QUALITY OF LIFE IN ST. MARY'S COUNTY
– A STRATEGY FOR THE 21ST CENTURY –

ADOPTED FEBRUARY 19, 2002

AMENDED MARCH 24, 2003

A Comprehensive Plan
in accordance with
Article 66B of the
Annotated Code of Maryland

ACKNOWLEDGEMENTS

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ATTESTED AND CERTIFIED BY THE PLANNING COMMISSION

In accordance with §3.07 of Article 66B of the
Annotated Code of Maryland

_____

Frank E. Taylor, Chairman
December 10, 2001

BOARD OF COUNTY COMMISSIONERS MISSION STATEMENT

St. Mary's County Government will:

- be responsive and accountable to the county's citizens;
- provide high quality, cost effective and efficient services;
- preserve the county's environment, heritage and rural character; and
- foster opportunities for present and future generations.

Authority

This comprehensive plan has been prepared and adopted pursuant to Article 66B of the Annotated Code of Maryland as amended by the 1992 Economic Growth, Resource Preservation and Planning Act and by the 1997 "Smart Growth" initiatives. Specific elements mandated by the Maryland Code are included herein beginning at the section indicated below.

Element	Plan Reference	66 B Reference
Goals and Objectives	Chapter IV	3.05 (a)(1)(i)
Land Use	Chapter IV, Section 1	3.05 (a)(1)(ii)
Transportation, including provisions for bicycles ways	Chapter IV, Section 3.1.2.B	3.05 (a)(1)(iii)
Community Facilities	Chapter IV, Section 3	3.05 (a)(1)(iv)
Mineral Resources	Chapter IV, Section 2.1.2.B.v	3.05 (a)(1)(v)
Land Development Regulations	Chapter V	3.05 (a)(1)(vi)
Sensitive Areas	Chapter IV, Section 2.2	3.05 (a)(1)(vii) and (viii)
Provisions for Fisheries	Chapter IV, Sections 2.1.2.A.i.c. and 5.3.4	3.05 (a)(5)
Economic Development	Chapter IV, Section 5	3.05 (a)(1):(ii) and (vi)3.
Interjurisdictional Coordination	Chapter IV, Section 6	3.01(b), 3.05(a),3.06(a), 3.07, 3.09

This plan also complies with the Maryland Code by incorporating the eight visions as set forth under Article 66B. The reader will find that the structure of this plan closely follows those visions.

In addition to gleaning guidance directly from Article 66B, this draft plan incorporates concepts, strategies and recommended policies from:

- St. Mary's County Board of County Commissioners;
- St. Mary's County Planning Commission (and its ad hoc Community Character Committee);
- St. Mary's County Board of Appeals;

- County and state Agencies;
- 1974 and 1988 Comprehensive Plans (many concepts and implementation strategies are still valid);
- Relevant legislation (Critical Area Law, Forest Conservation Law, 1997 "Smart Growth" amendments to Article 66B);
- 1988-1995 annual reports of the Planning Commission and Board of County Commissioners;
- Economic Development Commission (1995 Strategic Plan);
- Statewide Tributary Strategies Program (Patuxent and the Lower Potomac Tributary Teams);
- 1979 Patuxent River Policy Plan
- 1996 Patuxent River Watershed Demonstration Project;
- Sensitive Areas Plan Element and Mapping (1994 and 1995 Coastal Zone Management grant efforts);
- Southern Maryland Heritage Plan (endorsed by the Board of County Commissioners in October 1996);
- Findings and recommendations of the 1996 Wicomico Scenic River Countryside Stewardship Exchange.

Specific and general input was received from county citizens by the listed commissions and was solicited directly by the Department of Planning and Zoning through the use of surveys, questionnaires and at workshops, citizen information forums, and during presentations to numerous citizen organizations

Executive Summary

A COMMUNITY VISION:

Preserve and enhance the quality of life by recognizing and protecting the unique character of St. Mary's County as a rural Chesapeake Bay peninsula. 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.

This plan has been prepared in response to the interest of the residents of St. Mary's County in achieving this vision. It also satisfies legal requirements of Article 66B of the Annotated Code of Maryland as amended to include, among other things, the 1992 Economic Growth, Resource Protection and Planning Act and the various components of Maryland's "Smart Growth, initiatives. It continues and strengthens those goals and objectives of its 1988 and 1999 predecessors insofar as they remain valued by the citizens of St. Mary's County as they contribute to achieving its community vision.

Citizen input and public opinion played a large role in the planning process. For the most part the opinions given reinforce what was stated or suggested in 1994 at a "visual preference" workshop. In response to a citizen survey, some of the responses given to the question "What issues do you believe should be addressed in the comprehensive plan?" included: maintaining rural character, clustering growth, aesthetics, more focus on people less on cars, agricultural land preservation, breaking up of farmland and open space, and transferable development rights (TDRs). Many of these issues were repeated under a separate survey question which asked citizens to rate the quality of services in the county. Transportation, agricultural preservation, and rural preservation all received a high number of poor ratings.

The county has been successful in directing the majority of new high-density residential and nonresidential development to the designated development districts, but increased efforts toward directing other types of development there is needed. Some strides toward land preservation have been made, but significant protection of farmlands as an economic component of rural character has *not* occurred. Application of the implementation strategies of the 1999 Plan, particularly the establishment of density in the Rural Preservation District at one dwelling unit per three acres, has shown that they have not achieved and are probably incapable of achieving the goal of preservation of open space. Protection of land for agriculture and resource utilization will not occur without additional strategies to guide how that density is located, how it functions and "looks" in the landscape.

Major expenditures on capital facilities since 1999 have been concentrated in designated growth areas. However, designated growth areas are larger than projected development needs dictate, and the 1999 plan provided little or no guidance for sequencing improvements and services within those areas. It did suggest some reduction of these development areas based on the mandated sensitive area considerations and on the projected "build out" needed to accommodate new growth.

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 value 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 the visions of the state legislation (Article 66B): 1. Development is concentrated in suitable areas. 2. In rural areas growth is directed to existing population centers and resource areas are protected. 3. Sensitive areas are protected. 4. Stewardship of the Chesapeake Bay and the land is a universal ethic. 5. Conservation of resources, including a reduction in resource consumption is practiced. 6. Economic growth is encouraged and regulatory mechanisms are streamlined. 7. Adequate public facilities and infrastructure under the control of the county are available or planned in areas where growth is to occur. 8. Funding is available to achieve these Visions.

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Introduction

This growth opportunity plan is about the county's past almost as much as it is about its future. It is about where we have come from as a community of people and what that means for where we are to go as new growth pressures us toward an increasingly (sub)urban future. St. Mary's County celebrated its 366th birthday and Lexington Park its 57th birthday at the turn of the century. What do the next five, ten, 20 or even 50 years hold for us, our children, and grandchildren? Will we be able to preserve those things of value that new and long time residents alike cherish about St. Mary's County? This plan describes a desired future and charts a realistic and viable means of reaching it. Planning is and plans are more than trying to predict a future land use pattern; the effort at hand is to assess the quality of our living environment and to fashion policy that will preserve and enhance the quality of life for current and future residents, workers, and visitors.

The county's first county commissioner adopted plan in 1974 was largely unchanged until a new plan was adopted in 1988. All counties and municipalities then updated and revised their plans as necessary to conform to the requirements of the Economic Growth, Resource Protection, and Planning Act (hereafter "The Planning Act") enacted in 1992 by the Maryland Legislature and subsequently incorporated into Article 66B of the Annotated Code of Maryland. In 1999 the county commissioners adopted a comprehensive plan to build upon the successes and positive components of the 1988 plan and to revise provisions which did not fulfill the specified requirements. This plan has been prepared to continue such building and to comply with further updates of state legislation, including "Smart Growth" initiatives.

State legislation prescribes eight visions of Smart Growth: 1. Development is concentrated in suitable areas. 2. In rural areas growth is directed to existing population centers and resource areas are protected. 3. Sensitive areas are protected. 4. Stewardship of the Chesapeake Bay and the land is a universal ethic. 5. Conservation of resources, including a reduction in resource consumption is practiced. 6. Economic growth is encouraged and regulatory mechanisms are streamlined; and 7. Adequate public facilities and infrastructure under the control of the county are available or planned in areas where growth is to occur. 8. Funding is available to achieve these VISIONS. This plan also complies with state legislated requirements to 1) identify sensitive areas and develop programs to ensure the protection of the natural environment as a plan element 2) ensure interjurisdictional cooperation and coordination of various programs, and 3) provide for forest conservation, mineral resource management and fishery operations, administrative amendments, adaptive reuse, etc.

A comprehensive plan is not just a land use analysis and projection, but also deals with many issues which affect quality of life in the community, such as water supply, traffic congestion, and education. In addressing such diverse topics, any one document would gloss over important concepts; therefore, many other functional and geographic plans must be and are coordinated with the overall comprehensive plan. A comprehensive water and sewerage plan directs the provision of these public facilities, while a solid waste management plan advises public policy on matters of trash disposal. The county commissioners have adopted a Land Preservation and Recreation Plan, a Wicomico Scenic River Management Plan, an Airport Master Plan, and a School Facilities Master Plan. Several geographic plans are under review or in preparation, such as the Lexington Park-Tulagi Place Master Plan, and watershed management plans for the St. Mary's River and McIntosh Run. Tributary strategies are emerging throughout the Chesapeake watershed, and in this effort St. Mary's County is participating in the preparation of strategies for the Lower Potomac, the Lower Western Shore, and the Patuxent River. The county has endorsed the 1996 Southern Maryland Heritage Plan.

This plan is more than a statement of the county's public policy. It is a plan for the involvement of the community in charting that public policy. The participation of the public and the expression of citizen perceptions about the condition of the county has been crucial component of the planning process used to develop this plan. The St. Mary's County Planning

Commission and the Department of Planning and Zoning conducted numerous workshops and public presentations aimed at eliciting response from diverse groups within the community about their visions for the future and assessment of the past. The assessments and sentiments of the participants in these activities form the basis for the recommendations contained in this plan.

While citizens are the most diverse participants in the planning process, the county commissioners, planning commission, other boards and commissions, consultants, staff, other jurisdictions including the State of Maryland and the Town of Leonardtown all have roles in the planning process and in the plan itself. Implementation of the policies expressed herein requires support from and actions by all of the participants. Importantly too, assessment of success in achieving the expressed vision of the plan will fall to the participants as well. If we don't track our progress and redirect as necessary, the attainment of our community vision may never be realized. The attainment of the ***Community Vision*** is the objective of this plan.

