

# COMMUNITY ANALYSIS


## A. Land Use & Development


Land use and development information for this master plan is partially provided by the St. Mary's County Comprehensive Land Use Plan, entitled "Quality of Life in St. Mary's County – a Strategy for the 21st Century," adopted March 23, 2010. Annual statistics are obtained from various agencies of the local county government as well as from the MDP state data center. According to MDP, St. Mary's County contains approximately 230,910 acres of land.


The community vision, as outlined, is to "Preserve and enhance the quality of life by recognizing and protecting the unique character of St. Mary's County as a Chesapeake Bay peninsula and to foster economic growth and create an atmosphere of excellence by focusing and managing growth to create vibrant, attractive communities by protecting the rural character and economy of the countryside, by nurturing the shoreline and adjacent waters, and by preserving and capitalizing on the other natural resources and historical quality of the county."





The planning for orderly development of the county is based on reconciling the forces for preserving the rural environment with the requirements of planned growth. Future land uses are based on the patterns of existing land use and the interaction of population growth, residential, commercial, and industrial zoning patterns, and the natural resources of the county. This plan is designed to address both immediate and long-range (20 to 30 year) planning considerations for land use, transportation, community facilities, and utilities. The objectives of the plan summarily include the following:

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Protection of farmland resources as components of both an important local industry and rural character.
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Protection of sensitive natural characteristics or environmental features.
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Protection and enhancement of the visual qualities and characteristics of existing settlements in the county.
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Directing and managing distribution of future land uses anticipated with a growth in population.
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Guiding of public investment in services, facilities, and improvements in a manner that is timely, cost effective, and easily maintained.

Since 1995, St. Mary's County has had a goal for permanent protection of 60,000 acres of farmland. As of March 2024, a total of 31,505 acres of land has been permanently protected by easements. The county participates in the Maryland Agricultural Land Preservation Foundation (MALPF) program and since 1984 has established MALPF easements on 14,966 acres. County landowners have voluntarily donated easements on 2,627 acres to the Maryland Environmental Trust (MET) and on 303 acres to the Maryland Historical Trust (MHT). In 1998, the county established the Huntersville Rural Legacy Area (RLA) and in 2006 the Mattapany RLA with a total of 8,796 acres placed under RLA easements to date. The Small Acreage Next Generation program administered by the Maryland Agricultural & Resource-Based Industry Development Corporation (MARBIDCO) has also placed an additional 19 acres under easement. An additional

Acres of Land in Farms										
	1987	1992	1997	2002	2007	2012	2017	2022	Change 1987- 2017	% Change
<b>Southern MD Region</b>	189,399	174,200	163,842	150,241	147,238	146,646	127,976	136,781	-52,618	-28%
<b>Calvert County</b>	41,251	37,320	35,274	30,032	26,443	32,901	25,152	24,654	-16,597	-40%
<b>Charles County</b>	67,655	59,389	56,648	52,056	52,147	46,659	41,021	47,747	-19,908	-29%
<b>St. Mary's County</b>	80,493	77,491	71,920	68,153	68,648	67,086	61,803	64,380	-16,113	-20%

4,794 acres have been protected through the county's Transferable Development Rights (TDR) Program. As of the 2022 Census of Agriculture there are 656 farms in the county totaling 64,380 acres.

The vast majority of the acreage outside of the development districts and the priority funding areas in St. Mary's County is zoned Rural Preservation District (RPD). Regulations affecting the RPD are intended to protect the land base necessary to support and foster agriculture, forestry, mineral resource extraction, and aquaculture. On July 24, 2007, a zoning amendment took effect to enhance the TDR program. The RPD zone permits one dwelling by right on a lot or parcel of land and requires use of TDR or payment of a fee-in-lieu of TDR to construct additional dwellings. Residential density is set at one dwelling unit per five acres (1:5) in the RPD zone with provisions to increase density up to one dwelling per three acres with use of TDRs. However, an increase of density above one dwelling per five acres is not permitted for RPD land located within a RLA.

The revised TDR program results in an effective RPD density of one dwelling per 10.8 acres. All developments of more than one dwelling must cluster the new lots on 50% or less of the original tract. Development within the RPD is subject to performance standards that maintain the rural character of the district in recognition of the fact that a full range of public facilities is not provided or planned.

The Maryland General Assembly approved the Sustainable Growth & Agricultural Preservation Act of 2012 (Senate Bill 236), also known as the septic bill, during the 2012 General Assembly session. This bill limits development of all land zoned RPD in St. Mary's County to seven lots regardless of its size.

Countywide there are 31,505 acres of land protected via federal, state, and locally funded easement acquisitions and voluntary efforts. Continuation of on-going programs, such as land conservation in the two RLAs, MALPF easement acquisition efforts, and other donated easements, will allow the county to achieve protection in excess of 80% of the undeveloped RPD land. Supplementing land conservation via TDR and clustering provisions is the application of resource protection criteria that will protect an estimated 91,000 acres of land county-wide.

The 2010 Comprehensive Land Use Plan calls for the prioritization of funding for community facilities and services within growth areas. Major investments in improvements outside growth areas are to address state-wide needs or health and safety concerns. The plan also calls for the efficient use of public resources by concentrating development and sizing growth areas to accommodate projected growth. The plan extended the Lexington Park growth area to include Evergreen Elementary School.

