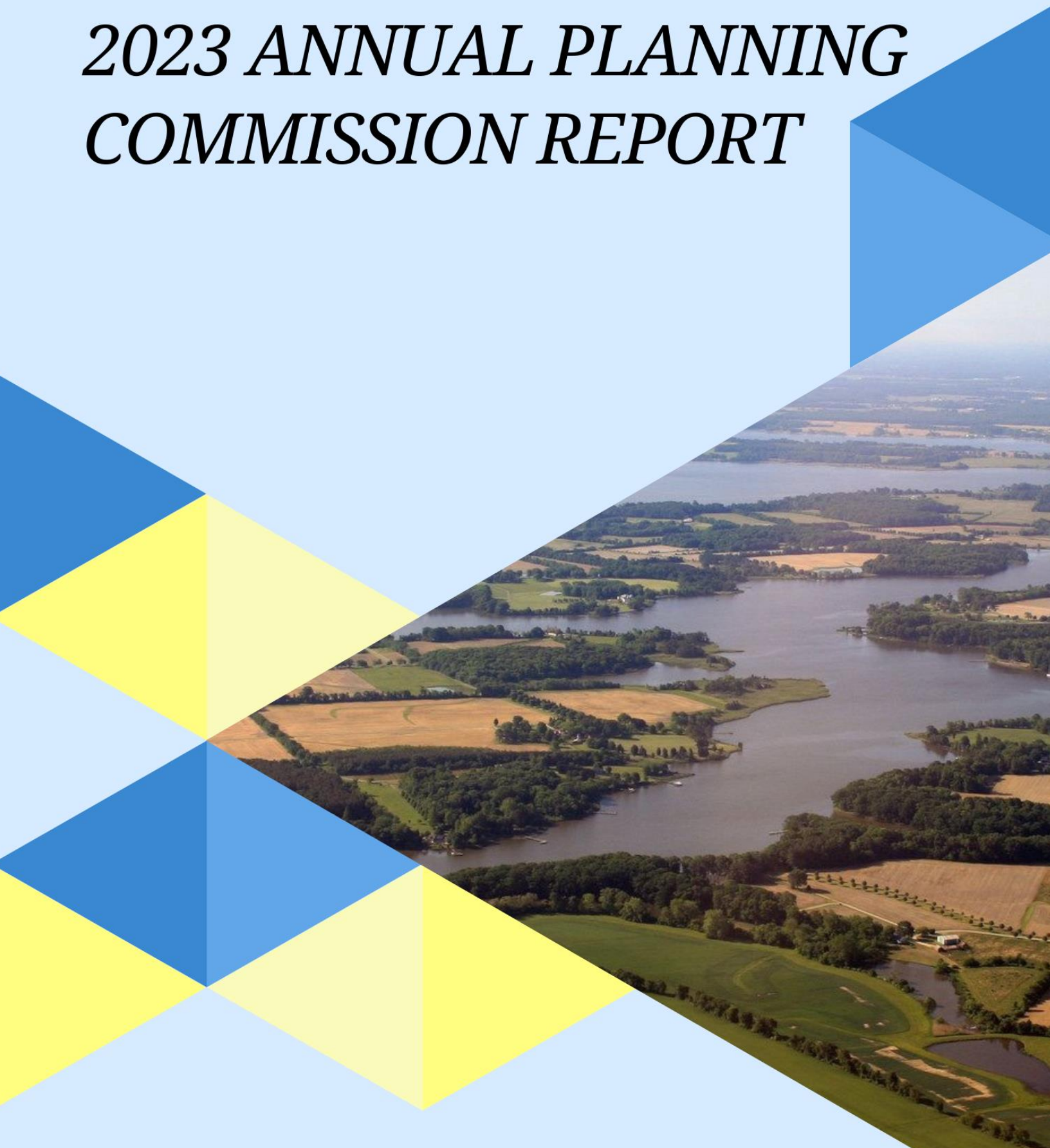




St. Mary's County, Maryland

2023 ANNUAL PLANNING COMMISSION REPORT



INSTRUCTIONS

Each Planning Commission/Board must approve an Annual Report for the reporting calendar year 2023 (January 1, 2023 - December 31, 2023), as required under § 1-207(b) of the Land Use Article. In addition, the Annual Report shall be filed with the local legislative body and the Maryland Department of Planning (MDP), via email to david.dahlstrom@maryland.gov and cc: to mdp.planreview@maryland.gov.