Chapter I: TRENDS

1. A PROFILE OF ST. MARY'S COUNTY.

The county may be described as a Chesapeake Bay peninsula, an early American settlement, a farming community, the site of the Patuxent River Naval Air Station, the outer edge of the Washington DC commutershed, and a regional recreational resource. How do these descriptions of St. Mary's County today reflect trends.

1.1 *A Chesapeake Bay Peninsula.*

St. Mary's County is bordered on the west by the Wicomico River, on the south by the Potomac River, on the east by the Chesapeake Bay, and on the northeast by the Patuxent River. With over 400 miles of shoreline, 18.3% (43,700 acres) of the county's land area is within 1,000 feet of tidal waters, or within the "critical area" defined under Maryland's Chesapeake Bay Critical Area laws. St. Mary's County ranks fourth among Maryland counties in amount of critical area. Water based recreation and marine economies play a significant part in drawing settlers and visitors to the county.

As the southernmost point in Maryland on the Chesapeake Bay's western shore, the county had been relatively isolated from the pressures of growth in the Baltimore and Washington metropolitan areas. Its links with these metropolitan areas are limited to the Thomas Johnson Bridge to Calvert County, and state highway routes 5, 6 and 234 to Charles County. Waves of expansion of the Patuxent River Naval Air Station, discussed below, had reduced this isolation as the county became an employment destination, and as metropolitan residents "discovered" the rural farms and forests of the St. Mary's countryside, and the relatively low cost waterfront land, "summer resort communities" and the recreational access along the rivers, creeks and coves of this peninsula county.

1.2 *An Early American Settlement*

St. Mary's County, Mother County of Maryland, was settled by English colonists, who landed at St. Clement's Island in the spring of 1634. Leonard Calvert carried with him a charter granted by King Charles I, transferring to the Calvert family all the lands surrounding the Chesapeake Bay. St. Mary's City served as the first capital of Maryland until 1695 when the capital was moved to Annapolis. Leonardtown, the county seat and only incorporated municipality, was settled in 1660. Until the Civil War, the town served as an important tobacco trading post.

The county abounds in sites and structures of historic interest; 27 are listed on the National Register of Historic Places and 666 on the Maryland Inventory of Historic Sites. While many of these resources have been preserved because of the county's relative isolation, they are threatened by the projected growth and development activity. The county's historic preservation commission has been active since 1993 in documenting sites before they are lost, increasing the inventory to 890, and in pursuing the creation of historic districts. Additional sites are added regularly to the inventory in this effort to identify additional sites and to increase both awareness and preservation.

1.3 *A Farming Community*

According to the 1997 census, agricultural land use accounts for approximately 31% of the county's total land area including 621 farms, averaging 116 acres in size. A Approximately 457 or 74% of these farms were between 10 and 179 acres in size, of which 204 or 33% were 10-49 acres and 253 or 41% were 50-179 acres. The major farm crops grown in the county in recent years have been tobacco, soybeans, corn, wheat and hay. Some of the farms in the northwest portion of the county are operated by the Amish and Mennonite communities, whose farmers market is well known in the region. Farming represents a valued way of life. It is these farms

and the extensive areas of forest, which provide the rural character so valued by old and new residents of the county.

Farmland, which is typically flat and well drained, generally proves easy to convert to residential development. The proximity of much of the county's farmland to Three Notch Road increases its susceptibility to development pressures. If farming is to be retained as an important county industry and way of life over the coming decades, it will be necessary to enhance and enforce controls to protect existing farms and areas with highly productive soils from suburban sprawl, and actively promote incentives for continued use of these lands for farming purposes. Of particular importance will be maintaining levels of farming activities that will support the kinds of farm supply centers necessary to day-today operations.

Agricultural preservation efforts in the county have consisted of participation in the Maryland Agricultural Land Preservation Program. At the end of the century, 35 districts with 3,418.857 acres have been preserved under the Tax Credit Program for agricultural land placed in a five-year agricultural preservation district passed by the 1997 Maryland Legislative Session and approved by the St. Mary's Board of County Commissioners on July 1, 1998. The total agricultural land permanently preserved is 5,958.0 acres as follows:

	Acres
Maryland Agricultural Land Preservation Foundation (MALPF) (24 Properties	3,031.6
Patuxent Tidewater Land Trust utilizing the Rural Legacy	1,522.0
Maryland Historic Trust (Bachelors Hope)	303.0
Maryland Environmental Trust	1,101.4
Total as of January 2001	5,958.0
Maryland Agricultural Land Preservation Foundation (MALPF)(8 properties pending settlement in FY01)	1,170.5
Projected total through FY01	7,128.5

1.4 *The Home of a Premier Aircraft Testing and Evaluation Facility*

The Navy is a significant presence in St. Mary's County. The 6,384 acre Patuxent River Naval Air Station, (NAS) commissioned in April 1943, has as its primary purpose testing and evaluation of the navy's aircraft. The station is unique in that it has access to 50,000 square miles of airspace for test flights, heavy duty runways of 12,000 as well as 9,700 and 6,400 feet, 18 hangar bays, three seaplane basins, operating lanes in the Patuxent River and Chesapeake Bay and easy access to the nation's capital. The real property at the station is estimated to represent a capital investment with a one billion dollar replacement value.

According to a March 1996 report issued by the Maryland Department of Fiscal Services, the initial influx of over 6,500 military and civilian personnel was to generate a total of over 12,400 on-going jobs and $769 million in new spending. This would be in addition to nearly 8,300 temporary jobs (construction, real estate) and $437 million in one-time spending. Many of these jobs would be high technology, high-skilled opportunities that pay average annual salaries in excess of $45,000 per year. The new income associated with the relocation was predicted to dramatically increase the purchasing power of the southern Maryland region and spur successive rounds of economic development in real estate, retail trade, health care and business services. The report simply applied standard formulas to the number of expected new jobs, and did not indicate the duration of the ensuing changes, nor did it predict specifically where within the Southern Maryland region the changes would occur.

But much of the predicted change did take place. Between 1995 and 2000, total employment at the complex increased significantly from 12,300 to 17,200, representing approximately 72.7% of the existing jobs available in the county in 2000. The military's share

of this employment has increased from 2,600 to 3,100, although in percentage it has decreased to 18%, while the federal civilian share increased to 40% and the contractors share slightly decreased to 40%. With the completion of new activities and facilities within or associated with the Patuxent River Naval complex, these figures will remain steady for the near future.

1.5 *The Outer Edge of the Washington D.C. Commutershed*

The relative isolation which St. Mary's County enjoys, and which fosters the rural environment so highly valued by its residents, could diminish over the coming decades as commuting patterns change. In 1980, 1,230 workers, representing 4.8% of the county labor force, commuted to the District of Columbia. By 1990 this number increased to 1,835, but represented only 4.7% of the county's labor force. According to one rule of thumb for determining whether the county is within the DC commutershed, at least 5% of its labor force would be found commuting there. Strictly speaking, the county is not yet within the D.C. commutershed, but is on its outer edge. By comparison, Charles and Calvert Counties lie undeniably within the D.C. commutershed with 18% and 13%, respectively, of their labor force commuting to the center of the metropolitan area by 1990. These neighboring counties have high commuting rates overall in comparison to St. Mary's County. In 1999 an estimated 19.7% of St. Mary's County labor force commute to jobs in other parts in Maryland, with only 7.6% commuting to other states including Washington DC. By 2000, out-bound commuting rates were 42% for Charles County, 43% for Calvert County, and only 27% for St. Mary's County.

Potential construction within the next fifteen to twenty years of an improved US Route 301 through Charles and Prince George's Counties, and the prospect of light rail train service between Washington and La Plata could substantially increase out-bound commuting from St. Mary's County to new or expanding employment centers within the US 301 corridor. But through the 1980s and 1990s and into the new century, the growth of the county's economy, particularly in relation to the Patuxent River Naval Air Station, has been so strong as to provide substantial additional employment for St. Mary's County residents closer to their own homes.

While these observations hold for the county as a whole, the northern communities of Charlotte Hall and Mechanicsville have grown as much in response to proximity to Washington as to the growth of the naval air station. To avoid the burden of providing services for a population housed in the county but drawn to employment and shopping opportunities outside of the county, an effort must be made to balance the suburban (relative to Washington) and exurban (independent of Washington) nature of these communities. Guiding their emergence as well developed town centers should foster such balance, with emphasis on building up their employment and retail functions while maintaining their historic identities.