This plan proposes several “win-win” initiatives intended to guide growth and to preserve natural, cultural, and economic characteristics of value to the community’s citizens, while attempting to equitably assess the cost of growth against the benefit. The plan also proposes to address the equity inherent in landowners’ holdings by providing economic options to preserve natural areas and lands of high productive value. The plan directs citizen and government action within the context of the community vision and within the context of 12 planning visions:

- Vision 1: Quality of life and sustainability: A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.
- Vision 2: Public participation: Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.
- Vision 3: Growth areas: Growth is concentrated in existing population and business centers, growth areas adjacent to these centers or strategically selected new centers.
- Vision 4: Community design: Compact, mixed-use, and walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.
- Vision 5: Infrastructure: Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
- Vision 6: Transportation: A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.
- Vision 7: Housing: A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes and addresses issues of homelessness, blight removal, and community revitalization.
- Vision 8: Economic development: Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the state’s natural resources, public services, and public facilities are encouraged.
- Vision 9: Environmental protection: Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.
- Vision 10: Resource conservation: Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.
- Vision 11: Stewardship: Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.
- Vision 12: Implementation: Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are

integrated across the local, regional, state, and interstate levels to achieve these visions.

The concept of the land use plan is comprised of eight general areas:

**Growth Areas**

- Development Districts
- Town Centers
- Village Centers

**Rural Areas**

- Rural Preservation District
- Rural Service Centers
- Rural Commercial Limited

**Protected Areas**

- Resource Protection Areas
- Neighborhood Conservation Districts

Most of the expected growth is to be directed to the Development Districts, and community facilities and services are to be concentrated there.

***DEVELOPMENT DISTRICTS***

Primary growth centers are Lexington Park and Leonardtown: Urban in pattern and form, designated for intensive residential, commercial, and industrial development supported by a priority for provision of community facilities, services, and amenities (receiving areas for transferable development rights or TDRs). School facilities are zoned as follows:

***Zoning Districts:***

- RNC – Residential Neighborhood Conservation
- RL – Residential Low Density
- RM – Residential Medium Density
- RH – Residential High Density
- MXM – Medium Intensity Mixed Use
- MXL – Low Intensity Mixed Use
- L-IO – Town of Leonardtown Institutional/Office

<b>School</b>	<b>Grades Served</b>	<b>Zoning District</b>
Captain Walter Francis Duke Elementary School	PreK – 5	L-IO
Chesapeake Public Charter School	K – 8	MXM
Evergreen Elementary School	K – 5 *	RL
George Washington Carver Elementary School	PreK – 5	RH
Green Holly Elementary School	PreK – 5	MXL
Greenview Knolls Elementary School	PreK – 5	MXL
Leonardtown Elementary School	PreK – 5	L-IO
Lexington Park Elementary School	PreK – 5	RM
Park Hall Elementary School	PreK – 5	RL
Town Creek Elementary School	PreK – 5	RNC
Esperanza Middle School	6 – 8	MXL
Leonardtown Middle School	6 – 8	RL
Great Mills High School	9 – 12	RH
Leonardtown High School	9 – 12	RL
Dr. James A. Forrest Career & Technology Center	9 – 12	RL

Virtual Academy	9 – 12	RL
Fairlead Academy	10 – 12	RL

\* PreK students from Evergreen Elementary School attend PreK at Green Holly Elementary School.

**TOWN CENTERS**

Secondary growth centers are Charlotte Hall, New Market, Mechanicsville, Hollywood, and Piney Point: urban in pattern and form, designated for moderately intense residential, commercial, and industrial development supported by provision of community facilities and services. These are receiving areas for transferable development rights. School facilities are zoned as follows:

**Zoning Districts:**

RL – Residential Low Density

School	Grades Served	Zoning District
Hollywood Elementary School	PreK – 5	RL
Lettie Marshall Dent Elementary School	PreK – 5	RL
Mechanicsville Elementary School	K – 5 *	RL
White Marsh Elementary School	K – 5 *	RL

\* PreK students from Mechanicsville Elementary School attend PreK at Oakville Elementary School and PreK students from White Marsh Elementary School attend PreK at Lettie Marshall Dent Elementary School.

**VILLAGE CENTERS**

Third order growth centers are Callaway, Chaptico, Clements, Loveville, Ridge, St. Inigoes, and Valley Lee: intended to serve as the focus for rural community facilities, services, and activities. These are receiving areas for transferable development rights. School facilities are zoned as follows:

**Zoning Districts:**

VMX – Village Center Mixed Use

School	Grades Served	Zoning District
Ridge Elementary School	PreK – 5	VMX

**RURAL PRESERVATION ZONING DISTRICT**

Includes prime farmland, timberland, and mineral resource lands along with agriculturally related industries and limited non-farm cottage industries. Facilitates low-density non-farm residential development characteristic of the county’s rural character. RPD zoned properties are sending and receiving areas for transferable development rights.

School	Grades Served	Zoning District
Benjamin Banneker Elementary School	PreK – 5	RPD
Dynard Elementary School	PreK – 5	RPD
Oakville Elementary School	PreK – 5	RPD
Piney Point Elementary School	PreK – 5	RPD *
Margaret Brent Middle School	6 – 8	RPD
Spring Ridge Middle School	6 – 8	RPD
Chopticon High School	9 – 12	RPD

\* Adjacent to Town Center – 2<sup>nd</sup> Order Growth Area.