A jurisdiction may use the attached template form, or any of the previous Annual Report forms. The Land Use Article requirements have not changed for calendar year 2023, however, the templates have been slightly modified to better describe the requested information that will help MDP form a complete summary of all local government annual reports. An optional survey is included in Section VII. We encourage all jurisdictions to respond.

Section I- New Residential Permits, and Section II- Amendments and Growth-Related Changes, are required by all local jurisdictions.

Section III- Development Capacity Analysis, is required every three years.

Section IV- Locally Funded Agriculture Preservation, is required for counties only.

Section V – Measures and Indicators, is required for jurisdictions reporting more than 50 new residential permits in Section I. If new permit data is not available, MDP will accept new occupancy data, provided the jurisdiction describes this deviation in its submission.

Section VI- Adequate Public Facility Ordinances, is required every two years for jurisdictions with adopted Adequate Public Facility Ordinances (APFOs). Jurisdictions may delete this Section from their report if they have not adopted an APFO.

Section VII – Planning Survey Questions is optional.

**St. Mary's County, Maryland
2023 Annual Planning Commission Report**

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Sources of Data

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

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PLANNING COMMISSIONERS

Howard Thompson, Chairman
Joseph L VanKirk, Co-Chair
Merl Evans
Joseph Fazekas
Patricia Robrecht
Kim Summers
John Brown
Joseph St Clair, Alternate

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Introduction

The 2023 Annual Planning Commission Report for St. Mary's County, Maryland was prepared pursuant to the requirements of § 1-207(b) of the Land Use Article Annotated Code of Maryland. This report provides a summary of the year's planning activities undertaken by the Department of Land Use and Growth Management, that were reviewed and approved by the Planning Commission. It covers development activities, growth trends comprised of New Residential Permits, Amendments and Growth-Related Changes, Development Capacity Analysis, Locally Funded Agriculture Preservation, Measures and Indicators and Adequate Public Facility Ordinances.

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



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

(A) In Table 1, *New Residential Permits Issued (Inside and Outside the PFA)* below, enter the number of new residential building permits issued in calendar year (2023). Enter 0 if no new residential building permits were issued in 2023.

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

Residential – Calendar Year 2023	PFA	Non - PFA	Total
New Residential Permits Issued	126	83	209

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

Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.

(A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted. Y N

(B) Were there any amendments to zoning regulations or zoning map? If yes, briefly summarize each amendment, include an updated zoning map, and/or GIS shapefile, if available. Y N

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

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

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

See Appendix B and C.

Y N

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

Y N

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

(A) Has an updated DCA been submitted with your annual report or to MDP within the last three years?

Y N

1. If no, explain why not, such as, no substantial growth changes.

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

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

(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in *Table 2, Residential Development Capacity (Inside and Outside the PFA)*:

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

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

Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal (Counties Only) (§ 1-208(C)(1)(iv and v))

(A) How many acres were preserved using **local** agricultural land preservation funding? Enter 0 if no land was preserved using **local** funds. Enter the value of local program funds, if available.

Table 3: Locally Funded Agricultural Land Preservation*

Local Preservation Program Type	Acres	Value (\$)
MARBIDCO Small Area New Grower (SANG) Program *	19.22	\$59,072.00
Maryland Agriculture Land Preservation Easement *	628.7866	\$4,427,430.00
Rural Legacy *	180.67	\$816,681.03
Total	828.6766	\$5,303,183.03

Source: *Department of Economic Development

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

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

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

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

(D) Has there been any progress in achieving the local land use percentage goal?

The county employs a zoning ordinance and a water and sewerage plan to manage land use and infrastructure. The Capital Improvements Program and the Annual Report help measure the rate of achieving this goal. The Rural Legacy easements were processed by the Patuxent Tidewater Land Trust and the Southern Maryland Resource Conservation and Development.