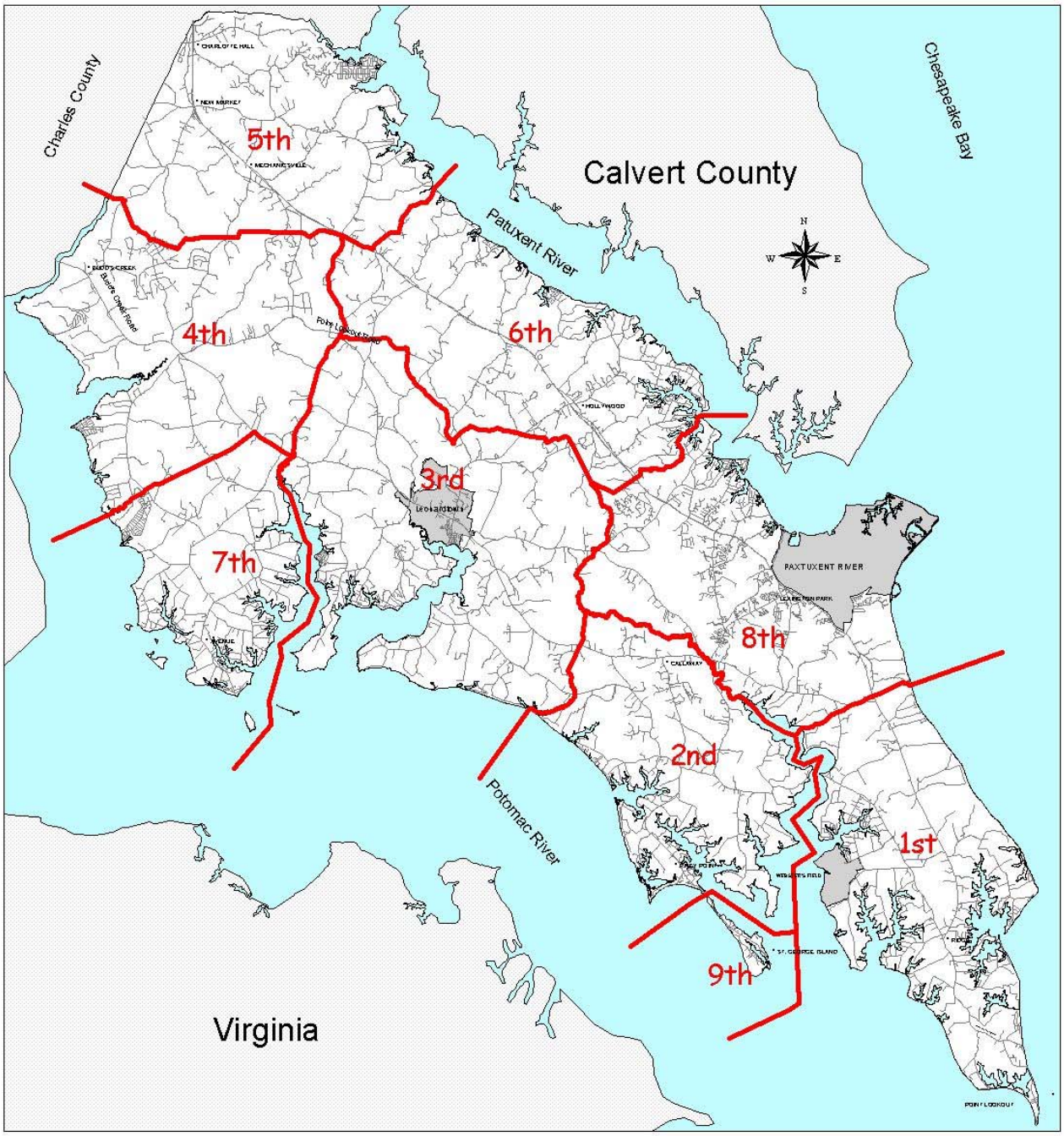
1.6 *A Regional Recreational Resource*

As a part of Southern Maryland, St. Mary's County is linked into a circuit of visitor destinations and attractions in Charles and Calvert Counties. These three counties are coordinating their efforts through designation of a Southern Maryland Heritage Area, and have prepared a Heritage Area Plan. Over 63 sites and activities in St. Mary's County are identified in the plan, including historic, cultural, natural and recreational centers.

By far the most important fixed visitor destinations in the county are Point Lookout State Park, Historic St. Mary's City and Sotterley Mansion. Events such as the air exposition at the Patuxent River Naval Air Station in the spring, the Blessing of the Fleet, and the Crab Festival and the Oyster Festival in the fall also attract large numbers of people. The Amish Market in Charlotte Hall operates twice weekly and is a significant cultural and focal point. Less formal destinations for residents and visitors include commercial and private marinas, and fishing charter operations located along the creeks and rivers which feed into tidal Patuxent and Potomac rivers and the Chesapeake Bay.

Both Point Lookout and St. Mary's City are located at or toward the southeastern tip of

the county. This means that visitors to them are drawn through the entire length of the peninsula in order to reach them. While this provides opportunity for purveyors of commercial services to tap the visitor stream, it also means that the county must make certain that access to the sites is kept in good order, from both traffic handling and attractiveness standpoints. The community of Ridge represents a prime opportunity to capitalize on such needs of the visiting population as dining, fishing and camping goods and supplies, and lodging. Recognizing and accommodating its potential as a steadily developing village center would greatly enhance the economy of this end of the county.



Election Districts

Election District Legend

Election District Boundary

Roads

2. THE DYNAMICS OF CHANGE.

2.1 *Population*

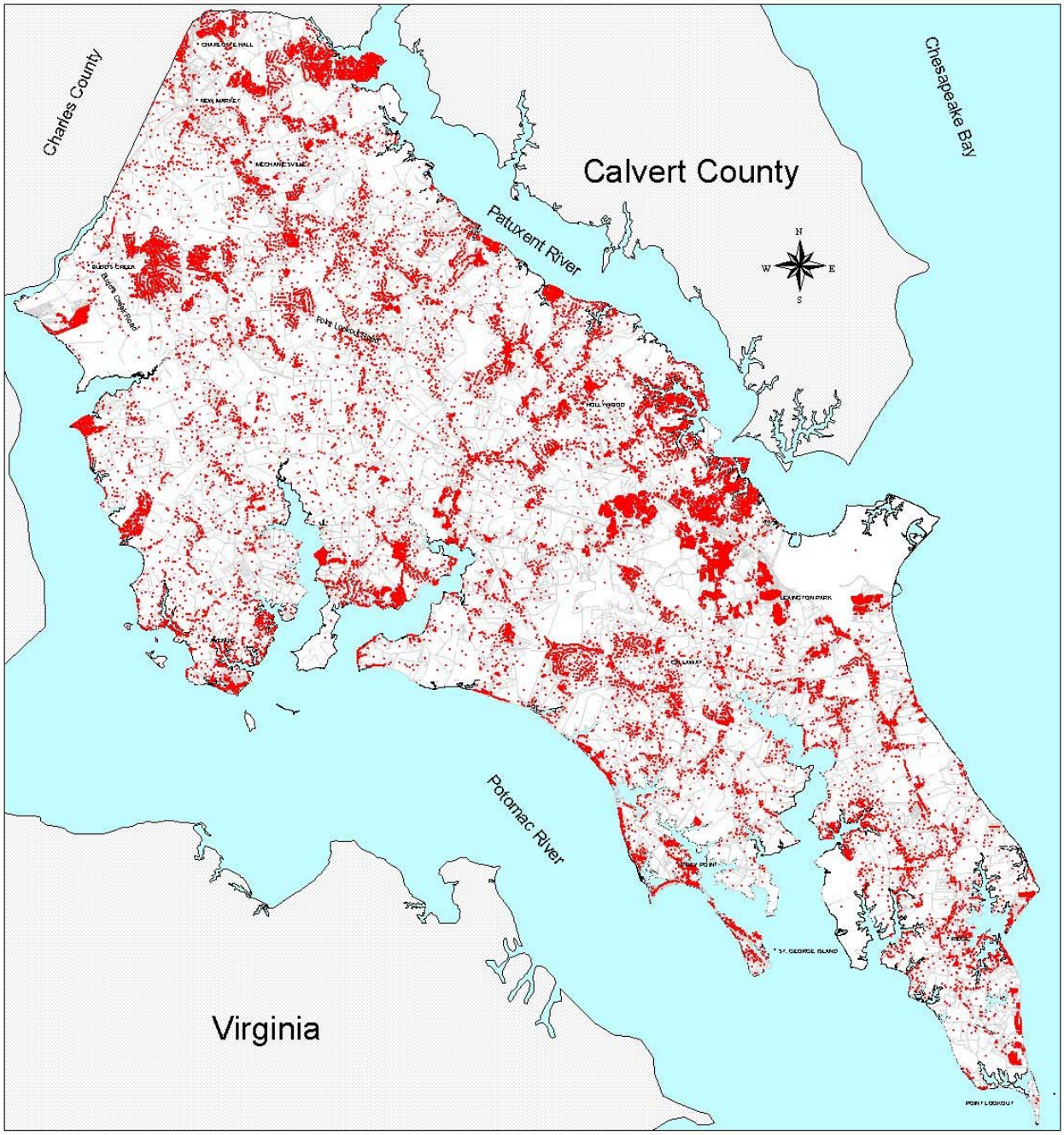
The 1988 comprehensive plan looked forward to the end of the twentieth century, predicting a population of 84,225, an increase of 17% over the assumed population of 1988. The expected population for the end of the century ranged from 88,600 (Maryland Office of Planning estimate as of September 1995) to nearly 96,000 (DPZ estimate based on certificates of occupancy through 1999). Actual U.S. census figures released in April 2001 shows county growth of 13% for a total of 86,211. The greatest concentration of population remains in the 8th election district, this district includes Lexington Park, California, and Great Mills. Significant concentrations of population are also found in districts 3 (which includes Leonardtown and Loveville), 4 (which includes Country Lakes and Wicomico Shores), 5 (which includes Charlotte Hall and Mechanicsville), and 6 (which includes Hollywood). As the county's population reaches a projected population of over 100,000 persons by 2010, only these areas are expected to remain as major population centers. Lesser concentrations will continue to be found in and around Ridge in District 1, and in Piney Point in District 2. Population will remain more widely dispersed throughout the remainder of the county.

The projected age distribution of the population shows an aging population. In 2010 the segment of the population age 65+ is projected to increase by 3,500 persons, representing nearly 11% of the population. The numbers of children are dropping 1% in the age 5 and under category and nearly 3% in the age 5 to 19 category. However, the county population is younger than that of the state as a whole, where over 12% of the population is age 65+. This information will be valuable in planning for future school facilities and elderly housing.

Population Projection

Year	Total Households	Population	Percent change from 1990
1990	25,500	75,974	
2000	30,642	86,211	13.47%
2005	34,125	93,600	23.2%
2010	38,671	100,800	32.7%
2015	41,125	107,900	42.0%
2020	44,450	114,800	51.1%
2025	47,275	121,400	59.8%
2030	49,950	127,600	67.8%

Source: Maryland Department of Planning (November 2001).



Each dot on the map represents a residential structure according to tax records.
Dark shaded areas represent concentrations of houses; e.g., Golden Beach

Population Distribution

2.2 *Land Use*

St. Mary's County contains approximately 231,280 acres of land area. A As of 1997 the majority of this land (54%) is forested, with agriculture accounting for 28%. Acres of land in farms decreased from 80,493 acres in 1987 to 77,491 acres in 1992, and further down to 71,890 acres in 1997, or a 10.7% decrease between 1987 to 1997. The number of farms likewise decreased from 754 in 1987 to 673 in 1992 and 621 in 1997 or a total decrease of 17.6%. The average farm size increased from 107 acres in 1987 to 115 acres in 1992, and slightly to 116 acres in 1997. Of the 621 farms, 204 (33%) are between 10 to 49 acres and 254 (41%) farms are between 50 to 179. The Maryland Department of Planning reported a 9.41% loss in forestland from 133,628 acres in 1985 to 125,708 acres in 1997. Although developed land only represents 16% of the total land area, from a trend perspective, the amount of developed land has been dramatically increasing, 28% from 1985 to 1997.

Distribution by Land Use

LAND USE	1997 ACRES	PERCENT OF COUNTY
Low Density Residential	22,699	9.8 %
Medium/High Density Residential	4,495	1.9 %
Commercial/Industrial/Transportation	3,077	0.98 %
Institutional and open	6,718	2.9 %
Developed Land Subtotal	**36,989**	**16 %**
Agriculture	64,703	28 %
Forest	125,706	54.46 %
Extractive and barren	839	0.36 %
Wetland	2,552	1.10 %
Resource Land Subtotal	**193,800**	**84 %**
TOTAL LAND AREA	**230,789**	**100 %**

Source: Maryland Department of Planning Land Use/Cover Inventory

In particular, low-density residential development (densities less than 2 units/acre) is the most rapidly increasing category, growing by over 43% from 1985 to 1997. This increase in low density residential development is very land consumptive and threatens to impact valuable natural resource lands. In fact, the 6,833 acre increase in low density residential development from 1985 to 1997 closely parallels the loss of 6,041 acres of forest and agricultural land during the same time period.

