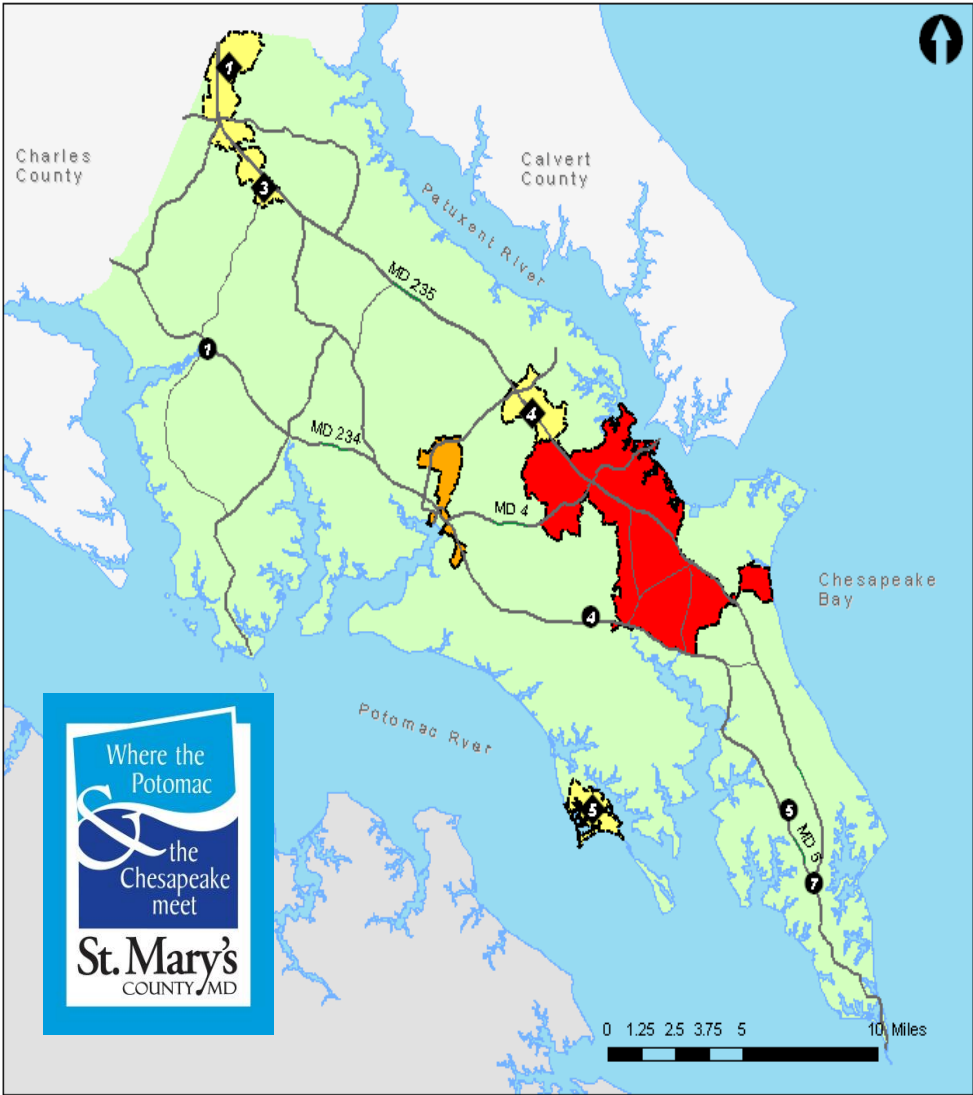


Saint Mary's County Department of Land Use and Growth Management

Presentation to Sustainable
Growth Commission
November 25, 2013

ST. MARY'S COUNTY, MARYLAND COMPREHENSIVE PLAN

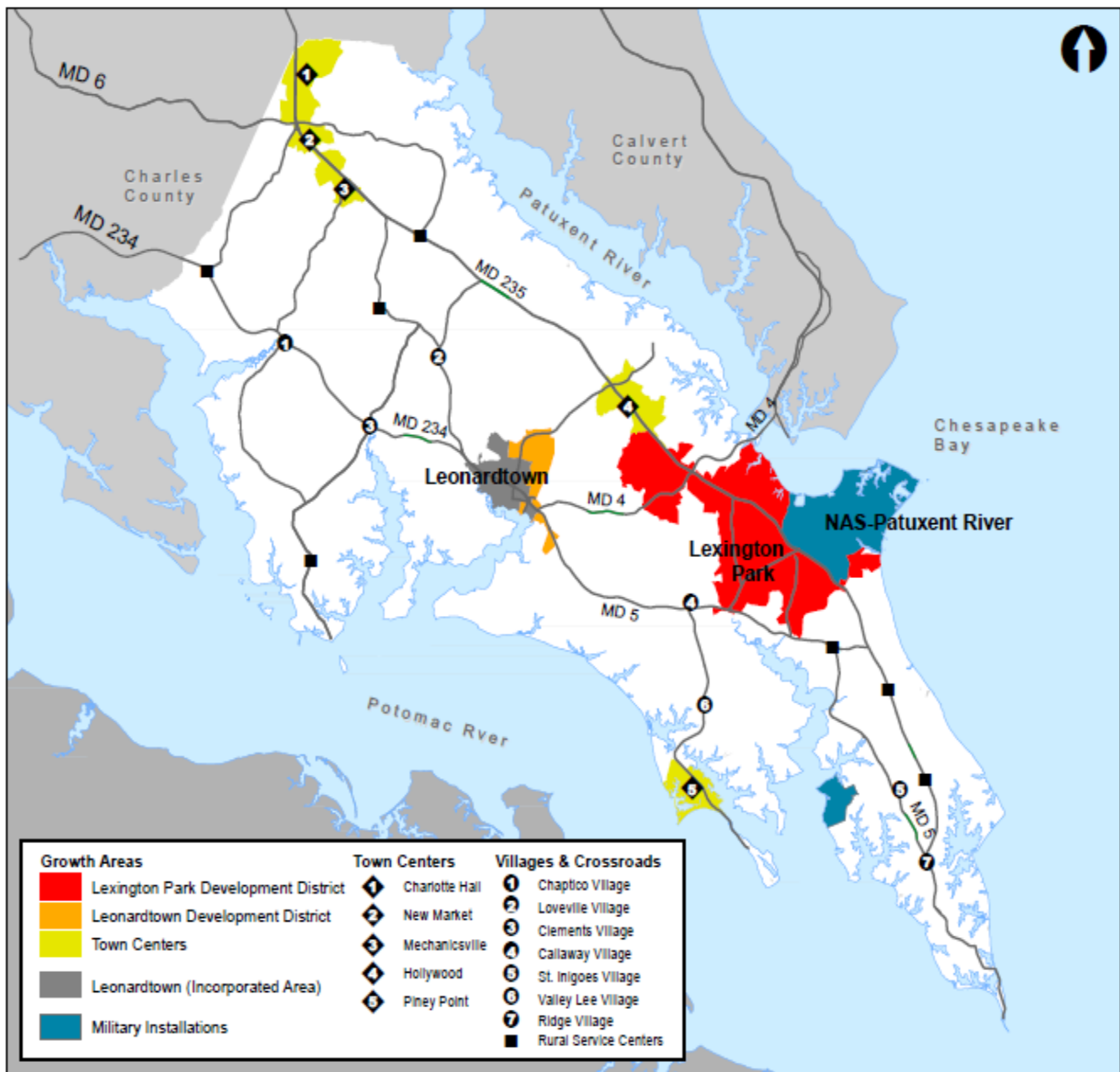


Adopted: March 23, 2010

Effective: April 6, 2010

QUALITY OF LIFE IN ST. MARY'S
COUNTY

— A STRATEGY FOR THE 21ST
CENTURY —



St. Mary's County

Land Area— 230,800 acres (360 sq. mi)

2010 Population (2012 estimate)
2010 Census— 105,151 (108,987)

2010 Population in principal places (2012 estimate)
Leonardtown 2,930 (3,179)
Lexington Park DD 33,582 (34,790)

2010-2012 Estimated Growth Rate—3.6

2011 Existing Dwellings—41,600

Average Household Size— 2.76 persons /HH

Existing Jobs 2011 (2013)
Pax River NAS 22,423
Other 30,082

Total 52,505 (53,047)