***RURAL SERVICE CENTERS***

Crossroads commercial, retail, and business development at Avenue, Budds Creek, Dameron, Helen, Oraville, Park Hall, and St. James that has traditionally provided very localized services for the surrounding rural and agricultural area; designated and intended to offer limited opportunity for infill development to provide focused commercial nodes in the rural areas.

***RURAL LIMITED COMMERCIAL AREAS***

Established areas of commercial use along county or state roadways that existed in the RPD at the time of passage of the Comprehensive Land Use Plan. Provide for continuation of commercial uses and for the commercial development of certain vacant properties where the use and commercial zoning classifications predates the Plan, and where commercial use or development would generally not alter the historic character of these areas located outside of a development district or town center.

***RESOURCE PROTECTION AREAS***

Sensitive areas (steep slopes, floodplains, wetlands, stream corridors, hydric soils, critical natural habitats) where development is hazardous or detrimental; significant natural, cultural, and historic resource areas subject to loss or harm as a result of destruction, significant alteration, or inadequate protection from impacts of off-site development; Chesapeake Bay critical areas. (Sending area for transferable development rights.)

***NEIGHBORHOOD CONSERVATION DISTRICTS***

Established areas, predominantly residential, where the existing development patterns and neighborhood character are to be maintained; includes communities with concentrations of structures with historic designation; limited infill development is allowed consistent with the existing patterns and character within its respective district.

It should be noted that the 2010 St. Mary’s County Comprehensive Land Use Plan is currently in the process of being updated. The update process is anticipated to take approximately two years, with adoption of a new plan anticipated for mid to late 2025.

**B. Residential Development**

The 2010 Census showed 41,282 total housing units in St. Mary’s County. The 2020 Census showed 45,867 total housing units, an increase of approximately 10%. Future housing needs are determined by population growth, vacancy rates, and size of household trends. The county vacancy rate in 2010 was 8.91%. In 2020, the vacancy rate increased to 10%. The

average number of people per household has decreased from 2.72 per the 2010 Census to 2.66 per the 2020 Census. The majority of dwellings are located in the 8<sup>th</sup> Election District. For unincorporated St. Mary's County, 150 residential certificates of occupancy were issued in 2023. The 8<sup>th</sup> District remains the focus of residential growth with 69 new dwelling units. The 6<sup>th</sup> District had the next largest number (24 units), followed by the 3<sup>rd</sup> District (21 units). Data from the incorporated Town of Leonardtown indicates 52 residential units received Use and Occupancy permits in 2023 and 50 building permits were issued for new dwelling units. The geographic locations of building permits and certificates of occupancy issued in 2023 for unincorporated St. Mary's County are displayed in the maps contained in Appendix C.

The Department of Capital Planning (DCP) serves as a member of the LUGM Technical Evaluation Committee (TEC). The potential students generated by each development are calculated by LUGM for use in determining adequate public facilities approval.

The student yields generated for subdivision projects resulting in new lots that were recorded for St. Mary's County in calendar year 2023 are as follows:

**Per Housing Unit Student Yields**

**The current calculations approved by the CSMC are:**

<b>Elementary</b>	<b>0.215 students</b>
<b>Middle</b>	<b>0.107 students</b>
<b>High</b>	<b>0.154 students</b>
<b>Total</b>	<b>0.476 students</b>

Subdivision	# of Lots	Student Yield			
		Elementary	Middle	High	Total
<b>1st Election District</b>	<b>0</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>
<b>2nd Election District</b>	<b>1</b>	<b>0.215</b>	<b>0.107</b>	<b>0.154</b>	<b>0.476</b>
Drummer Farm Lot 6	1	0.215	0.107	0.154	0.476
<b>3rd Election District</b>	<b>6</b>	<b>1.290</b>	<b>0.642</b>	<b>0.924</b>	<b>2.856</b>
Rohrer Subdivision	3	0.645	0.321	0.462	1.428
Cedar Knoll	1	0.215	0.107	0.154	0.476
Kidwell Subdivision	1	0.215	0.107	0.154	0.476
Knott Subdivision	1	0.215	0.107	0.154	0.476
<b>Town of Leonardtown</b>	<b>0</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>
<b>4th Election District</b>	<b>2</b>	<b>0.430</b>	<b>0.214</b>	<b>0.308</b>	<b>0.952</b>
Somerville Subdivision	1	0.215	0.107	0.154	0.476
Somerville Subdivision Lot 3	1	0.215	0.107	0.154	0.476
<b>5th Election District</b>	<b>5</b>	<b>1.075</b>	<b>0.535</b>	<b>0.770</b>	<b>2.380</b>
Secluded Estates Subdivision	1	0.215	0.107	0.154	0.476
Hanson Subdivision	1	0.215	0.107	0.154	0.476
Brackett Subdivision	2	0.430	0.214	0.308	0.952
Burroughs Subdivision	1	0.215	0.107	0.154	0.476
<b>6th Election District</b>	<b>34</b>	<b>7.310</b>	<b>3.638</b>	<b>5.236</b>	<b>16.184</b>
Dahlstrom Subdivision	1	0.215	0.107	0.154	0.476
Dogwood Acres Lot 3	1	0.215	0.107	0.154	0.476
Broyhill Subdivision	22	4.730	2.354	3.388	10.472
Peaceful View Farm Too	6	1.290	0.642	0.924	2.856
Gatton Subdivision	2	0.430	0.214	0.308	0.952
Dillow Subdivision	1	0.215	0.107	0.154	0.476
Long Farm	1	0.215	0.107	0.154	0.476
<b>7th Election District</b>	<b>2</b>	<b>0.430</b>	<b>0.214</b>	<b>0.308</b>	<b>0.952</b>
Bailey Acres	2	0.430	0.214	0.308	0.952
<b>8th Election District</b>	<b>13</b>	<b>2.795</b>	<b>1.391</b>	<b>2.002</b>	<b>6.188</b>
Nach T Farm	7	1.505	0.749	1.078	3.332
Nachnani Subdivision	3	0.645	0.321	0.462	1.428
Mill Cove Subdivision	3	0.645	0.321	0.462	1.428
<b>9th Election District</b>	<b>0</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>
<b>TOTAL</b>	<b>63</b>	<b>13.545</b>	<b>6.741</b>	<b>9.702</b>	<b>29.988</b>