(E) What are the resources necessary (e.g., legislative actions (programs incentives), functional planning, and capital funding) for infrastructure inside the PFAs?

The Growth Management Element of the comprehensive plan specifically states infrastructure must be built and maintained in existing communities. The basics: water, sewer, schools, and roads are absolute prerequisites for denser and walkable communities, libraries, parks, cultural and recreational and other similar facilities, and amenities enrich local communities. The resources being identified in the comprehensive plan set up the framework for implementation.

By identifying growth and preservation areas, infrastructure can be built and maintained in specific areas where resources can be focused, to support population and growth centers in an orderly and efficient manner. The priority letter's number one project is MD 4 merge lane extension, which would shift congestion away from the MD 235 and MD 4 intersection. Additionally, the letter includes highway, alternative pathways, planning, and public transportation projects. The Calvert and St. Mary's Transportation Program Priorities noted the importance of the Thomas Johnson Bridge, which connects the two counties and two PFAs. The letters state that continually prioritizing the bridge is unrealistic since the MDOT budget allocated no money for future years funding, and asks that the next phase of the project, full design, continue to move forward. See Appendix D.

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

Resources include agricultural preservation programs, the county's comprehensive plan, zoning ordinance, subdivision ordinance, water and sewerage plan, TDRs, and septic laws.

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

Other Land Preservation Resources are:

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

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

Note: Measures and Indicators, Section VII, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.

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

Residential – Calendar Year 2023	PFA	Non - PFA	Total
Total Minor Subdivisions Approved	2	21	23
Total Minor Subdivision Lots Approved	5	38	43
Total Residential Units Approved in Minor Subdivisions	5	38	43
Gross Acres of All Approved Minor Subdivisions	980.9	57.9	1,038.8
Net Lot Area in Acres of All Approved Minor Subdivisions	980.9	57.9	1,038.8
Total Major Subdivisions Approved	0	1	1
Total Major Subdivision Lots Approved	0	22	22
Total Residential Units Approved in Major Subdivisions	0	22	22
Gross Acres of All Approved Major Subdivisions	0	110.5	110.5
Net Lot Area in Acres of All Approved Major Subdivisions	0	44.3	44.3
Total Residential Units Constructed	126	83	209

New Subdivisions Residential

There was one (1) major residential subdivision in the Non-Priority Funding Area (Non-PFA) adding 22 lots in the Broyhill Subdivision. There were two (2) minor residential subdivisions in the PFA adding 5 lots.

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

Residential – Calendar Year 2023	PFA	Non – PFA	Total
Total Residential Units Approved (Major + Minor Subdivisions)	5	60	65
Total Approved Net Lot Area* (Major + Minor Subdivisions)	980.9	102.2	1,083.1

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

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

Residential – Calendar Year 2023	PFA	Non – PFA	Total
Total Units Approved (Major + Minor Subdivisions)	5	60	65
% of Total Units (Approved Residential Units)	8%	92%	100%

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

Commercial – Calendar Year 2023	PFA	Non - PFA	Total
Site Plans			
Total # of Commercial Site Plans Approved	7	1	8
Gross Acres of All Approved Commercial Site Plans	93.21	1.01	94.22
Gross Building Area Approved in Square Feet for Commercial Site Plans	2,238	133,486	135,724
Building Permits			
Total Commercial Building Permits Issued	8	3	11
Gross Building Area Constructed in Square Feet for issued Building Permits	133,825	24,000	157,825

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

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

CZO Article 7 Chapter 70 addresses Adequate Public Facilities.

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

https://www.stmaryscountymd.gov/docs/CZO_with_Amendments_and_Index.pdf?202212200848

- (B) Has APFO impacted development approvals within the PFA?

No

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

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

No

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

N/A

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

N/A

- (E) Describe what is causing each restriction.