Jobs/Housing Ratio—1.26

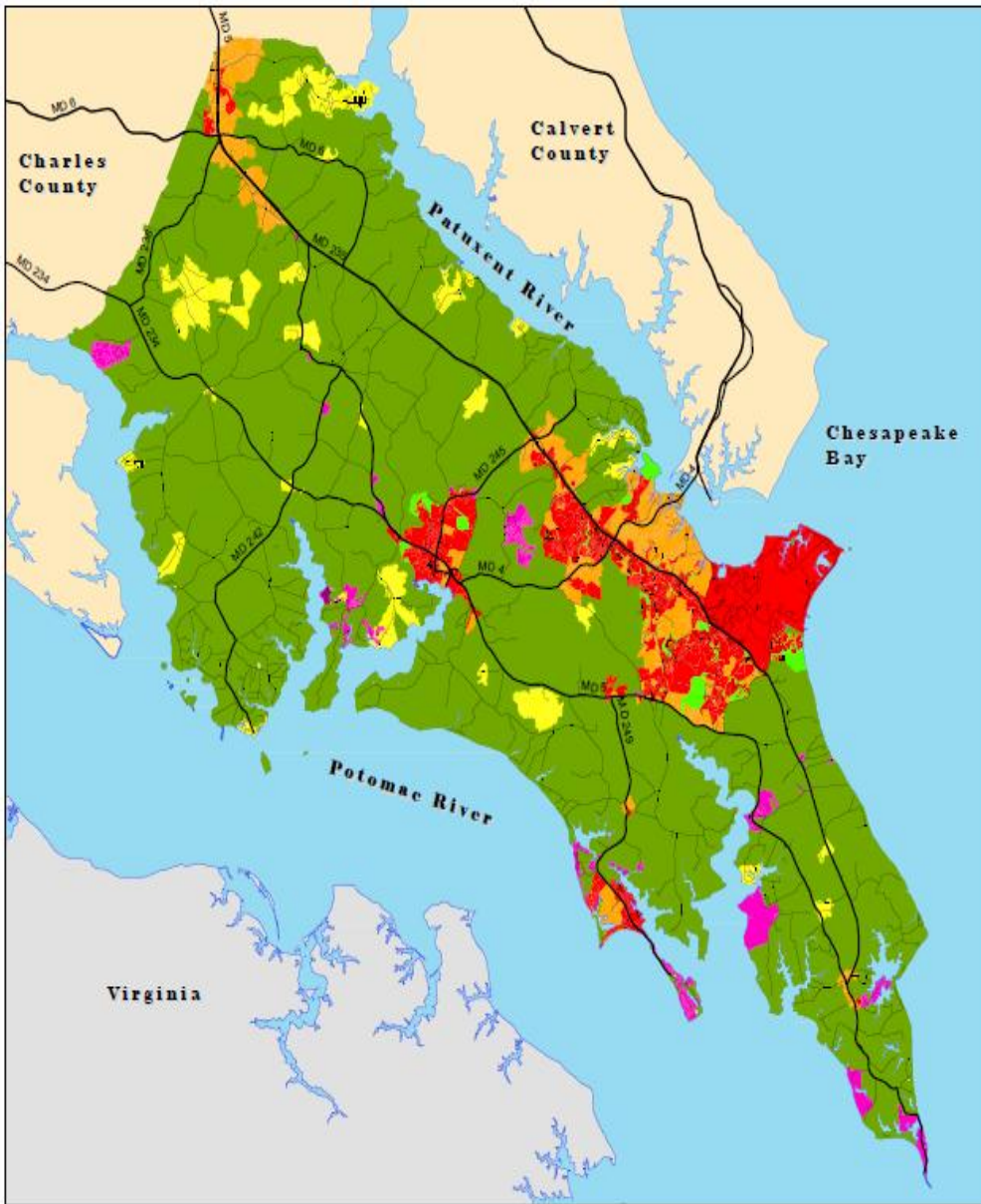
SB 236

Tier Analysis

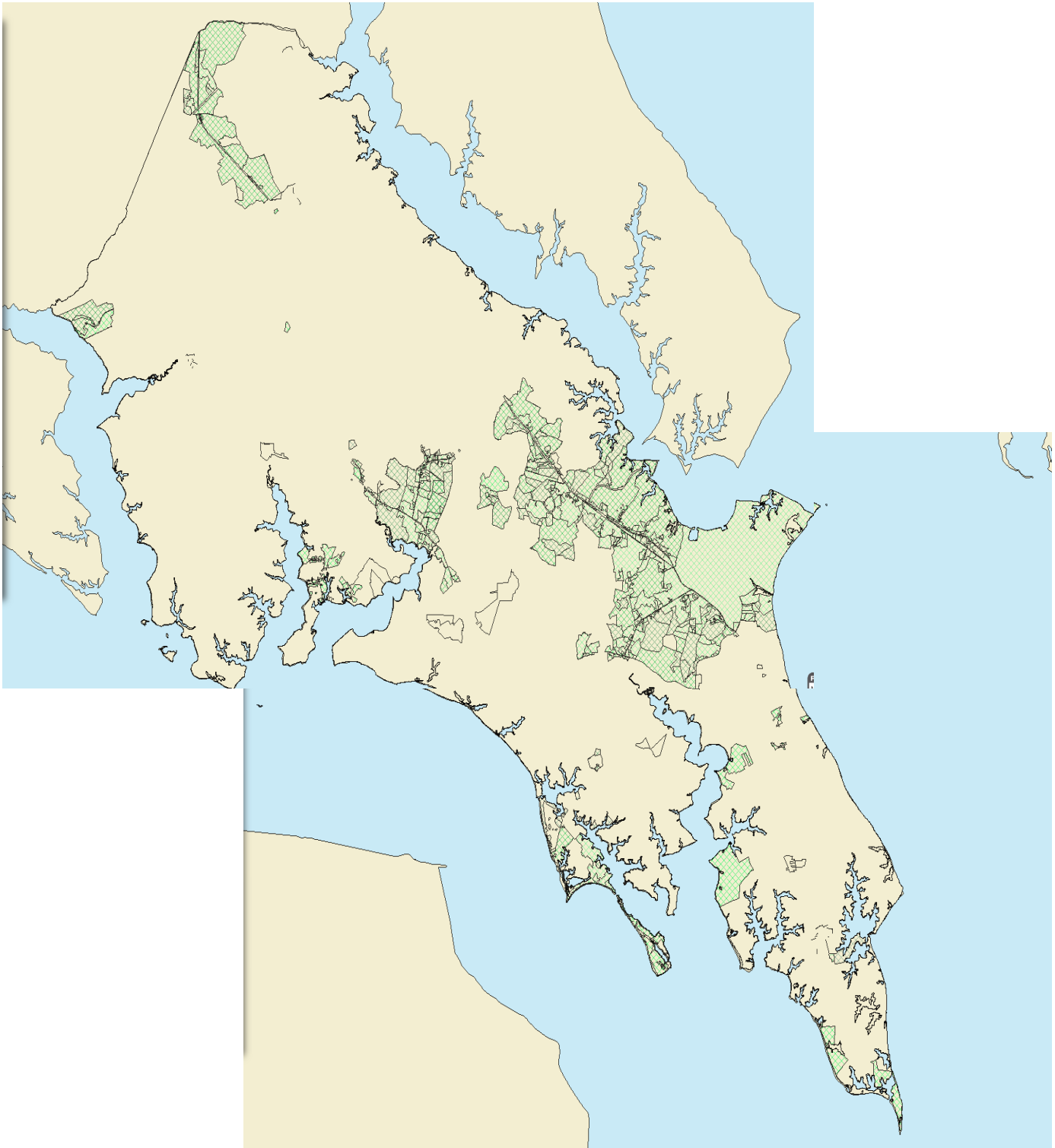
Tier Mapping developed in accordance with State Guidance

Legend

- Tier I
- Tier IA
- Tier II
- Tier III
- Tier IV
- Tier IVA



Planned Sewer Service



Annual Growth Policy

Adopted August 2008

Objectives:

- Create annual growth cap (total county-wide number of residential lots or units)
- Direct residential growth to designated areas (70/30 split for growth/rural areas)
- Distribute different housing types (SFD, TH, Multi-Family) in accordance with Comprehensive plan

(Although the BOCC reviews annually, the imposed limits have not been truly tested)

Highlights from 2012 Planning Commission Annual Report

Creation of new lots and the issuance of new residential building permits inside and outside the PFA:

	PFA	Non-PFA	Total
For single family dwellings	265	130	395
For multiple family dwellings	30	0	30
Total dwellings	295	130	425
Percentage by area	69.4%	30.6%	100%

New **residential** certificates of occupancy:

	PFA	Non-PFA	Total
For single family dwellings	282	139	421
For multiple family dwellings	84	0	84
Total dwellings	366	139	505
Percentage by area	72.5%	27.5%	100%