The DCP utilizes the student yield for redistricting and enrollment projections. For this reason, calculations of individual subdivisions are analyzed to determine actual student yields by subdivision and housing types. Based on analysis, some developments such as planned unit developments have a much higher student yield. The geographic location of the subdivision lots recorded in 2023 in unincorporated St. Mary's County are displayed in the map contained in Appendix C.

### **C. Adequate Public Facilities**

Adequate Public Facilities (APF) laws are a means to control development until facilities can be made adequate. Development approvals under APF are based on specifically defined public facility capacity standards, as outlined in the county's Zoning Ordinance. They are designed to curtail development in areas where public facilities are inadequate and to delay development in planned growth areas until adequate facility capacity standards are in place or reasonably assured. The basis for any APF law is that if schools are overcrowded, roads congested and sewer systems are full, then development cannot be approved until the problem is corrected.

Other means for controlling growth include moratoriums that are used as last-ditch efforts to stop a serious deficiency and excise taxes that provide additional funds for capital improvement projects. Excise taxes do not guarantee that sufficient funds will be available and have no effect on the pace of development.

The premise of an Adequate Public Facilities Ordinance (APFO) is to direct growth within suitable areas where facilities are adequate and to restrict growth in areas where public facilities are not adequate. In directing growth to specified areas, funds for improving public facilities can be concentrated and maximized. APF is addressed in Chapter 70 of the St. Mary's County Zoning Ordinance, as approved by the CSMC.

From the 1990's through 2017, SMCPS was concerned with the APFO as the school system dealt with the effects of rapid growth within the county. Through planned capacity projects, the school system worked to ensure that appropriate facilities were in place to meet new student capacity demands, with the use of relocatable classrooms in the interim. Since 2017, enrollment projections have declined and do not support any new capacity projects within the CIP. However, there are individual schools in designated growth areas with capacity needs that are being addressed with relocatable classroom units until the need reaches the level to warrant a CIP capacity project. In addition, a challenge that remains is to meet demands for capacity outside of designated growth areas based on residential development within the rural areas of the county, commonly known as sprawl. Sprawl occurs when residential development is allowed to take place outside of the designated growth areas, which hampers the school system's ability to plan and provide adequate facilities. Moving forward, enrollment will be closely monitored, with capacity projects proposed as warranted. The challenge with this remains the ability to direct facility investment to the appropriate location at the appropriate time based on two factors:

1. The county cannot afford to build facilities in advance of the need without financial support from the state, which is justified on the basis of present enrollment and projected growth.
2. Local zoning and development regulations do not provide exact control over the locations and rates of construction from year to year.



In 2008, the CSMC adopted an Annual Growth Policy (AGP). This policy provided for an annual limit on the number of new dwelling units which may be created. Based on lack of need, the AGP was discontinued by the CSMC for FY 2016. In 2017, the CSMC voted to increase the residential impact fee by \$1,000 to a total of \$5,500, with further study to be done. In 2018, based on recommendations of the Impact Fee Focus Group, the CSMC approved a five-year phased increase of the impact fee with a tier system where the fee is based on the square footage of the dwelling. At full implementation in FY 2023, the impact fee was projected to be as follows: \$8,356 per dwelling size of up to 1,199 sq. ft.; \$9,401 per dwelling size of 1,200 sq. ft. to 2,399 sq. ft.; and \$10,446 per dwelling size of 2,400 sq. ft. or more. However, based on capacity project needs, the methodology was modified on March 24, 2020. In FY 2023 the impact fee was as follows: \$1,740 per dwelling size of up to 1,199 sq. ft.; \$1,957 per dwelling size of 1,200 sq. ft. to 2,399 sq. ft.; and \$2,175 per dwelling size of 2,400 sq. ft. or more. The portion of the fee dedicated to schools was 55.49%, with 6.03% to parks and 38.48% to roads. The determination was previously made that CIP projects for new relocatable classrooms may be funded with impact fee revenues.