Sprawl is a state-wide and even a national phenomenon. As it spreads across the landscape, it can destroy wildlife habitat, overrun farm lands, displace valuable streamside forests, threaten wetlands, contribute to air pollution problems and increase the runoff of sediment, nutrients, and toxins in local waterways and the Bay. Sprawl results from poor or inadequate planning for new growth. Growth in the Chesapeake Bay watershed through 2020 is expected to be 2.6 million more than the watershed's 1990 population. Maryland will receive 800,000 of this new population in 555,000 new households; at current rates of conversion of land from forests, agriculture and resources to developed acreage, this population increase will consume another 626,000 acres by 2020 compared with 1990 levels.

. Between 1996 and 2001, nearly 2,700 dwelling units have been built, consuming as much as 8,500 acres. With managed growth, as little as 1,200 acres, with less than 400 acres disturbed in areas planned for resource conservation and preservation of rural character would result from this amount of building.. Analysis shows the potential of designated growth areas to accommodate projected growth. The Lexington Park development district alone could absorb all projected growth through 2010. The analysis also shows the potential of the rural preservation district to absorb growth.

2.3 *Employment*

Between 1994 and 1999 the county labor force grew 32.1% to a total of 49,019, the second highest growth in the state of Maryland. This is significantly higher than the state average of 11.5% and neighboring Charles County's 12.7%, and slightly higher than Calvert County's 25.4%. It is projected that the labor force will grow to over 58,540 by the year 2010. This will be approximately the same size as that of Calvert County and approximately 33,000 less than Charles County.

The expansion at NAS and the contractual companies servicing it brought into the county some $17 billion business activities and employment opportunities and are mostly responsible for the employment of 72.7% of the county residents within the county. In 1996 NAS-related employment increased to 13,800 of which 6,400 were contractor, 5,000 civilian, and 2,400 military. In 1997 there was a substantial increase in employment to 17,600 to 7,600 contractor, 7,000 civilian and 3,000 military. Employment had a slight decrease to 17,200 in 1998, of which 7,300 were contractor, 6,800, 3,100 military and has remained at the same level through 2000. The NAS expansion has brought about a downward trend in the average unemployment rate from 4.6% in 1996 and 1997, 3.7% in 1998, 3.1 in 1999, to 2.8% in 2000, only slightly higher than the 2.6% and 2.5% respectively for Calvert and Charles counties.

While still not considered within the District of Columbia commutershed, the relative isolation which St. Mary's County enjoys, and which fosters the rural environment so highly valued by its residents, is beginning to diminish with changes in commuting patterns resulting from increased employment opportunities from NAS-related activities. The Maryland Department of Planning (MDP) reported the St. Mary's County to be among the top five newer suburban jurisdictions with the fastest job growth rate at 32.4% over the 1994-1999 period, second only to Howard County with 34.1%, resulting from the NAS expansion, with a total net gain of 8,262 in wage and salary jobs in 1999: New jobs added totaled 1,433 (1996), 3,667 in 1997, 3,126 in 1998, and 485 in 1999 (the lower number indicating a concluding of the job relocation process). Another result of the job relocations was a ranking for St. Mary's County among the top five counties with the highest average wage at $34,594.

Well over 50% of the county's working population is in the civilian labor force (CLF), which does not include the military employees. The Maryland Department of Planning has reported that 72.7% of the county's CLF was employed in St. Mary's County in 1990. In comparison, Calvert and Charles Counties had 43% and 42% respectively working in their respective counties. Of the remaining 27.3 CLF, 19.7% work outside the home county, and 7.6% work outside the home state of which 4.7% work in Washington DC. In 1999 the county CLF was reported to have increased by about 3,773 workers, or 8%, faster than the state or national growth, and was reported at 54,102 in 2000

Commuting patterns indicate that, although close, the county is not yet considered to be within the Washington, D.C. commutershed. In 2000 only 27.3% of St. Mary's County local residents commute to jobs outside the county, of which 19.7% commute to work in other parts of Maryland, and 7.6% commute to other states which includes 4.7% who commute to Washington DC. In comparison, neighboring Calvert and Charles counties' commuters are 43% and 42% respectively. It is predicted that before long St. Mary's County will join the number of suburban counties who are part of the Washington Metropolitan Area, as number commuting to jobs in Washington reaches 5%.

The county's per capita income in 1999 was $28,263. This is slightly higher than Charles County's $27,701, but slightly lower than Calvert County's $28,888, and lower than the $32,517 state average. Compared to Calvert and Charles counties, St. Mary's County's per capita income from 1990 to 1995 was consistently lower from 1990 to 1995, but this difference started to narrow in 1996 and 1997, and by 1998 the county's per capita income was higher than

both Calvert and Charles, and continued to be higher than Charles in 1999, although still lower than the state average.

2.4 *Housing*

The 1980 census showed 21,278 housing units in St. Mary's County. By 1990 this number had increased 3% to 27,830. And by 2000 it had grown another 3% to 34,081.

Future housing needs are determined by population growth, vacancy rates and person per household trends. The county vacancy rate in 1990 was 8.5%, and in 2000 it was 10.1% The number of persons per household changed from 2.81 in 1995 to 2.72 in 2000. A reduction in the number of persons per household results in the need for more dwelling units to accommodate the same population. The number of households increased to 30,624 in 2000, and is projected to increase to approximately 38,600 by 2010.

2.5 *Community Facilities*

2.5.1 *Parks*

Parks and recreation planning and acquisition goals are established in the county's land preservation and recreation plan (LPRP). Currently, there are 4 state parks, 12 community parks, 7 neighborhood parks, 15 school recreation parks and 16 piers/boat ramps. The county also operates a golf course and the county fairgrounds. There is a total of 4,196 acres of recreational land in St. Mary's County (1,348 county and 2,848 state). The state and county also maintain 3,983 acres of resource lands, some of which is utilized for recreation and environmental education. St. Mary's County is approximately 1,100 acres short of the State of Maryland's recommended goal for adequate recreation facilities.

2.5.2 *Schools*

Total public school enrollment increased by nearly 1,167 students or 9% between 1995 and 2000. The greatest percentage increase was at the middle school level, increasing by 30% whereas the greatest increase in numbers of students was seen at the secondary school level (grades 7 – 12), increasing by 14% or 812 students. Elementary school population grew by a more modest 5% or 355 students. The school system continues to show a constant positive growth trend.

Total public school enrollment is projected to increase by approximately 2,200 students or just over 16% by 2003. Predicated on the previous high increase in middle school enrollments, it follows that from 1996 to 2003 it is the high school level that grows by the greatest percentage. The high school level is projected to increase by just over 20% or 848 students.

The optimum school sizes adopted by the local Board of Education are as follows: 535 students for elementary; 1,100 students for middle; and 1,575 students for high. The classroom staffing ratios used by the local Board of Education are as follows: 1 per 21 students for K-2 and 1 per 25 for 3-12. Based on enrollment projections and patterns, optimum school sizes, and staffing ratios, a capital improvements (construction) program adding additional capacity at all levels has been developed.

Private schools typically absorb from 20% to 23% of the county's total number of students.

2.5.3 *Water Resources and Wastewater Treatment Facilities.*

The county is served by five aquifers: the Patapsco, Aquia, Piney Point, Magothy, and Mattaponi. Only the Aquia is available to serve the entire county, whereas the Patapsco, Piney

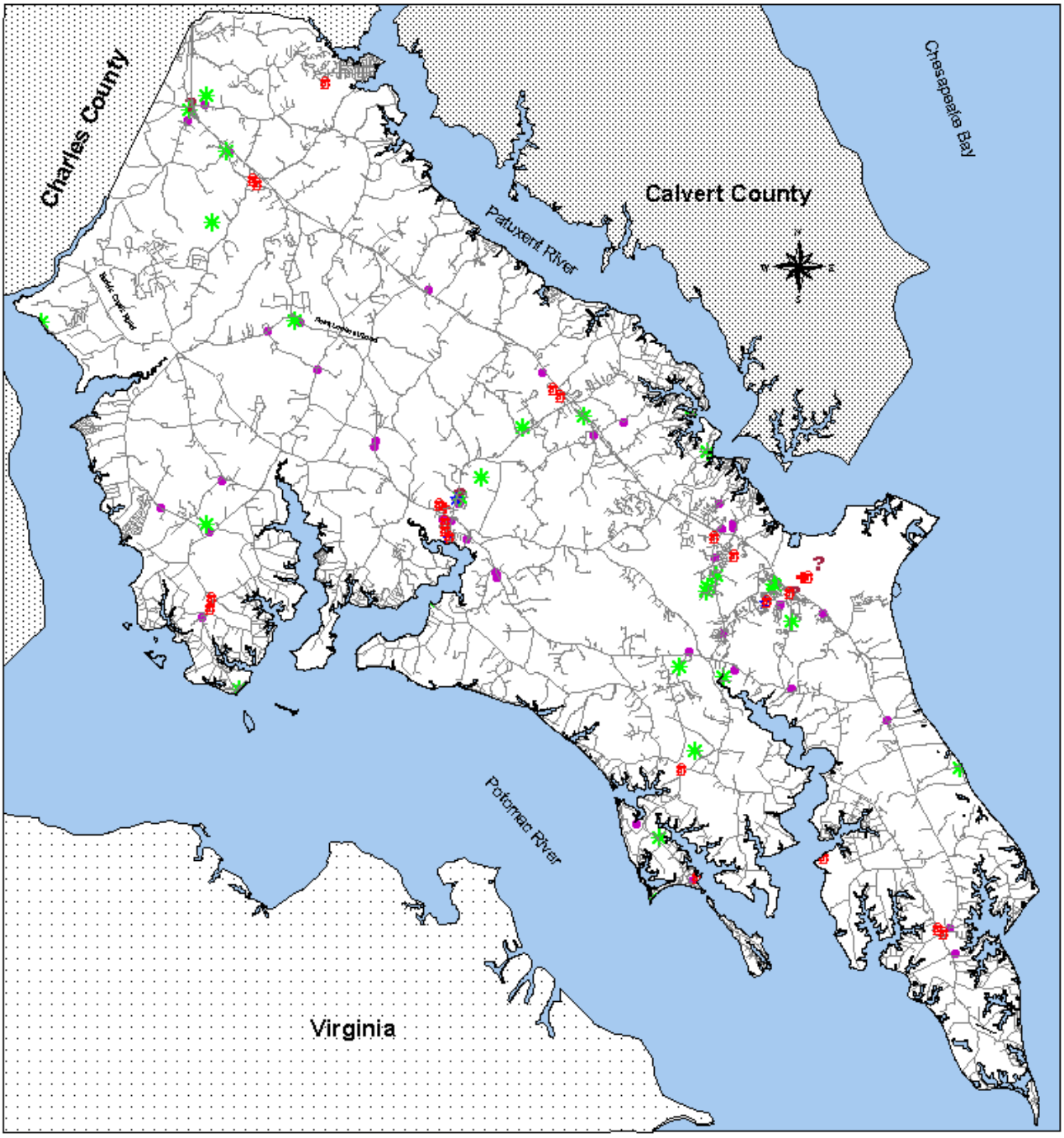
Point, Magothy and Mattaponi are found in limited areas.