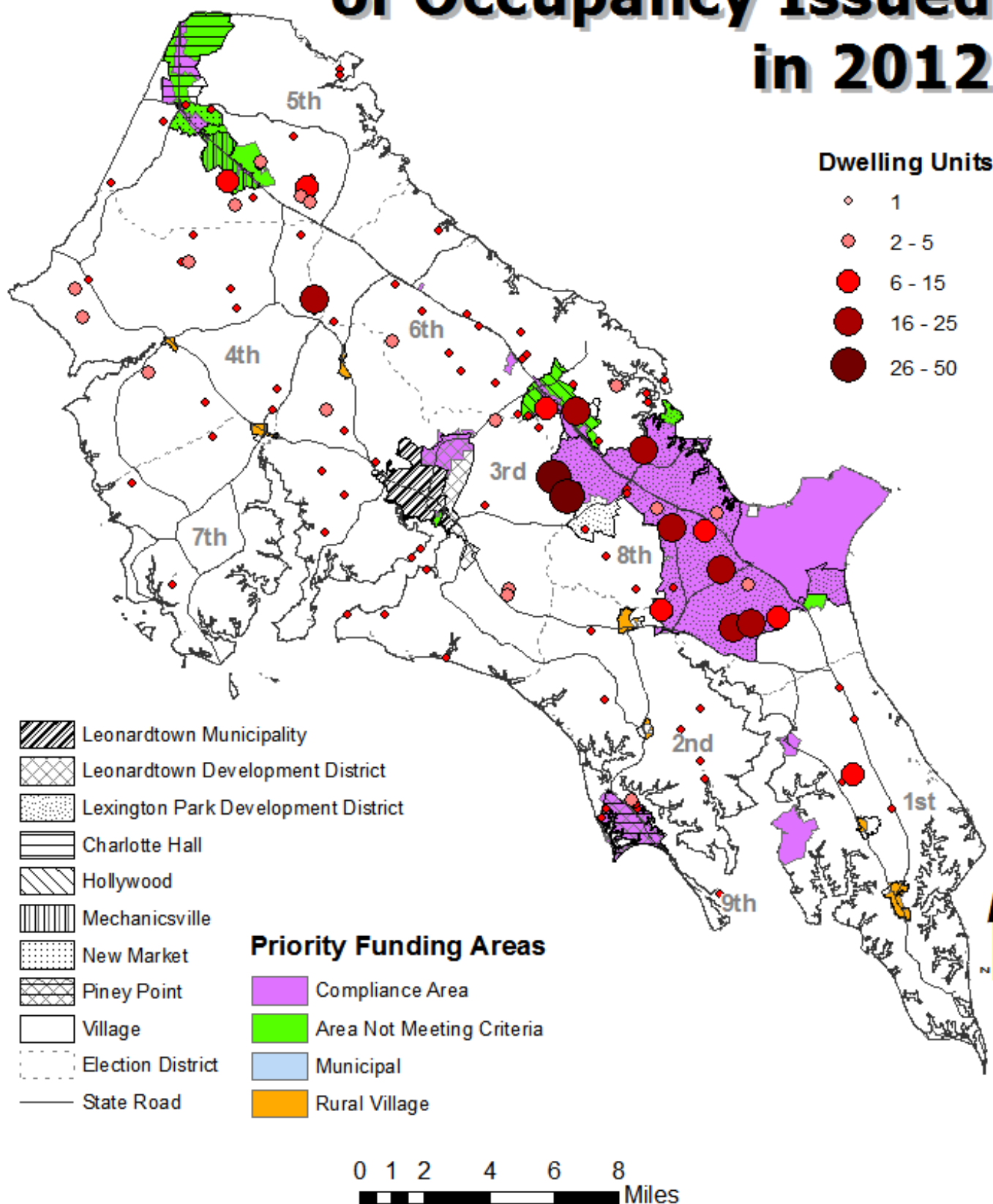
• New **nonresidential** certificates of occupancy:

	PFA	Non-PFA	Total
Square footage	203,007	48,104	251,111
Percentage by area	80.8%	19.2%	100%

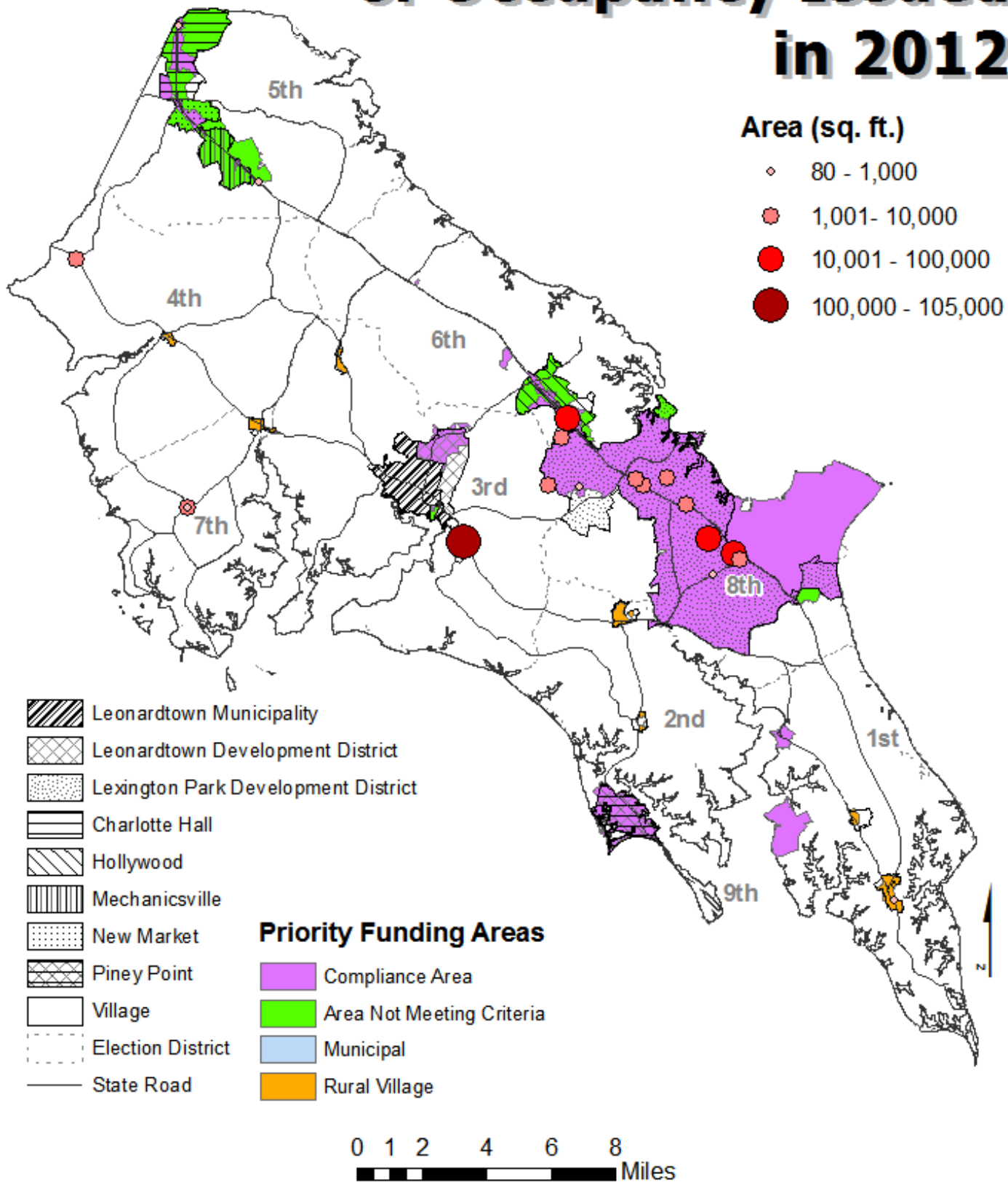
• New **subdivisions** created:

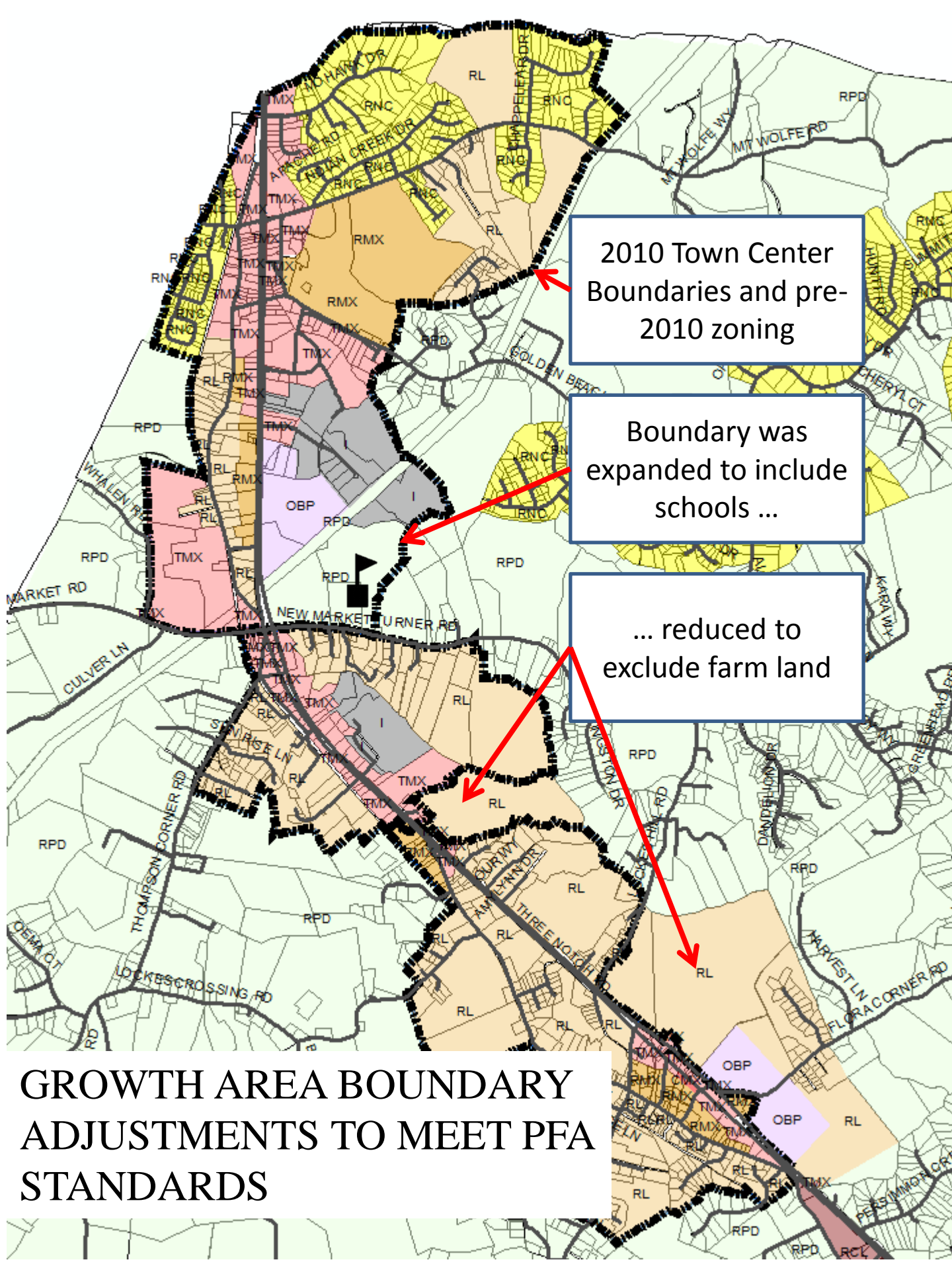
	PFA	Non-PFA	Total
Major subdivisions recorded (lots)	3 (246)	5 (27)	8 (273)
Minor subdivisions recorded (lots)	7 (8)	26 (40)	33 (48)
Site plan (dwelling units)	0 (0)	0(0)	0(0)
Total lots	254	67	321
Percentage [by area]	79.1%	20.9 %	100%

New Residential Certificates of Occupancy Issued in 2012



New Nonresidential Certificates of Occupancy Issued in 2012





2010 Town Center Boundaries and pre-2010 zoning

Boundary was expanded to include schools ...