During the 2021 Maryland General Assembly legislative session, legislation (HB 528) was passed to repeal the county's impact fee and authorize the establishment of an excise tax. The repeal of the impact fee was effective for FY 2024 which began on July 1, 2023. On May 2, 2023, the CSMC approved the implementation of an excise tax with the Building Excise Tax Ordinance. The new excise tax differs from the prior impact fee in that it is not tied to capital capacity projects, it includes an assessment for public safety for the first time, and it applies to commercial development. The tax for FY 2024 for residential development is set at \$6,697 per single family dwelling unit and \$3,218 per multi-family dwelling unit. The tax for FY 2024 for commercial development is set by an amount per square foot and does not include schools and recreation and parks. The amount of tax for each fiscal year will be set in the Revenue Tax Ordinance which is adopted as part of the annual budget for the CSMC. All excise tax amounts will remain the same for FY 2025 as they were in FY 2024.

Adequate school facilities are required before new residential lots or multi-family dwelling units may be approved by LUGM. In determining adequacy, elementary school capacity is divided into north and south zones (with Route 4 as the dividing line), while middle and high school capacity is reviewed countywide. Following the completion of official enrollment each fall, the school system provides county staff updated data to be used in this analysis, including official enrollment for the school year, building capacities including relocatables, and CIP projects with current funding that will result in additional capacity. As provided by LUGM, below is the current allocation chart indicating there is available capacity in each of the zones under the APFO:

				APF SCHOOL SEATS* Jan. 23-Dec. 23				North or South
				High Sch	Mid Sch	Elem N	Elem S	
<b>Beginning APF Student Capacity* for CY 2023</b>				<b>175.00</b>	<b>651.00</b>	<b>899.00</b>	<b>856.00</b>	
Case #	Name	DUs	Alloc Date					
MSUB22-0202	Secluded Estates Subdivision @ 80/80	1	1/11/23	-0.15	-0.11	-0.22	0.00	North
MSUB22-0095	Drummer Farm Lot 6 @ 80/84	1	2/6/23	-0.15	-0.11	-0.22	0.00	North
MSUB21-0142	Rohrer Subdivision @ 80/86	3	2/9/23	-0.46	-0.32	-0.65	0.00	North
MSUB21-0071	Bailey Acres @ 80/90	2	2/16/23	-0.31	-0.21	-0.43	0.00	North
MSUB22-0024	Nacht Farm @ 80/92	7	2/24/23	-1.08	-0.75	0.00	-1.51	South
MSUB21-0220	Hanson Subdivision @ 80/95	1	3/15/23	-0.15	-0.11	-0.22	0.00	North
MSUB21-0180	Somerville Subdivision @ 80/96	1	3/17/23	-0.15	-0.11	-0.22	0.00	North
MSUB22-0209	Cedar Knoll @ 80/100	1	3/31/23	-0.15	-0.11	-0.22	0.00	North
MSUB22-0132	Knott Subdivision @ 80/107	1	5/12/23	-0.15	-0.11	-0.22	0.00	North
20-110-019	Mill Cove Subdivision @ 80/112	3	5/26/23	-0.46	-0.32	-0.65	0.00	North
MSUB22-0232	Dahlstrom @ 80/116	1	6/15/23	-0.15	-0.11	-0.22	0.00	North
MSUB23-0004	Dogwood Acres Lot 3 @ 81/1	1	7/7/23	-0.15	-0.11	-0.22	0.00	North
10-120-002	Broyhill Subdivision @ 81/4	22	7/11/23	-3.39	-2.35	-4.73	0.00	North
MSUB23-0121	RG Mattingly Subdivision Lot 5 @ 81/6	1	7/21/23	-0.15	-0.11	-0.22	0.00	North
MSUB22-0314	Myrtle Point Farmssteads Land 2 @ 81/11	2	7/28/23	-0.31	-0.21	-0.43	0.00	North
MSUB22-0248	Kidwell Subdivision @ 81/13	1	8/9/23	-0.15	-0.11	-0.22	0.00	North
MSUB23-0017	Peaceful View Farm Too @ 81/14	6	8/9/23	-0.92	-0.64	-1.29	0.00	North
MSUB22-0052	Nachnani Subdivision @ 81/15	3	8/9/23	-0.46	-0.32	0.00	-0.65	South
MSUB23-0143	Somerville Subdivision Lot 3 @ 81/20	1	8/18/23	-0.15	-0.11	-0.22	0.00	North
MSUB22-0288	Gatton Property Subdivision @ 81/25	2	8/31/23	-0.31	-0.21	-0.43	0.00	North
MSUB22-0300	Dillon Subdivision @ 81/31	1	9/13/23	-0.15	-0.11	-0.22	0.00	North
21-110-003	Brackett Subdivision @ 81/33	1	9/14/23	-0.15	-0.11	-0.22	0.00	North
MSUB23-0043	Long Farm @ 81/44	1	10/23/23	-0.15	-0.11	-0.22	0.00	North
MSUB22-0096	Burroughs Subdivision @ 81/48	1	10/31/23	-0.15	-0.11	-0.22	0.00	North
	Total Lots **	65						
<b>Remaining Capacity (Seats)</b>				<b>165</b>	<b>644</b>	<b>887</b>	<b>854</b>	

Allocated School Seats = Number of Lots X .154 for High Schools, .107 for Middle Schools, .215 for Elementary Schools

\* Based on allowable increase above State Rated Capacity per Zoning Ordinance Section 70.11.3

\*\* New lots without existing homes; or new dwelling units (in the case of multi-family development)

Note: Family conveyance lots (2 max) are exempt from APF limits but are counted in this report.

Note: Route 4 is dividing line for north and south elementary school service areas.