N/A

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

N/A

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

N/A

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

N/A

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

N/A

Section VII: Planning Survey Questions (Optional)

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

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

1. Plan name

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

2. Date Completed (MM/DD/YR)

3. Has the plan been adopted? Y N

4. Is the plan available online? Y N

5. How often do you intend to update it? (Every ____ years)

6. Are existing and planned bicycle and pedestrian facilities mapped? Y N

(B) Does your jurisdiction have a transportation functional plan in addition to a comprehensive plan? Y N

1. Plan name

[St. Mary's County Transportation Plan - St. Mary's County, MD](http://stmaryscountymd.gov)
[\(stmaryscountymd.gov\)](http://stmaryscountymd.gov)

2. Date completed

August 2006

3. Has the plan been adopted? Y N

4. Is the plan available online? Y N

5. How often do you intend to update it? (Every 20 years)

The plan update is currently underway. As indicated by the Director of the Department of Public Works and Transportation, the plan is anticipated to be adopted by the Commissioners of St. Mary's County in 2024.

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

Y N

Appendices

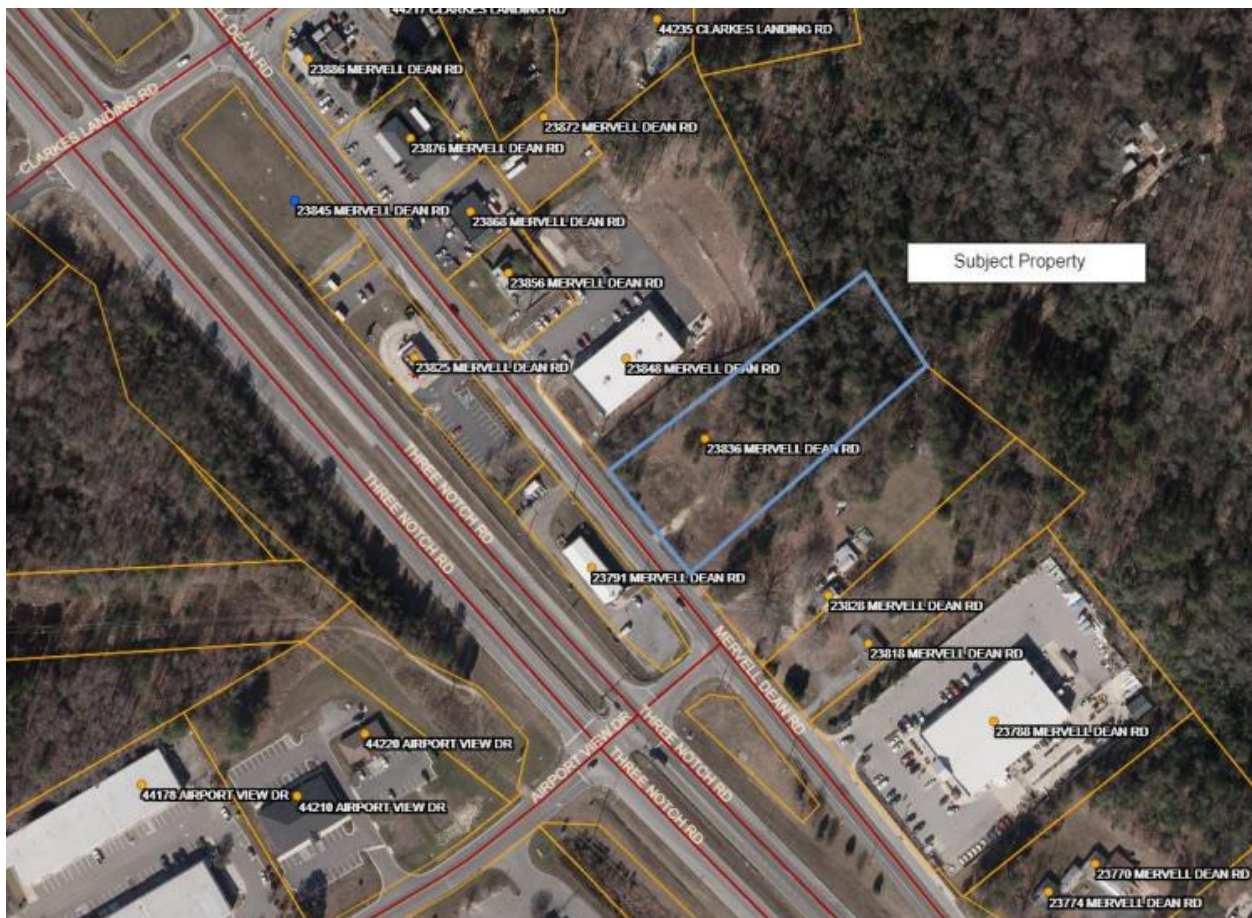
Appendix A

Comprehensive Water and Sewerage Plan Amendments

Comprehensive Water and Sewerage Plan (CWSP) Amendment for O'Reilly's Auto Hollywood, Case No. CWSP22-0307.