... reduced to exclude farm land

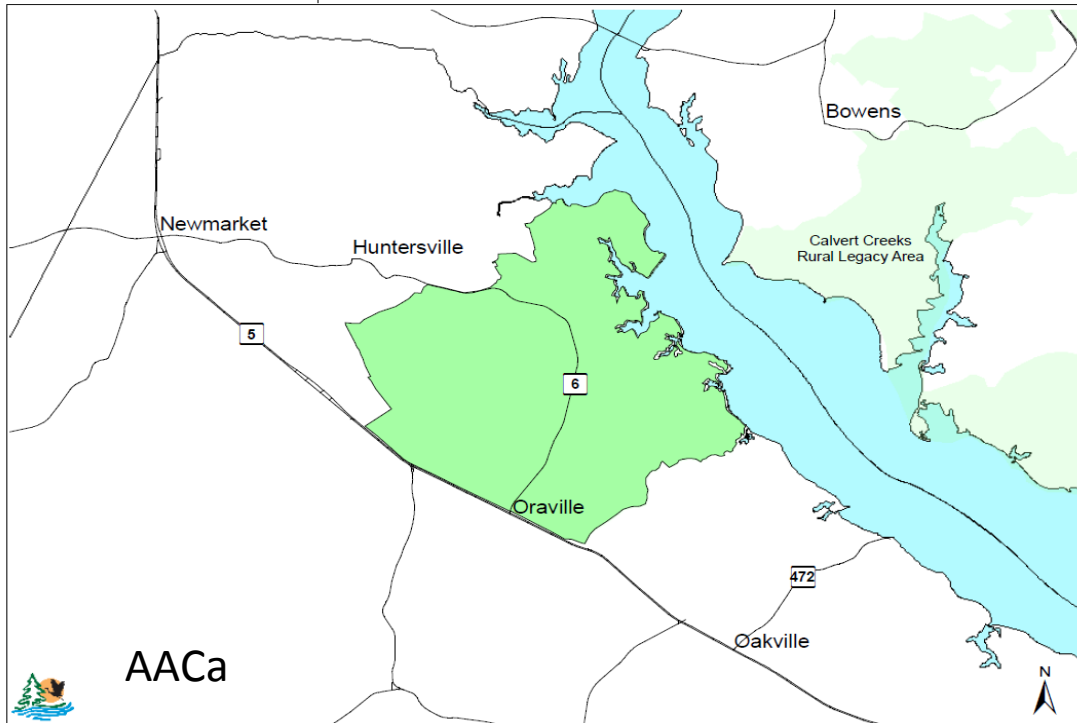
GROWTH AREA BOUNDARY ADJUSTMENTS TO MEET PFA STANDARDS

Number of acres preserved using local agricultural land preservation funding:

	2012 Acreage	2011 Acreage
Transferable Development Rights	156 *	123 *
Maryland Agricultural Land Preservation Foundation	263	58
Rural Legacy	81	0
Total acreage	500	181

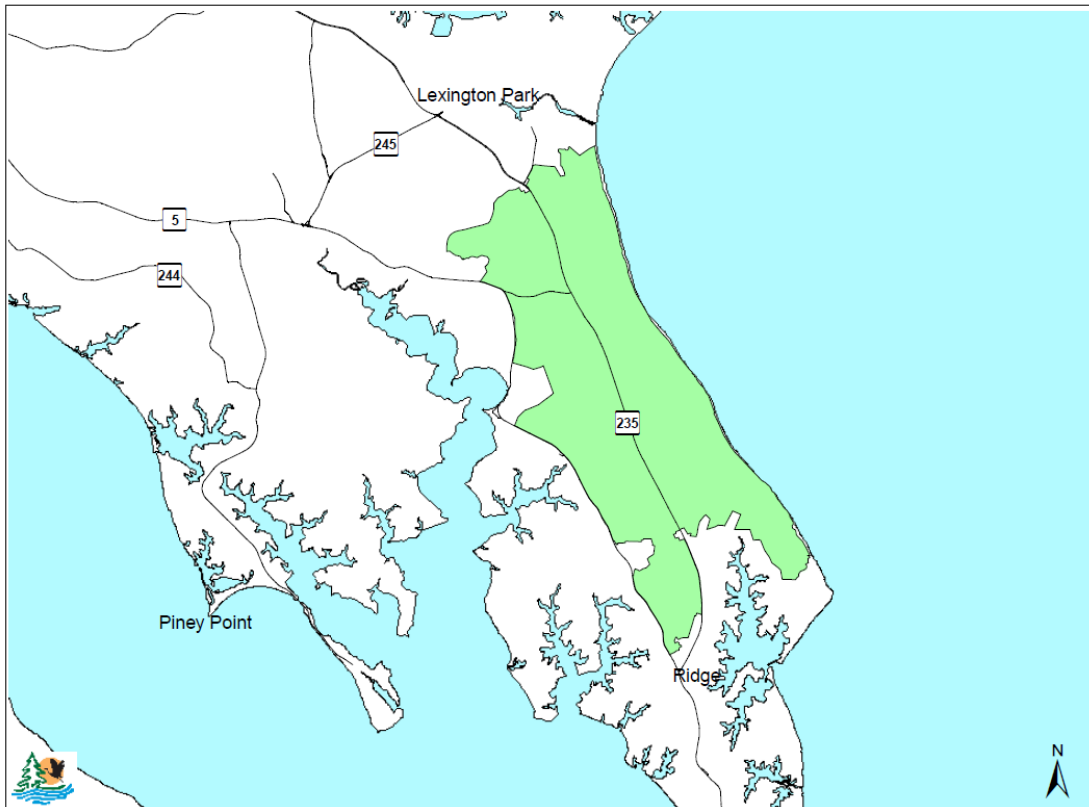
* Prior to 2008, approximately 300 acres were preserved annually
With TDRs