## D. Water and Sewer Plans

### Water Supply

The county currently utilizes three aquifers for potable water: the Patapsco, Aquia, and Piney Point/Nanjemoy. Only the Aquia and Patapsco are available to serve the entire county, whereas the Piney Point/Nanjemoy is found in limited areas.

Groundwater resources have been and are expected to continue to be adequate for meeting the needs of a growing population, according to the comprehensive water and sewer plan. This is true for at least the next two decades and for this reason, surface water use has not been largely discussed since the early 1970's; however, the availability of groundwater supplies beyond the next two decades is currently uncertain. For this reason, a four-year study of the Patapsco aquifer was initiated by the Maryland Geological Survey (MGS) and completed in 2005 to determine the impact of this relatively untapped source on local supplies. The study showed that St. Mary's County can use the Patapsco to supplement the water supplied by the existing aquifers to ensure adequate water supplies into the future. The County's *Comprehensive Water and Sewer Plan 2017 Update* identifies potential reservoir sites on McIntosh Run, the St. Mary's

River, Killpeck Creek, and Persimmon Creek, but no measures have been put into place to preserve or protect these potential sites. A reconnaissance review indicates that McIntosh Run and Killpeck Creek are no longer viable impoundment sites. The Maryland Department of the Environment (MDE) and MGS will continue to monitor the aquifers for supply and flow rates.



The availability of adequate water supplies of acceptable quality is an essential component of servicing the community. Approximately two thirds of the county's residents use individual wells. As of 2015, the average per capita consumption from well usage was 51 gallons per day. The remaining supply comes from 28 public water systems. As of 2023, the average per capita consumption from public supply usage was 79 gallons per day. This is decreased from a combined usage of 92 gallons per day in 2012. The largest public water system is the Lexington Park system. The other 27 public water systems are scattered throughout the county. In addition, the Federal Government owns the water system that serves the Patuxent River Naval Air Station, the St. Inigoes Naval Installation, and various military housing. Overall coordination of water supply planning is achieved through the St. Mary's County Metropolitan Commission (METCOM), an

independent authority established by the Maryland General Assembly to provide for the construction, operation, and maintenance of public water supply and sanitary wastewater facilities throughout St. Mary's County.

The water utilized within St. Mary's County for both domestic and industrial consumption is ground water. Supplies are currently adequate and present consumption averages 3.5 million gallons per day (MGD).

The town of Leonardtown has its own public water supply system; this system is operated by the town. The system includes two deep wells with submerged pumps and three elevated storage tanks with 100,000 and 300,000 gallon capacities, serving about 1,500 people.

METCOM owns and operates 28 public water systems scattered throughout St. Mary's County. Together, these systems pump an average of 3.6 MGD, serving about 62,000 people. By far the largest of these systems is the Lexington Park water system, which extends from Southampton in the south to Hollywood in the north, Bay Forest subdivision to the east, and is bordered by the NAS Patuxent River. This system pumps 2.5 MGD and serves approximately 45,000 people.

The St. Mary's County Comprehensive Land Use Plan details the plans to:

- Provide central water supply systems in the development districts and town centers. As supply systems are extended in these growth areas, connections are required of all structures with plumbing on property within the service area, which are located 200 feet or less from any distribution line.
- Upgrade community water systems, as needed to meet appropriate standards (including fire protection) and to keep pace with increasing capacity needs. This includes requiring developers of all subdivisions of 25 or more lots to provide a community public water system for those subdivisions.

- Provide central water systems to serve expanding populations in existing village centers, neighborhood conservation districts, and areas meeting development thresholds.
- Provide central water systems to supply areas with failing wells in village centers, neighborhood conservation districts, and areas meeting development thresholds.
- Require shared wells, as defined in the Comprehensive Water and Sewage Plan, to be supervised or operated by METCOM. Dedication of all new central water systems to METCOM for ownership, operation, and maintenance, in accordance with METCOM standards and specifications, is required.
- Establish thresholds of development warranting community water systems to avoid negative impacts of concentrating individual wells in rural areas, expressed as number of dwelling units or businesses located within a certain distance of each other.

## Wastewater Treatment

Wastewater treatment in the county is handled through a variety of arrangements: municipal wastewater treatment plants and individual septic tanks. METCOM achieves overall coordination of the various parts of the total system and provides the staffing for the preparation of countywide and local sewer planning studies.



A substantial amount of existing development in St. Mary's County still uses individual on-site sewage disposal systems. Central sewage systems serve the communities of Lexington Park and Leonardtown. The former is within the Pine Hill Run Sanitary District, the largest in St. Mary's County, with treatment at the Marlay-Taylor Reclamation Facility. The treatment process is a 4 stage Bardenpho process which is an Enhanced Nutrient Removal (ENR) activated sludge plant that provides advanced treatment for biochemical oxygen demand and suspended solids removal, biological nutrient removal for phosphorus and nitrogen reduction, a shellfish protection pond, disinfection/dechlorination, and a deep water bay outfall. The communities served by this sewage system includes a portion of Cedar Cove, Town Creek, Piney Point, St. George's Island, Wildewood, Patuxent Park, St. Mary's County Industrial Park, Lexington Park, Patuxent Heights, and the NAS Patuxent River. METCOM also operates six smaller treatment plants: St. Clement's Shores, Chopticon High School, Charlotte Hall, Wicomico Shores, Forrest Farms, and Airedele Road. Four of these facilities (Forrest Farms, St. Clement's Shores, Chopticon High School, and Wicomico Shores) employ Biological Nutrient Removal systems. All four of these smaller facilities discharge into ground waters of the state, not to surface waters. In addition to the treatment facilities, METCOM owns and operates approximately 240 miles of sewer lines, including gravity and force mains, and 71 sewage pumping stations. METCOM treats an average of 3.67 million gallons a day of wastewater.