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 sewerage plan (CWSP). For this reason, surface water use not been largely discussed since the early 1970s. The CWSP identifies potential reservoir sites on McIntosh Run, the St. Mary's River, Killpeck Creek, and Persimmon Creek, but no measures have been put in place to preserve or protect these potential sites. A reconnaissance review indicates that McIntosh Run and Killpeck Creeks are no longer viable impoundment sites. The Maryland Department of Natural Resources will continue to monitor the aquifers for supply and flow rates.

There are four wastewater treatment plants in the county: Leonardtown and Pine Hill Run, which serve the Leonardtown and Lexington Park development districts, respectively, and St. Clement's Shores and Wicomico Shores which serve these neighborhood conservation districts.

2.5.4 *Solid Waste*

Pursuant to state law, the county maintains a plan for managing solid waste disposal for the next ten years.



St. Mary's County's

Community Facilities

Facility Legend

- Hospitals
- Police
- Fire & Rescue
- Parks & Recreation
- Libraries
- Schools
- Roads

2.5.5 *Transportation*

The dominant mode of personal transportation in St. Mary's County is the private automobile and the vast majority of travel occurs on the highways of the state and the county and on private roads. In addition, most of the goods produced or consumed in the county are hauled by truck or horse-drawn buggy over these same highways. The railroad that once served this area is long gone and is not likely to return. 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. Local transit service is provided through the St. Mary's Transit System and, again, ridership has increased with excess capacity available. While the automobile has long been the preferred mode of transportation in St. Mary's County, this plan encourages efforts to lessen dependence on the automobile. As noted, mass transit service and accommodation of bicycle and horse drawn buggy traffic have increased in the 1990's, and should be supported into the next century.

Population increase and economic growth are typically accompanied by an increase in traffic volumes and highway-related commercial activities competing for visibility and access. The result has been significant peak use problems of congestion, delays and slower speeds, especially within the Three Notch Road (MD 235) corridor. Failure to plan for adequate highway capacity and safety provisions will lead to further deterioration of the vital transportation system which in turn will adversely affect the general welfare. It is therefore critical to public welfare and safety to plan for adequate transportation improvements. Major efforts to meet this need are underway at the local, regional and state levels, including, but not limited to, the Tri-County Council Regional Infrastructure Committee.

The county's growth management objectives are heavily dependent on the viability of the Lexington Park development district as the area where a significant portion of population growth will be accommodated. Additional highways and streets will be needed to serve the proposed land uses and to provide for ease of access to this district.

A reduction in federal funding for roadways places more financial responsibility at the state, county and local levels - as well as on private developers - to fund new roadways and roadway improvements. Roadway construction funds must therefore be wisely expended, and road needs carefully identified and programmed.

New funding mechanisms may be necessary as the rate of new development increases and potential funds generated through impact fees may not be sufficient to cover the costs of new roads to relieve current as well as anticipated congestion.

Quality of Life

What makes St. Mary's County a desirable place in which to live, work and play? The citizens of St. Mary's County have voiced their concerns about development trends, and have stated their interest in maintaining the quality of life they have long enjoyed here. Comments indicate a continued consensus that is focused on features and characteristics of the county that make it a good place to live and that warrant preservation. The widest recognition was given to the value of the county's rural character, its waterfront and its historic features. Also very highly valued were employment opportunities and access to nearby metropolitan areas. Considerable importance was attributed to the clean environment, ease of internal movement, outdoor recreation, educational opportunities and the slow pace of life. Also mentioned were the sense of community, ethnic diversity, and the agricultural and Amish and Mennonite communities. Also valued as positive features were proximity to the waterfront, a pleasant atmosphere, closeness to work, and affordable housing. Recommended changes and improvements derived from these inputs included limitation of sprawl development and limits on multiple access points along arterial roads, increased public access to the waterfront, expansion of marina uses, and improved access and community appearance in Lexington Park. Responses to a questionnaire emphasized the unavailability of many consumer products in the county and favored additional light manufacturing uses and tourism. The consensus of opinions strongly favored guiding future growth.

In June of 1994 a community character workshop was held to begin soliciting citizen input for the update of the comprehensive plan. At the workshop noted urban planner Mr. Anton Nelessen conducted his trademarked Visual Preference Survey where citizens were asked to rate a series of slides. While not including all issues, a number of defined topics came out clearly positive or negative.

The concept of conservation and designing with nature was rated positively. Citizens favored scenes of farms, rural areas, and pristine sensitive environmental areas making suggestions such as clustering development, implementing an agricultural overlay zone or an Amish overlay zone, designating certain areas "off limits" to development, and exploring design standards for streetscapes. Another positively rated concept was open space. Citizens suggested that opportunities for linkages and greenways be explored and that additional water access points be explored. Also positively rated was the concept of regulating building architecture and site design. Citizens suggested that it be determined what residents prefer and that design guidelines be developed and incorporated into the project approval process. Another positively rated concept was "nice" roads. Citizens stated that "nice" roads are those that are narrow with arching tree canopies. They suggested that better (lesser) road design be explored as well as landscaping requirements along all new roads.

With regard to negative, there was the issue of pedestrian and bicycle access. It was pointed out by citizens that much of the development in the county totally ignores the concept of pedestrian access or bicycle use and suggested that pedestrian and alternative transportation issues such as sidewalks, bikeways, greenways, landscaping, and lighting be explored. Another big negative were scenes of Lexington Park, which is currently in the "decline" phase of Nelessen's "Built-Form Evolutionary Spiral." It was suggested that there needs to be retrofit and redevelopment with specific designs for each area - i.e., sub-area plans. Another negatively rated issue was signs. It was stated that the current regulations are not helping and that there need to be very specific design standards for signs, including allowing certain styles, standardizing colors and materials and banning those that are internally illuminated. The last of the major negatively rated issues was roads. Citizens stated that many of the county's roads are excessively wide and over-engineered. They suggested that there be better (lesser) road design and that where larger roads are justified there be a streetscape to include planted medians and pedestrian amenities.

In May and June of 1996 citizen input was again sought. This was in the form of four community meetings. The meetings were held at various locations throughout the county to accommodate residents in all areas. At these meetings citizens were briefed on the 1988 plan, trends since that time, and current conditions. Citizens were then asked to complete an opinion survey. In addition to these four community meetings, staff requested that smaller community groups solicit staff presentations. It is estimated that from these smaller presentations as well as the four community meetings more than 400 citizens were reached. Out of that approximately 20% responded to the opinion survey. The results of the survey are summarized in the appendix.

For the most part, the opinions given reinforce what was stated/suggested in 1994 at the visual preference workshop. Some of the responses given to the question "What issues do you believe should be addressed in the comprehensive plan?" included: maintaining rural character, clustering growth, aesthetics, more focus on people less on cars, agricultural land preservation, breaking up of farmland and open space, and transferable development rights (TDR). Many of these issues were reinforced under a question where citizens were asked to rate the quality of services in the county. The county's progress in addressing transportation, agricultural preservation, and rural preservation received a high number of poor ratings.

Overall, county citizens feel they are a part of their community, safe, and that the quality of life in the county is good to excellent. However, the majority feels that the quality of life is declining. New areas of concern raised by responses to the opinion survey include affordable housing, historic and cultural preservation, and water supply resources.

The conclusions listed here are based on the inputs of 77 participants in a 1996 survey. While the sample size is too low to be statistically significant, the results (summarized at the back of this plan) are nevertheless a valuable cursory indication of values and concerns.

Chapter II: Successes and Problems Since Adoption of the 1988 Plan

1. INTRODUCTION

Public opinion and the need to address the "seven visions" of the 1992 Planning Act support continuation of the primary purposes of the 1988 comprehensive plan :

1.1 ***Protection of farmland and forest resources as components of an important local industry and rural character***

1.2 ***Protection of sensitive natural characteristics or environmental features***

1.3 ***Protection and enhancement of the visual qualities and characteristics of existing settlements in the county***

1.4 ***Directing and managing the distribution of future land uses anticipated with a growth in population***

1.5 ***Guiding of public investment in services, facilities, and improvements in a manner which is timely, cost effective and easily maintained.***

In addition to these five objectives the 1988 plan serves as a "yardstick" for evaluating the merits of development and budgeting proposals and as a guide to strategies for controls, management measures, financial and human resource investments, and incentives necessary to achieve these goals. The pattern and appearance of many developments after 1988 indicate that many of the implementation strategies have not been effective at addressing the five core objectives of the 1988 Plan. This finding is supported by citizens who have expressed an ongoing concern that the implementation strategies inadequately protect either farmland or rural character. Appendix 3 to this document tabulates citizen concerns[1].

Application of the implementation strategies -- particularly the establishment of density in the rural preservation district at one dwelling unit per three acres -- has shown that they have not achieved and are probably incapable of achieving the goal of preservation of open space, and protection of land for agriculture and resource utilization, without additional strategies to guide how that density is located and how it "looks" in the landscape.

A sixth purpose identified but indirectly stated in the 1988 plan, has again been identified by citizens as critical to understanding and guiding the future of the county:

1.6 ***Protection and stewardship of the watershed and waterfront lands and the local waters of the county necessary to preserve water-dependent activities, and to enhance the health of the Chesapeake Bay and its tributaries.***

2. ANALYSIS

This section outlines issues related to successes and problems which affect the ability to achieve the objectives. These issues have been developed using a variety of statistical data from land use and building permit records, and analysis of citizen opinion expressed in surveys and public comment gathered in 1994, 1995, and 1996.

2.1 ***Protection of farmland and forest resources as components of an important local industry and rural character.***

A primary achievement related to protection and preservation of agriculture as a local industry and farm land was the establishment of the local Agricultural Preservation Program in

[1] As expressed in the 1994 Visual Preference Survey conducted by Anton Nelessen at the Community Character workshop in 1994, the Randall Arendt workshop on Preservation of Rural Character in 1995, in the Planning and Zoning survey distributed in the spring and summer of 1996, and in public comments by the County Commissioners, Planning Commission's Ad Hoc Community Character Task Force, Economic Development Commission, and as stated in public hearings before the Planning Commission.