Huntersville Rural Legacy Area



Map Production Date: February, 2007

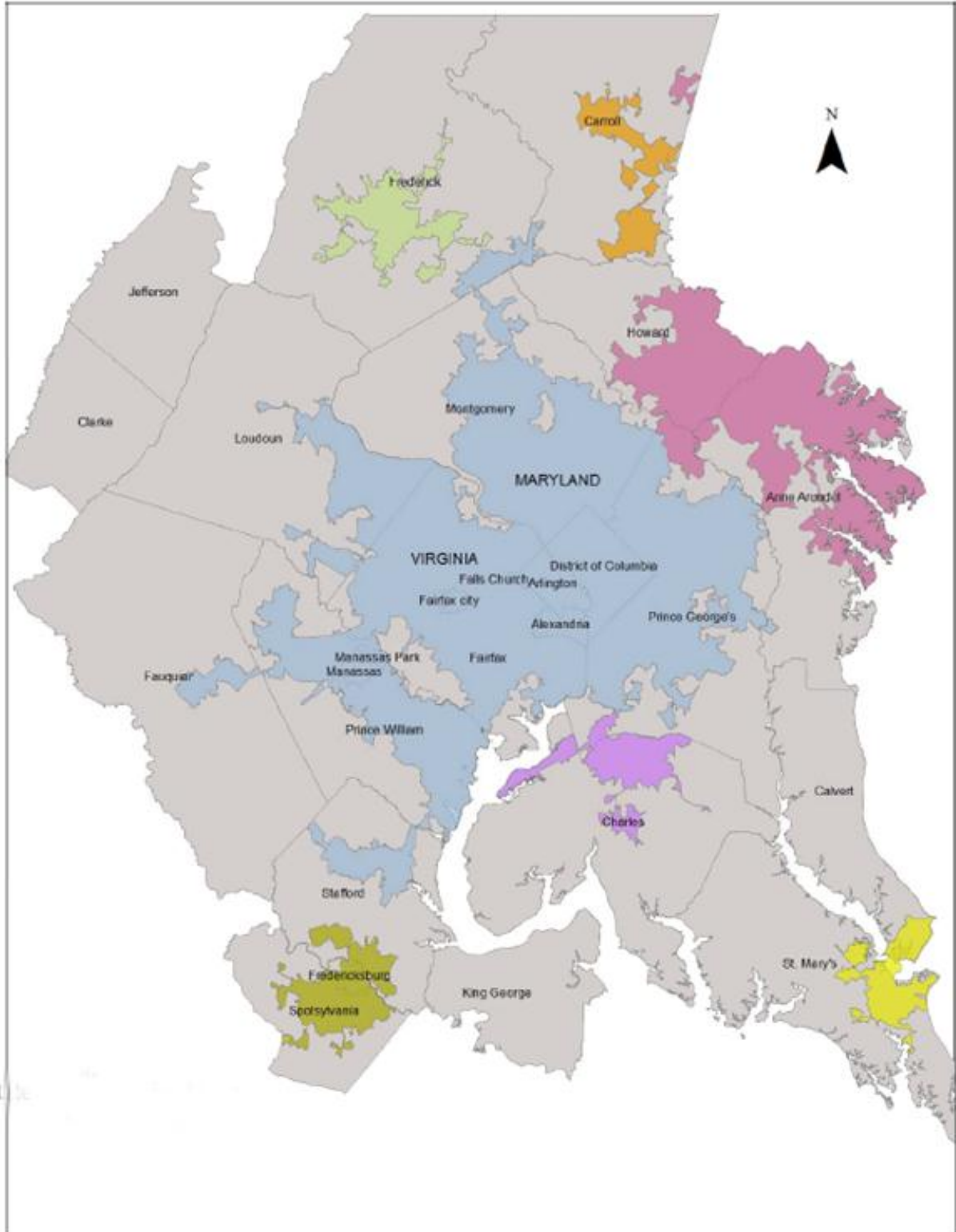
Mattapany Rural Legacy Area



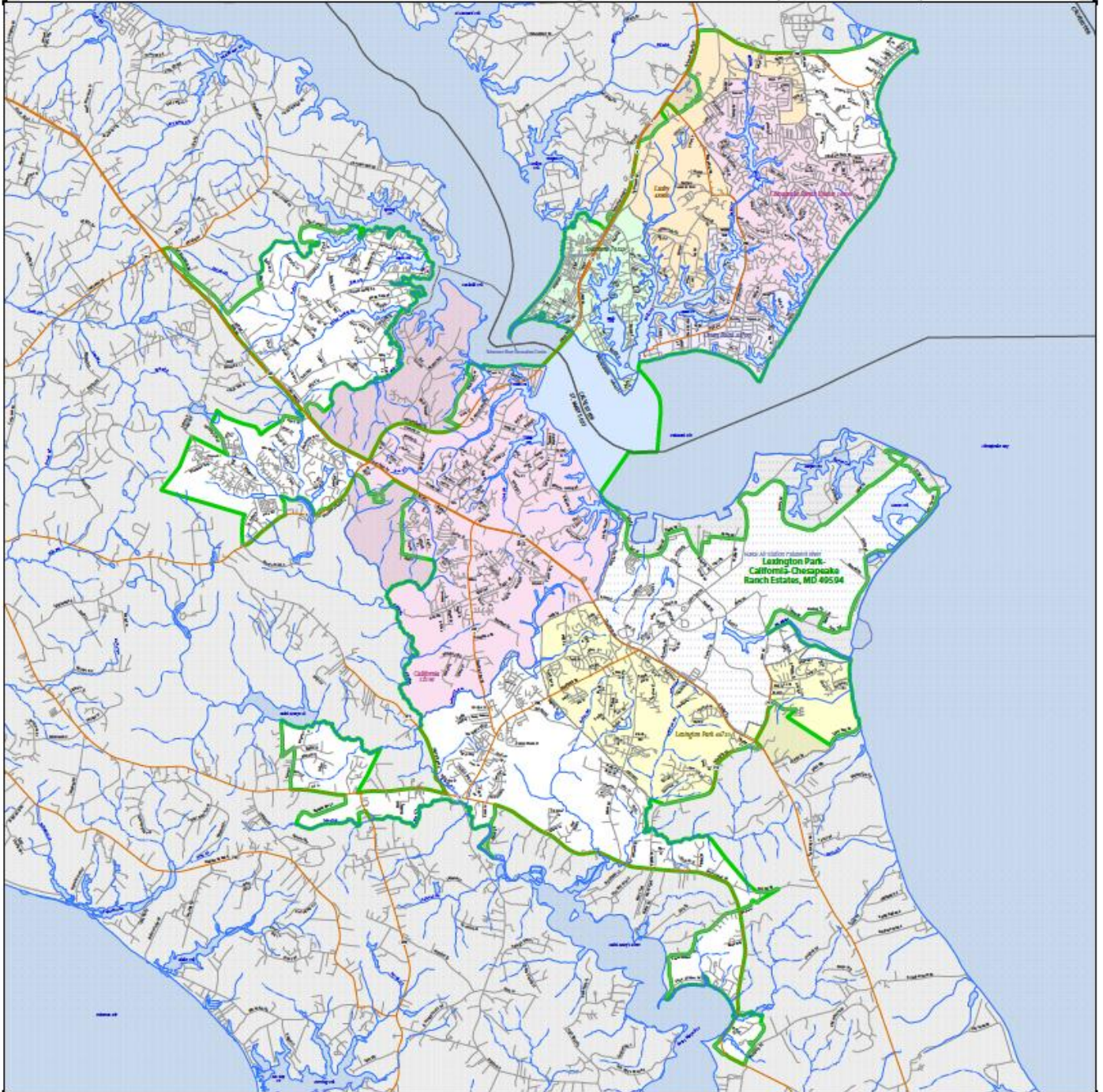
Map Production Date: September 2010

Rural Legacy Areas: 25,000 Acres total

Census 2010 UZAs



2010 CENSUS - URBANIZED AREA REFERENCE MAP: Lexington Park—California—Chesapeake Ranch Estates, MD



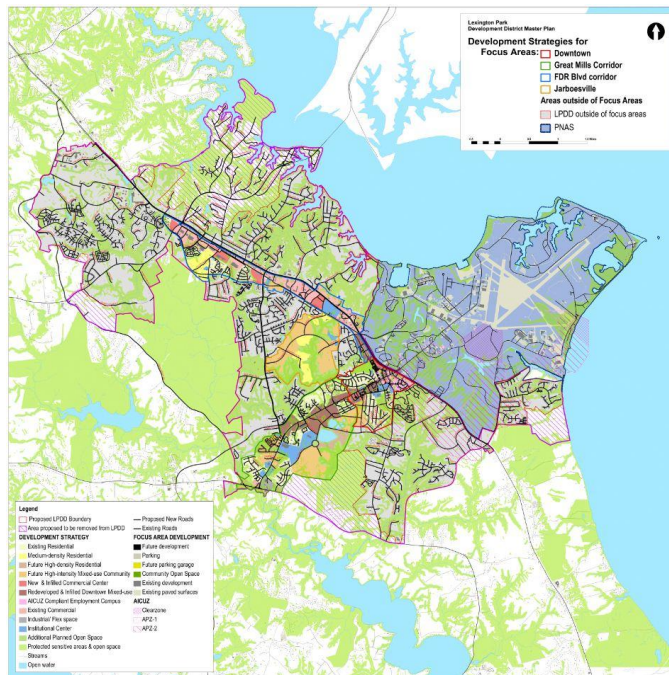
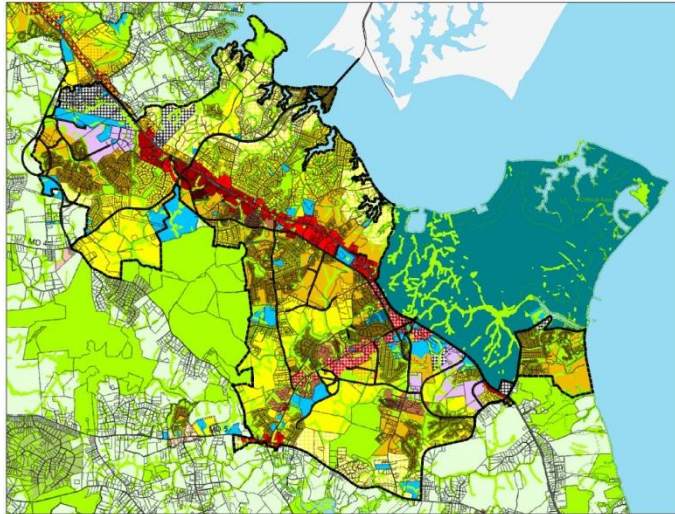
U.S. Census Bureau, 2010 Census, Urbanized Area Reference Map, January 2, 2010.