The Leonardtown system is independently maintained and includes a 680,000 gallon per day activated sludge sewage treatment plant that provides biological nutrient removal. Smaller scale sewage systems exist at Charlotte Hall Veterans Home, Point Lookout State Park, and the St. Inigoes Naval Facility and are operated by the Maryland Environmental Service and a federal contractor.

The county's ability to control growth depends on the Comprehensive Land Use Plan, the Zoning Ordinance, and the Comprehensive Water and Sewer Plan. Sewer services are extended to "No Planned Service" areas to correct existing environmental hazards. Extension of sewer service requires the approval of the SMCP and the CSMC. METCOM handles the financing and construction of the improvements. Through an interjurisdictional agreement between the Town of Leonardtown and METCOM, the Lexington Park and Leonardtown development districts will be adequately served for the next 20 years. (Note: The interjurisdictional agreement between the Town of Leonardtown and METCOM applies only to the Leonardtown Sewage Treatment System.)

The St. Mary's County Comprehensive Land Use Plan details the plans to:

- Extend new sewerage service only to planned growth areas
- Direct sewerage service to village centers and neighborhood conservation districts, as needed to remedy the failure of existing septic systems or to serve expanding populations. Small local land-treatment systems are the preferred means of providing sewerage service to such areas. Avoid discharge of treated wastewater into local waters
- Require all sewage collection systems be designed and constructed to St. Mary's County Standard Specification for Water and Sewerage Construction
- Ensure that all interceptors are sized to meet the needs of the planned growth of the drainage area or sanitary district in which the projects are located
- Discharge treated effluent only through outfalls in the Chesapeake Bay or Potomac River or by disposal on land. Long-term discharges into other water bodies are prohibited
- Do not extend new sewerage service to rural areas unless it corrects an existing health hazard or environmental threat
- Provide central sewage collection systems in the development districts. As collection systems are extended into service areas, connection is required of all structures with plumbing on property, within the service area, which is located 200 feet or less from any collection line
- Permit "shared" sewage treatment systems, with subsurface disposal for subdivisions in the RPD, where soils are acceptable. Clustering is required when such clustering may improve system performance, reduce cost and reduce impacts from clearing and land disturbing activities, and allow more efficient use of the land.

## E. Transportation Plans



The dominant mode of personal transportation in St. Mary's County is the private automobile and the vast majority of travel occurs on state and county highways and on private roads. In addition, most of the goods produced and consumed in the county are hauled by truck over these same highways. Railroad service no longer exists in St. Mary's County. The railroad right-of-way is owned by the county. The local rural community-based transit program accomplishes an essential mobility mission of the county, connecting people, communities, workplaces, educational institutions, recreational opportunities, and many other essential destinations on a regular and continuous basis which includes connections to the Calvert and Charles County transit systems.

In addition, the St. Mary's Transit System (STS) provides complimentary ADA paratransit services for people with disabilities and a Specialized Statewide Transportation Assistance Program for the elderly and people with disabilities that are not sufficiently close to the main public transportation routes. Bus schedules and route maps are on the St. Mary's County Government website at <http://www.stmarysmd.com/dpw/STSfares.asp>. A consultant has been hired to update the Transportation Development Plan, to improve overall system performance and routes. Ridership is down compared to pre-COVID. Pre-pandemic, STS transported approximately 365,500 passengers. In FY22, STS transported 192,000 passengers. STS is currently working towards improving customer service by providing electronic fare boxes, live location of the buses via customer app, and upgraded dispatch software. STS is currently revising the cancellation policy.

Mass transit services have been intermittently provided, both within the county and between the county, and the Washington and Baltimore metropolitan areas. Daily commuter transit service to the D.C. area is well utilized and ridership has increased over the years. STS has multiple options it can pursue in order to increase connectivity with the Maryland Transportation Administration's commuter bus system at the Tulagi Place, California, Charlotte Hall, and the new Golden Beach Park and Ride facilities.

The county also provides non-public school bus transportation for approximately 800 students per year who choose to attend the 12 private parochial schools currently operating within the county. Bus schedules, route maps, and information on this program are on the St. Mary's County Government website at <http://www.stmarysmd.com/dpw/nonpublicschools.asp>.

Although there are several private airstrips located throughout the county, local general aviation air travel is primarily served by the St. Mary's County Regional Airport. St. Mary's County Regional Airport has hired a new airport consultant to put together a new Master Plan. The airport provides over 120 hangars and 80 paved tie-down spaces for over 230 based aircrafts including MedStar and MD State Police Medevac operations. There are over 43,000 combined landings and take-offs from the facility each year. The airport is in the process of extending the runway an additional 1,200 feet and expect the construction to be completed in December 2023. The new length will allow for larger aircraft to utilize the airport and attract more corporate tenants to the airport.



Water transportation in St. Mary's County is composed of recreational boating, small-scale commercial activity related to the fishing and shellfish industry, and private bulk transport. There are no public or privately operated passenger carrying services.