1995. Tax assessment reductions for qualifying agricultural lands improves the ability of farming to remain economically viable. As of 1996 the Maryland Agricultural Land Preservation Foundation showed that within St. Mary's County 1,807 acres were in agricultural districts and 1,816 acres were under easement in agricultural assessment.

However, efforts to enroll farmlands and funding to support these programs must be increased if they are to have a significant impact. The Census of Agriculture indicated that, in 1969, 95,146 acres or 41% of the county's total land area was in agricultural field and forest use. A little over twenty years later, 1992 figures indicate St. Mary's County had 77,491 acres of agricultural land (33% of the county's area). This represents an 18.5% decline and over this same period the area in cropland has declined by 22.8% (from 46,067 to 35,543 acres). The 3,623 acres currently protected represents only 4.67% of current agricultural land which is being lost at a rate of 0.56% per year.

The county has developed farmstead zoning to preserve the rural character in areas which are subdivided and developed for homes -- reductions in subdivision approval requirements are offered as incentives to keep large lots (15 acres or more) and an effort to preserve the "look of an area," but generally these large lots are not affordable or viable for the farming population. Farmstead lots are often not viable as farms, however, in the past year, a number of adjacent farmsteads have been purchased by Amish or Mennonite families, who can jointly farm these using traditional methods for a profit. Even with programs which restrict change in land use and keep larger tracts available, the economic preservation of working farms will remain at issue unless programs are established to improve the economics and desirability of farming as a career and a lifestyle.

Many of the problems of farming and agriculture as a local industry are outside government control. The general decline in profitability of farming encourages sale of farms for development purposes -- growing houses becomes financially more attractive than growing crops. Due to economies of scale, small farm operations -- prevalent in St. Mary's County due to topographic and historic land division patterns -- find it difficult to be competitive with large farm operations. The farmer population is aging, and the younger generation no longer has confidence in farming as a way of life as evidenced by the decline and termination of vocational agriculture training in county schools. Infrastructure to support farming feed/seed/grain operations, equipment sales and repairs, access to markets -- has steadily declined as agriculture has declined -- further significant reductions in either farm or support operations is capable of causing the complete loss of both. Lack of new farmers might be addressed by reestablishing and expanding support for educational opportunities of youth such as FFA or other vocational agriculture programs. Education of existing and new farmers about alternatives to traditional crops are needed to promote and increase the economic viability of farming. An increasing supply of farmers producing viable crops for local and regional markets will be necessary to generate the demand for infrastructure to continue active agriculture in St. Mary's County.

There are a number of issues affecting the economic viability of agriculture and farming that can be influenced by government. The current tax structure often provides incentive to convert land to residential use by increasing taxes on land which is not being actively farmed, by assessing unimproved land based on its value for development, and by increasing the tax expenses for low and fixed income land owners. Three acres per dwelling unit density puts pressure on farmers to sell because of high profitability of major and minor subdivisions. Payments for agricultural easements are often not competitive with farm land development values. Subdivision of a single large tract is more desirable because it is easier and often less expensive than purchase and consolidation of a number of smaller tracts for subdivision so that large farms which are the most economically viable are lost to development. Some current ordinances and regulations encourage development patterns which consume large areas of agricultural land or are in conflict and inadequately balanced with the desire to preserve active

farming:

- environmental regulations, in the absence of adequate growth management policies, often push development onto unforested, flat, lands (generally agricultural lands);
- road ordinance requirements for wide roads within very wide rights-of-way capable of handling fast moving and heavy traffic for internal subdivision "streets" where lower speeds and limited traffic should be desired;
- large setbacks which push houses further from roads and each other; and
- stormwater management exemptions for larger lots of two acres or more promote sprawling developments with large lawns and long internal roads, and which take more land than necessary to provide adequate home sites and make farming on any remaining land infeasible; and
- erosion and sediment problems, fertilizer and chemical runoff

Once non-farm residential lots are located in rural areas, conflicts with these expanding, randomly-located developments, road use and traffic, noise, smell, hours of operation--make it increasingly difficulty to perform farming activities. Because the consequences of poor land management practices are incrementally larger and more visible on farms, farming is often singled out to bear a disproportionately high portion of the cost environmental regulation. While there are costs for environmental regulation on commercial, industrial and residential land uses, capital costs are more easily passed on to many individual consumers and lot owners. Full recognition of the impacts of other land uses are not generally made: impacts on individual properties are smaller, are more diverse and often less obvious; individual gains are perceived as smaller; it is harder educate and to regulate those numerous individuals engaged in a wide range of activities on numerous small parcels than to regulate a few individuals in engaged in a well defined activity located on a few large parcels.

A number of these issues also affect the viability of farming as a component of rural character. Suburban sprawl development places increased pressure to convert adjacent lands to similar use -- either to pay increased tax assessments, or to cash in on the increased value of the land. The development patterns which are the most prevalent on converted land do not lend themselves to preservation of the rural look of a place. Character-sensitive design standards are seen in many areas of the country, and should be utilized in St. Mary's County. Many regulations developed to preserve environmental and functionally important habitats inadvertently create incentives to develop farmland. Regulations such as the Forest Conservation Act makes it more expensive to develop woodland. There is an inherent ease in developing farmland which is by nature relatively flat, open, relatively dry, has existing road access, and where sensitive areas, occur the steep slopes and wetland/stream areas which are protected now by regulation, are often already left undisturbed because they aren't suitable for crop and animal production.

While the county has made some strides toward land preservation, significant protection of farmlands as an economic component of rural character has *not* occurred.

2.2 *Protection of sensitive natural characteristics or environmental features.*

A number of laws and regulations exist to protect sensitive areas. The Chesapeake Bay Critical Area Protection Act, the Forest Conservation Act and local implementing ordinance sections, as well as Resource Protection section of the county's zoning ordinance were established under the 1988 comprehensive plan. However a number of problems with implementation and enforcement of the protections remain to be addressed. Density of permitted development is based on total areas of parcels rather than buildable areas and the actual carrying capacity of the land and impacts on the resources of the level of development which is

permissible is not addressed in the comprehensive plan or in the ordinance. Placement of sensitive areas in private ownership on numerous lots in a subdivision fragments the ability to assure proper management and often results in fragmentation of the resources through encroachment. Lack of adequate enforcement and after-the-act approvals without significant penalty sets a precedent for acceptance of noncompliance with the regulations -- an issue which applies at all levels of government.

The lack of information about the importance of the sensitive areas and natural resources and the abundance of misinformation regarding the purpose and extent of protection measures and regulations increases resistance to protection efforts and accelerates loss of resources. Lack of meaningful land preservation techniques such as clustering and tracking mechanisms contributes to this lack of adequate information and to the perception that environmental protection costs money and has no attendant cost benefits. This often translates to lost opportunities to capitalize on potential greenways and nature preserves, which could enhance property values.

2.3 *Protection and enhancement of the visual qualities and characteristics of existing settlements.*

To meet this goal, efforts have been sponsored in a number of areas. The Lexington Park master plan was endorsed by the planning commission as a tool for improvement of the heart of the development district. The Tulagi Place revitalization plan calls for removal of blighted structures, streetscaping, a new park and ride lot, a new small central park and serves as an example and offers guidance for fund generation for additional revitalization in the area. A few businesses have responded by effecting improvements to facades and streetscape. Provision of sidewalks and street trees along Great Mills Road, and plans by the State Highway Administration to add sidewalks and bike paths to improve pedestrian, bicycle and handicapped citizen access, and visual appearance along roads in other areas are serving to increase accessibility and enhance the look of certain areas. There is a "sidewalk retrofit program" in the FY 98 capital budget. In response to identified needs , waterfront access, and park development and improvements have been achieved by the Department of Recreation and Parks -- Wicomico Shores, Piney Point, the regional park on Chancellor's Run Road.

The planning commission has recognized the need for developments to address streetscape and has required improvements as conditions of approval for developments such as those on Pegg Road. It also established a community character task force to identify and make recommendations based on citizen concerns and opinions about the visual qualities and community characteristics. The task force sponsored citizen workshops to discuss and learn about preservation of community and rural character: "Visual Preference Survey" presented by Anton Nelessen, and "Rural Open Space Design" presented by Randall Arendt. These efforts have led to subsequent interest and several submissions by consultants of nontraditional designs for development.

Despite these efforts there remains a significant lack of education, and of even minimum guidance and/or regulations regarding the appearance of development and its impact on the visual character of a place, and on the economic health and viability of businesses and the county. County officials, reviewers, and business and citizens need to recognize and become willing to address the impact of the appearance of structures in a community on its ability to recruit high paying businesses and industries. Development and implementation of a landscape ordinance (as recommended in the 1988 comprehensive plan), architectural design standards and enforcement and improvement of sign standards have been identified as needs for this plan and ordinance update.

2.4 *Directing and managing the distribution of future land uses anticipated with a growth in population.*

Although the county has been successful in directing a high percentage of new high-density residential and nonresidential development to the designated development districts, increased efforts toward directing other types of development there is needed. Limiting development in rural preservation areas has not been successful for new housing development -- 54% of all single family dwellings built, and 67% of building lots created since 1991 have been located in the RPD. There is a perception that much of the Lexington Park development district is not a place in which one would want to live due to concerns (founded or not) related to crime, poor school quality, lack of amenities, lack of access to open space, high percentage of low income residents. The market for new housing is also largely driven by new residents predominately coming from urban and more congested areas who can afford and want to own their three acres in the countryside, and also by a lack of a variety of affordable, desirable higher density developments in the development district.

Buildout Analysis Land Area Consumption
Rate per certificates of occupancy issued through the 1990s.

Year	Additional Units*	Share GA RPD	Acres per lot GA RPD	Acreage demand GA	RPD	Total
2000	2,702	45% 55%	0.96 6.19	1,167	9,199	10,366
2010	8,106			3,502	27,597	31,099
2020	13,510			5,836	45,995	51,831

* Additional over 1995 inventory, GA=growth area; RPD=rural preservation district

2.5 *Guiding of public investment in services, facilities, and improvements in a manner which is timely, cost effective and easily maintained.*

With the exception of the new Hollywood Elementary School, major expenditures on capital facilities since 1988 have been concentrated in designated growth areas. However, designated growth areas are larger than projected development needs dictate, and the plan provides little or no guidance for sequencing improvements and services. Developments permitted on private well and septic systems within service areas defeats many of the purposes of provision of central utilities, including the sacrifice of allowed density in the development areas. "Leap frogging" of the service past these developments increases costs to the county and to users by reducing the number of users per mile and increases distribution line length per dwelling when they are connected because these developments are necessarily less compact. Measures are needed to assure that development is coordinated with expansion of the service areas, measures which either limit development outside of currently served areas or require developers to fund that portion of the extension needed to reach the development and to construct infrastructure on site necessary to connect the development once the distribution system is extended.