Amended the water and sewer service categories from W-6D and S-6D (service in 6 to 10 years, developer financed) to W-3D and S-3D (service in 3 to 5 years, developer financed) for 2 acres described as Tax Map 34, Grid 2, Parcel 0183 in the 6th Election District, Tax ID 025390. The Property is located at 23836 Mervell Dean Road in Hollywood. This amendment was requested to facilitate community water and sewerage service for a proposed O'Reilly's Auto Parts.

The Planning Commission reviewed and recommended approval of the one Comprehensive Water and Sewer Plan Amendments on January 23, 2023. The Commissioners of St. Mary's County Designee, Director of Land Use and Growth Management, approved the amendment on March 21, 2023.



Comprehensive Water and Sewerage Plan (CWSP) Amendment for Villas at Lexwood, Case No. CWSP22-0263.

Amended the water and sewer service categories from W-6D and S-6D (service in 6 to 10 years, developer financed) to W-3D and S-3D (service in 3 to 5 years, developer financed) for 3.69 acres described as Tax Map 51, Grid 8, Parcel 0377 in the 8th Election District, Tax ID 060010. The Property is located at Lexwoods Drive in Lexington Park. This amendment was requested to facilitate community water and sewerage service for a proposed multi-family development.

The Planning Commission reviewed and recommended approval of the one Comprehensive Water and Sewer Plan Amendments on June 26, 2023. The Commissioners of St. Mary's County Designee, Director of Land Use and Growth Management, approved the amendment on November 27, 2023.



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

Amended the sewer service category from S-6D (service in 6 to 10 years, developer financed) to S-3D (service in 3 to 5 years, developer financed) for 0.68 acres described as Tax Map 35A, Grid 15, Parcel 0007 in the 8th Election District, Tax ID 013136. The Property is located at 45536 Poplar Lane in Lexington Park. This amendment was requested to facilitate community sewerage service for one single family dwelling.

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



Comprehensive Water and Sewerage Plan (CWSP) Amendment for The Woods at Myrtle Point, Lot 224, Case No. CWSP23-0301.

Amended the sewer service category from S-6D (service in 6 to 10 years, developer financed) to S-3D (service in 3 to 5 years, developer financed) for 10.18 acres described as Tax Map 34, Grid 6, Parcel 0587 in the 8th Election District, Tax ID 076553. The Property is located at 45493 Deer Crossing Lane in California. This amendment was requested to facilitate community sewerage service for a proposed single family development.

The Planning Commission reviewed and recommended approval of the one Comprehensive Water and Sewer Plan Amendments on November 29, 2023. The Commissioners of St. Mary's County Designee, Director of Land Use and Growth Management, approved the amendment on March 21, 2024.



Comprehensive Water and Sewerage Plan (CWSP) Esperanza Wastewater Pump, Case No. CWSP23-0275.

Amended the sewer service category from S-6D (service in 6 to 10 years, developer financed) to S-3D (service in 3 to 5 years, developer financed) for 4,656 sq. ft. described as Tax Map 43, Grid 1, Parcel 273 in the 8th Election District, Tax ID 017794. The Property is located at 22630 Three Notch Road in California. This amendment was requested to facilitate community sewerage service for an existing pump station.

The Commissioners of St. Mary's County Designee, Director of Land Use and Growth Management, approved the amendment on December 18, 2023.



Appendix B

1. Metcom Capital Improvement Plan and Budget

Planning Commission recommended to the Commissioners of St. Mary's County to approve the FY2024-FY2029 St. Mary's County Metropolitan Commission Capital Improvement Plan and Budget as being consistent with the Comprehensive Plan. The Commissioners approved the Plan and Budget on May 23, 2023.