## **F. Employment & Business Patterns**

According to the Economic Census, the county's total civilian labor force in 2022 was 57,662. Between the 2010 Census and the 2020 Census, the St. Mary's County labor force grew 8.4% which was slightly lower than Charles County's growth of 9.1% but much higher than Calvert County's growth at 2.4% for this same time period, making Southern Maryland one of the fastest growing workforce regions in the state. According to the U.S. Census Bureau Labor Force Statistics by County, the civilian labor force in St. Mary's County was 85,193 in 2022, up from

**Major Employers (2021-2022)**

Employer	Product/Service	Employment
Naval Air Station Patuxent River *	Military installation	10,000
Medstar St. Mary's Hospital	Hospital system	1,100
V2X Inc.	Tech products and services	800
BAE Systems	Tech products and services	700
KBR	Logistics, engr., oper. mgmt.	700
Lockheed Martin	Advanced tech. systems	675
General Dynamics	Defense engineering	600
St. Mary's College of Maryland	Higher Education	555
J.F. Taylor	Systems engr. and services	500
PAE Applied Technologies	Training, logistics services	500
Boeing	Aerospace, engr. services	450
Booze Allen Hamilton	Consulting, analytics	425
Precise Systems	Engineering, IT, management	400
Sikorsky	Engineering, logistics	400
Northrop Grumman	Aerospace engr. services	325
SAIC	Engr. and mgmt. services	300
AMEWAS	Systems engr. and mgmt	300
ManTech	Engineering services	300
Resource Management Concepts	Engineering services	300
AVIAN	Engineering services	290
MIL	Cybersecurity	265
Smartronix	Engineering, IT	250
Spalding Consulting	Financial and IT mgmt.	232
Naval Systems Inc.(Nsi)	Physical distr., logistics	230
American Electronics (Amelex)	Engineering services	225
Sabre Systems	Engineering and IT services	225

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

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

Source: St. Mary's County Department of Economic Development, March 2024

78,598 in 2010. The civilian labor force in Charles County was 87,146 in 2022, up from 79,857 in 2010. The civilian labor force in Calvert County was 46,236 in 2022, up from 45,141 in 2010. According to the latest data from the U.S. Bureau of Labor Statistics, the civilian labor force in St. Mary's County was 57,662 in 2022, down from 58,355 in 2021. MDP is projecting that the total St. Mary's County labor force will grow to 74,100 by 2030. This would be the second fastest rate of labor force growth among Maryland counties between 2020 and 2030, after Charles County. Public sector jobs, primarily defense-related jobs, continue to dominate county employment, with defense contractors forming the largest private sector category.

The expansion of the NAS Patuxent River and related contractors in the 1990's resulted in significant economic growth and employment opportunities. The base continues to grow and prosper with the arrival of new aircraft for flight test and evaluation. According to a 2023 Defense Visual Information Distribution Service (DVIDS)

news article, the base received a \$348.9 million contract to privatize the water and wastewater utility system over a 50 year term, which represents a significant cost savings and infrastructure improvement for the base. According to the latest data from the U.S. Bureau of Labor Statistics, the base creates or supports 37,860 employees for a total of \$2.6 billion in employee compensation and has a total of \$8.1 billion in economic impact. According to the December 2023 Local Area Unemployment (LAUS) – Workforce Information & Performance from the Maryland Department of Labor, the unemployment rate in St. Mary's County is 1.9%. This remains below both the state and national rates of 2.0% and 3.7% respectively. The St. Mary's County economy continues to be buoyed by the demand for the many vital defense aviation programs at NAS Patuxent River.

Hourly Wage Rates (2022)			
Selected Occupations	Median	Entry	Skilled
Accountants and Auditors	\$38.53	\$23.99	\$48.83
Aerospace Engineers	\$60.79	\$40.43	\$69.20
Assemblers and Fabricators	\$24.12	\$17.15	\$28.70
Bookkeeping Clerks	\$24.18	\$17.39	\$28.43
Computer Hardware Engineers	\$55.29	\$38.94	\$64.01
Network Support Specialists	\$36.37	\$26.42	\$45.74
Computer Systems Analysts	\$45.53	\$30.83	\$58.15
Computer User Support Specialists	\$26.62	\$19.67	\$32.34
Customer Service Representatives	\$17.39	\$14.03	\$22.62
Electrical Engineers	\$52.71	\$40.44	\$62.41
Electronics Engineers, not Computer	\$66.76	\$49.31	\$74.27
Industrial Truck Operators	\$24.01	\$18.96	\$27.07
Information Security Analysts	\$58.29	\$36.83	\$71.09
Inspectors, Testers, Sorters	\$28.00	\$17.93	\$35.32
Laborers and Freight, Hand	\$16.96	\$14.27	\$19.37
Machinists	\$33.56	\$25.29	\$36.54
Mechanical Engineers	\$51.52	\$37.36	\$60.82
Packers and Packers, Hand	\$16.28	\$13.36	\$19.44
Secretaries and Admin Assistants	\$22.33	\$16.50	\$27.29
Shipping, Receiving Clerks	\$17.89	\$14.69	\$21.87
Stockers and Order Fillers	\$16.74	\$13.80	\$18.77

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

Source: St. Mary's County Department of Economic Development, March 2024