2.6 *Protection and stewardship of the watershed and waterfront lands and the local waters of the county necessary to preserve water-dependent activities, and to enhance the health of the Chesapeake Bay and its tributaries.*

Open water, wetlands, and miles of shoreline, steep stream valleys and forested watersheds are defining features of St. Mary's County. Long-time residents recognize the long

history of dependence on Bay waters, tidal and non-tidal streams for income and as a way of life; newer residents and visitors appreciate them for their scenic beauty, as a resource for recreation, as coveted places to live. The use and demands placed on the resources has frequently stressed them beyond their ability to recover. As noted in 2.2 above, in response to state laws, the county has implemented a number of ordinances designed to address human and land use impacts in key upland areas in the watersheds of the Chesapeake Bay and its tributaries. This top down regulatory approach to stewardship of the Bay has met with both resistance and support. In addition to these and newly proposed regulatory requirements, incentive programs need to be developed to reduce impacts to water quality and habitats, to increase bottom up efforts and new approaches to involve citizens in monitoring and clean up efforts, and to educate residents about the impact of their activities and foster stewardship in order to protect this critical resource. Success in these efforts can be measured by increased economic benefits in both commercial marine (boating and fishing) activities as well as private citizen use of the shoreline and county waters.

CONCLUSIONS:

If current trends continue as they have since the last adoption of a comprehensive plan in 1988, new residential development in our designated "rural preserve" will, by the year 2010, sprawl across 2,000 more acres per year or 26,000 acres in all (an area over 3 times the size of Patuxent Naval Air Station). This will be largely open space lands which have been the county's 350 year economic and cultural heritage. The county government has heard during the many local presentations about growth that citizens are concerned about the continuation of this trend. Citizens have expressed concerns about the loss of the open spaces because of the impact on the Chesapeake and its tributaries, because of the economic decline of agricultural land uses, and because of the loss of quality of life. Citizens are concerned about depletion of groundwater supplies, about loss of the community's character and heritage, and about current town centers' loss of economic vitality.

The Board of County Commissioners is committed to addressing these trends through adoption of this plan, zoning regulations, capital improvements programs and budgets and other tax and finance policies.

Chapter III: A Growth Management Strategy

The citizens call out for sensible growth management strategies that will protect private property rights. During two years of plan preparation, they, the planning commission and the board of county commissioners have consistently recognized the benefits that may occur in a setting that provides for a full range of growth options. Strategies must necessarily include regulations, but can be coupled with incentives to encourage compliance, and with decisions to invest in public facilities and services where needed to support shared objectives. Organized pursuant to the state's eight (8) visions, the county's vision represents the desired future as an expression of policy made by all who participated in its preparation.

COMMUNITY VISION:

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 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.

1. Development is concentrated in suitable areas

1.1 The amount of new residential growth that has occurred in the rural planning area is reduced by one-half. About 80% of the county land area is in rural preserve and 20% in designated growth centers. Between 1990 and 1996, 56% of new residential development occurred outside of designated growth centers. A one-half reduction would still allow for 28% of new development to be in the rural preserve.

1.2 New residential and employment growth is internally and externally integrated, creating neighborhoods and communities rather than a predominant land use pattern of subdivisions and strip retail or office plazas.

1.3 Individual property access is denied on major thoroughfares, especially Three Notch Road (MD 5/235) and Point Lookout Road (MD 5), where access is limited to collector roads. Collector roads are interconnected for safety, reduction of congestion during peak period, and for additional business access. Road improvement priorities have resulted in new and improved road links to the growth centers.

1.4 Growth boundaries are determined through balanced analysis of sensitive areas, build out potential of available lands, population and employment demands, and efficient utilization of public services and resources.

1.5 Attention to architectural standards and urban design compatibility is accommodated as expected by the community.

2. In rural areas, growth is directed to existing population centers and resource areas are protected

2.1 Farms and forest resources are preserved from urban or suburban encroachment and the rural character and attributes of the county are maintained and enhanced. Landowner equity and property values have been enhanced by an active program of purchase and

transfer of development rights.

2.2 Protection of the rural countryside and traditional economies and activities -- fishing, farming, forestry -- are recognized as important components of the community and rural character. This rural character is worth maintaining not only for its scenic beauty, but because of its attraction as a setting for technology and service industries which are logically concentrated near the Patuxent River Naval Air Station.

3. Sensitive areas are protected

3.1 Land and natural features important to maintaining the environmental health of the county, which present constraints for development, and which are critical to reducing damage to the Chesapeake Bay, are preserved from disturbance and enhanced to increase the effectiveness of their benefits for erosion control, filtering of sediments and nutrients and provision of essential habitat for wildlife. In return, citizens receive benefits of reduced construction costs, minimization of erosion and flood events, and improved water quality for drinking and recreation, and increased property values for a more scenic living environment.

3.2 Historic and cultural landmarks are preserved, enhanced and made accessible

3.3 A coordinated cross-county network of greenways and scenic easements is established and waterfront access is enhanced to provide for passive and active recreation and an enhanced natural environment.

3.4 Large contiguous tracts of sensitive areas are outside of designated growth areas and zoned for rural or resource protection. Specifically, the McIntosh Run natural heritage area is excluded from the Leonardtown development district, and the St. Mary's watershed natural area and lands westward thereof are excluded from the Lexington Park development district.

4. Stewardship of the Chesapeake Bay and the land is a universal ethic

4.1 Infrastructure is planned to provide for controlled concentrated growth. The county responsibly assesses the impacts of all projects and proposals against environmental or infrastructure capacities. Excessively paved roads and expansive, under utilized parking lots are no longer allowed.

4.2 Ecosystems are protected, preserved, and enhanced by independent actions of individual citizens.

4.3 The county receives support, praise, and encouragement from outside of the community as a result of successful public education and outreach efforts and citizen participation campaigns that incorporate the community's values.

5. Conservation of resources, including a reduction in resource consumption, is practiced.

5.1 Existing communities are revitalized. New businesses are encouraged to reuse existing structures, or construct new infill buildings in order to utilize existing infrastructure, and bring new activity into declining areas. Owners of existing structures are encouraged to maintain and retrofit the buildings and grounds to be made attractive and energy efficient. Dilapidated or unsafe buildings are renovated for adaptive reuse and made safe and secure or removed. Illegal junkyards and other blighting influences are removed or brought into compliance with applicable regulations and ordinances.

5.2 Businesses, industries and individuals reduce consumption, and recycle or reuse materials. Demand for recycled products is encouraged by establishing goals for utilizing recycled

products in the public sector.

5.3 Building codes and ordinances require energy and resource efficient construction materials and methods such as use of low flow plumbing fixtures for renovation and new construction, energy efficient insulation and windows and energy efficient heat, air conditioning and appliances.

5.4 New development is clustered to preserve rural lands and open space land uses.

6. Economic growth is encouraged and regulatory mechanisms are streamlined

6.1 Tourism development and broadened economic opportunity are closely linked to historic, cultural and environmental resources.

6.2 Permits and inspections are required only where necessary to uphold local zoning and building codes, which are adopted only when required to implement valid adopted public policy. Overly restrictive, inflexible, and redundant regulation has been eliminated.

6.3 Infill development on existing developed tracts is encouraged, and preservation and protection of remaining environmental features on sites is rewarded through regulatory streamlining, which supports goals for focused growth, economic development and reduction of consumption of resources through revitalizing existing developed areas.

6.4 A business friendly regulatory environment fosters a diverse and growing economy.

7. Adequate Public Facilities and Infrastructure under the control of the municipal corporation are available or planned in areas where growth is to occur.

7.1 School, water and sewer facility service areas are drawn to implement the comprehensive plan growth area concept.

7.2 Public Facilities and infrastructure are funded and constructed concurrent to accommodate development demand.

7.3 The capital improvement program and capital budget assign spending priority to growth and priority funding areas over other expenditures.

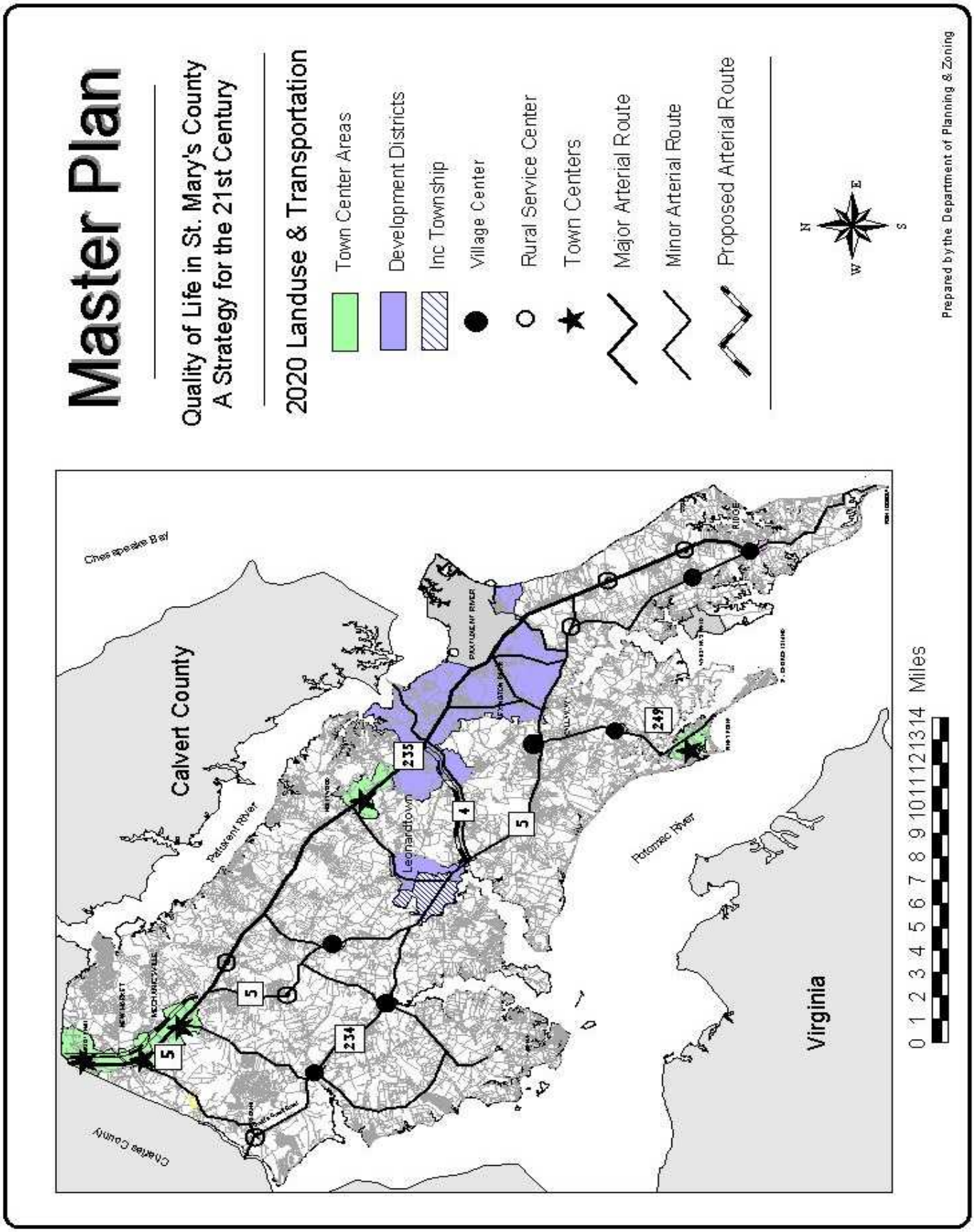
8. Funding is available to achieve these Visions

8.1 Revenue enhancements are charged most equitably to the direct beneficiaries of public services and facilities. County resources are matched with other revenue sources to build the capacity to resolve local needs locally through innovative project and program development.