Click [HERE](#) for MetCom Capital Improvement Plan & Budget FY 2024-FY 2029 Transmittal Letter to Chairman

Click [HERE](#) for MetCom Capital Improvement Plan & Budget FY 2024-FY 2029

Click [HERE](#) for MetCom Capital Improvement Plan & Budget FY 2024-FY 2029 Conformance with the Comprehensive Plan

Click [HERE](#) for MetCom Capital Improvement Plan & Budget FY 2024-FY 2029 LUGM Director's Memo and Sample Motion

Click [HERE](#) for Planning Commission Letter of Support-FY 2024-FY 2029 St. Mary's County Metropolitan Commission Capital Improvement Plan and Budget

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

On March 13, 2023, the Planning Commission reviewed the St. Mary's County Capital Improvement Budget Requirements and the FY2024- FY2029 Plan for Capital Projects Details. The Commissioners approved the Plan and Budget on May 23, 2023.

Click [HERE](#) for FY2024 Capital Improvement Budget Request

Click [HERE](#) for St. Mary's County Capital Improvement Budget and Plan for FY2024-2029 Memo

Click [HERE](#) for Planning Commission Letter of Support - FY2024- FY2029

Click [HERE](#) for FY2025-2030 Capital Improvement Budget and Plan Conformance Plan Analysis

3. Educational Facilities Master Plan

The 2023 Educational Facilities Master Plan will be presented to the Planning Commission in August of 2024. The Plan reflects amendments to the CIP based on reviews of demographic trends and facility needs.

Appendix C

St. Mary's County FY 2025 Transportation Program Priorities

Click [HERE](#) for FY25 MDOT Priority Letter

Appendix D

On Going discussions for improvements include:

Discussions with surveyors / engineers on subdivision and development projects through review comments; meetings of the Maryland Building Industry Association; and quarterly meetings with State Highway Administration.

The department attends Planning Director Roundtable meetings. The Calvert – St. Mary’s Metropolitan Planning Organization completes planning studies that included public meetings.

The County’s GIS map is available to everyone and is a powerful assistance tool for developers. The GIS layers have been expanded over the last several years to include the zoning within the Lexington Park Development District, Hurricane evacuation zones, FEMA flood layers, and airport environs zones. The traffic count locations on state highways and major county roads are shown. Each historic site is now connected to the Maryland Inventory of Historic Properties Form from the Maryland Historical Trust. Through the GIS map, the general public and stakeholders can research previous and current projects and permits. Staff will continue to seek further improvements.

All information for meetings of the Commissioners of St. Mary’s County, Planning Commission, Board of Appeals, Commission on the Environment, and Historic Preservation Commission is made available to the public through BoardDocs software. The link to BoardDocs is prominently displayed on the County website.

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

Appendix E

2023 Concept Site Plans Reviewed and Approved by the Planning Commission:

Project #	Project Name	Site Address	Election District	PFA	SF/Units
CSP21-0201	JLH Properties Self Storage	37702 Mount Wolf Rd	5 th	PFA	21,300 SF
CSP22-0120	O'Reilly's Auto Hollywood	23836 Mervell Dean Rd	6th	PFA	7,453 SF
CSP22-0234	Golden Beach Development – Aldi's, Chick-Fil-A, Retail	29920 Three Notch Rd	5th	PFA	59,632 SF
CSP22-0252	O'Reilly Auto Parts Lexington Park	21400 Suburban Dr	8th	PFA	7,135 SF
CSP22-0256	Villas at Lexwood – Townhouses	Lexwoods Dr	8th	PFA	40 units
CSP22-0269	Stewart's Grant - Residential	Great Mills Rd	8th	PFA	1,122 units
CSP23-0018	235 Farm & Outdoor Sports - Retail	23200 Three Notch Rd	8th	PFA	2,156 SF
CSP23-0152	Pax River Village Center – Aldi's, Starbucks, Retail	21703 Great Mills Rd	8th	PFA	30,130 SF
CSP23-0178	Compass Point Montessori Daycare	22615 Point Lookout Rd	3rd	Non-PFA	2,238 SF

END