Map created by Lexipol, Inc. for the U.S. Census Bureau.
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Population: 100,000+
Density: 100+
Urbanized Area
City of Lexington Park, MD
City of California, MD
City of Chesapeake Ranch Estates, MD



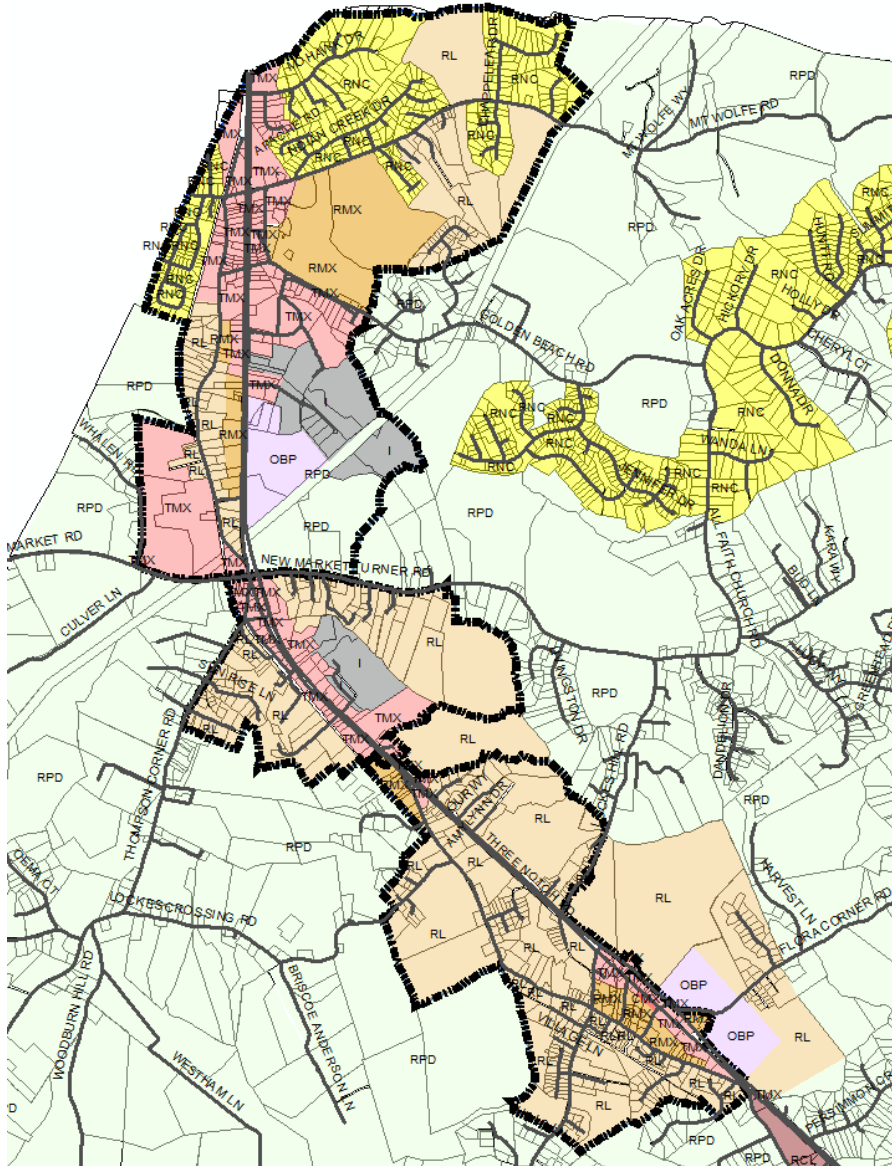
PARENT MAP 1
TOTAL NUMBER 1
INDEX NUMBER 2
REPORT NUMBER 1

On-Going Planning



Lexington Park Development District Master Plan Update

On-Going Planning



Secondary Growth Area (Town Centers) Master Plans