8.2 Resources to revitalize existing neighborhoods and communities are obtained and focused.

8.3 Central geographic information systems (GIS) are utilized to maximize efficiency in planning and provision of government facilities. Private sector utilization of county GIS helps to defray some of its costs.

Land Use Plan Concept	
GROWTH AREAS	1) 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 transferred development rights or TDR) 2) TOWN CENTERS. Secondary growth centers are Charlotte Hall, New Market, Mechanicsville, Hollywood, Piney Point: urban in pattern and form, designated for moderately intense residential, commercial and industrial development supported by provision of community facilities and services. (Receiving areas for transferred development rights) 3) VILLAGE CENTERS. Third order growth centers are Callaway, Chaptico, Clements, Loveville, Ridge, St. Inigoes, Valley Lee: intended to serve as the focus for rural community facilities, services and activities. (Receiving areas for transferred development rights)
RURAL AREAS	4) RURAL PRESERVATION DISTRICT (RPD). Prime farm land, timber land and mineral resource lands, agriculturally related industries and limited nonfarm cottage industries, and low density nonfarm residential developments characteristic of the county's rural character which are to be preserved for a wide range of economic and aesthetic purposes. Acknowledges continued nonconforming commercial and residential activities on existing parcels throughout the district, but limits their expansion or creation. (Sending area for transferred development rights) 5) 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. 6) RURAL COMMERCIAL LIMITED. Established areas of commercial use along county or state roadways that existed in the RPD at time of passage of this plan. Provide for continuation of commercial uses and for the commercial development of certain vacant properties where the use and commercial zoning classifications predates this comprehensive 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 delineated by this comprehensive plan, but which have commercial status under the 1990 zoning ordinance.
PROTECTED AREAS	7) 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 destruction, significant alteration, or inadequate protection from impacts of off-site development; Chesapeake Bay critical areas. (Sending area for transferred development rights) 8) NEIGHBORHOOD CONSERVATION DISTRICTS. Established areas, predominately 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.


Master Plan
Quality of Life in St. Mary's County
A Strategy for the 21st Century
2020 Landuse & Transportation
Town Center Areas
Development Districts
Inc Township
Village Center
Rural Service Center
Town Centers
Major Arterial Route
Minor Arterial Route
Proposed Arterial Route
N
W
E
S
Prepared by the Department of Planning & Zoning
Calvert County
Chesapeake Bay
Patuxent River
Potomac River
Leonardtown
Virginia
Charles County
235
234
249
4
5
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 Miles

Chapter IV: Goals, Objectives, and Policies Necessary to Achieve the Community Vision

1. LAND USE AND GROWTH MANAGEMENT ELEMENT

1.1 *Goal: Concentrate development in suitable areas.*

1.1.1 *Objective: Designate GROWTH AREAS sized to accommodate the needs of the projected 2020 population of the county. Target a majority of new residential development in development districts, town centers and village centers.*

A. Policy: Concentrate development activity in AREAS SERVED OR PROPOSED TO BE SERVED WITH PUBLIC WATER AND SEWER, primarily the Lexington Park, and Leonardtown development districts and secondarily in the town centers of Charlotte Hall, New Market, Mechanicsville, Hollywood and Piney Point.

B. Policy: Concentrate COMMERCIAL USES primarily in Leonardtown and Lexington Park, and secondarily in the town and village centers. Prohibit a scattering of future commercial uses along the county's roads. Promote development of designated traditional rural service centers, Budds Creek, Oraville, Helen, Avenue, St. James, Dameron and Park Hall.

C. Policy: Locate INDUSTRIAL AND OFFICE USES in and near such areas in the Lexington Park and Leonardtown areas and near the airport and in the town centers.

D. Policy: Concentrate COMMUNITY SERVICES AND FACILITIES in Lexington Park and Leonardtown.

E. Policy: Balance development goals with environmental protection and enhancement of the value of the WATERFRONT as a resource for recreation and water dependent facilities.

F. Policy: Encourage infill development and develop standards to assure efficient transportation networks compatible design criteria and EFFICIENT USE OF LAND in all growth areas.

1.1.2 *Objective: Concentrate the majority of growth in DEVELOPMENT DISTRICTS.*

A. Policy: Provide INFRASTRUCTURE which supports densities in development districts of 5 units per acre or greater.

B. Policy: Foster URBAN DEVELOPMENT PATTERNS and design, including preparation of master plans for each development district.

i. Delineate and encourage development of a central core with mixed uses surrounded by larger inter-mixed blocks of residential, commercial, industrial and business uses.

ii. Maintain visual and functional qualities of development through adherence to site standards for landscaping, architectural design, on-site and off-site advertising, access, lot coverage and open space, and buffering from adjacent developments and transportation corridors.

iii. Allow for and provide adequate buffers to avoid conflicts between different land use types and to provide visual screening.

C. Policy: Promote use of DEVELOPMENT RIGHTS transferred from rural preservation districts.

D. Policy: Minimize the number of OUTLETS TO MAJOR ROADS.

i. Implement highway access policies for St. Andrew's Church Road (MD 4), Point Lookout Road (MD 5), Three Notch Road (MD 5/235), and Budd's Creek Road (MD 234).

E. Policy: Encourage creative and carefully designed commercial areas, avoiding the inefficiencies and negative visual, land use and traffic impacts of strip commercial development.

i. Update planning for Three Notch Road and FDR Boulevard in Lexington Park and California.

ii. Prevent strip development from lining the approaches to Leonardtown to promote economic growth in the downtown core, and to maintain a defined town boundary.

F. Policy: Create ZONING DISTRICTS and standards necessary to accomplish concentrated growth.

G. Policy: Align development district boundaries using WATERSHED PLANNING to protect large contiguous sensitive areas which have significant environmental and recreational features worth preserving, constraints on infrastructure provision, and regulatory constraints for development.

1.1.3 Objective: Focus development in and around TOWN CENTERS.

A. Policy: Provide INFRASTRUCTURE which supports densities of 5 units per acre.

B. Policy: Foster TOWN DEVELOPMENT patterns and design, including preparation of master plans for each town center.

i. Encourage mixed use development

ii. Maintain visual and functional qualities of development through adherence to standards for landscaping, architectural design, on-site and off-site advertising, access, lot coverage and open space, and buffering from adjacent developments and transportation corridors.

iii. Allow for and provide adequate buffers to avoid conflicts between different land use types and to provide visual screening.

iv. Discourage strip development.

C. Policy: Restrict direct ACCESS to major highways.

i. Implement highway access policies for Three Notch Road (MD 5/235) in Charlotte Hall, New Market, Mechanicsville, and Hollywood.

D. Policy: Promote use of DEVELOPMENT RIGHTS transferred from rural preservation districts.

E. Policy: Encourage creative and carefully designed COMMERCIAL AREAS, avoiding the inefficiencies and negative impacts of strip commercial development.

i. Plan additional roads parallel to Three Notch Road (MD 5) commercial and industrial frontage and to provide travel alternatives to Three Notch Road for local traffic.

1.1.4 *Objective: Encourage expansion of rural services and moderate residential growth in seven (7) VILLAGE CENTERS: Callaway, Chaptico, Clements, Loveville, Ridge, St. Inigoes and Valley Lee.*

A. Policy: Provide INFRASTRUCTURE which supports densities of up to 5 dwelling units per acre in village centers.

B. Policy: Foster traditional VILLAGE DEVELOPMENT patterns and design, including preparation of master plans for each village center.

i. Encourage compact development patterns by clustering septic easements to create open space.

ii. Require infill development and redevelopment to provide pedestrian connections to adjacent properties.

C. Policy: Promote use of DEVELOPMENT RIGHTS transferred from rural preservation districts.

D. Policy: Create ZONING DISTRICTS and standards necessary to encourage expansion of rural services in village centers.

1.2 *Goal: Direct growth in rural areas to existing population centers and protect resource areas.*

1.2.1 *Objective: In the Rural Preservation District limit growth to PRESERVE OPEN SPACE, PROTECT AND PROMOTE AGRICULTURE AND FORESTRY.*

A. Policy: Limit form, type and extent of development in RURAL PRESERVATION DISTRICTS.

i. Conserve the land and water resource base that is necessary to maintain and support the preferred land uses of agriculture, forestry, fisheries activities and aquaculture, and to preserve natural environments (wetlands, forests, abandoned fields, beaches and shorelines).

ii. Encourage and prefer any farm use of land and agricultural activities including those that may produce agriculturally related noise and odors at any time.

iii. Allow supplemental income productive activities at a scale or intensity which will not unduly change the character of the area; establish performance standards which will prevent negative impacts on surrounding properties.

a. Encourage farm products to be sold from the farm where they are produced.

iv. Promote use of best management practices in resource-based activities to minimize contamination of surface and groundwater and adverse effects on plants, fish and wildlife resources, and other environmentally sensitive areas.

v. Prevent proliferation of major subdivision development in agricultural and rural preservation areas.

B. Policy: Encourage preservation of rural character through use of FARMSTEAD SUBDIVISIONS.

1.2.2 *Objective: Limit NONFARM RESIDENTIAL DEVELOPMENT in the Rural Preservation*

District to be in scale and consistent with the rural character of the area.

A. Policy: Allow major residential subdivision development only when compatible with preservation of rural and community character.

i. Preserve open space and limit impacts to environmentally sensitive areas:

a. Offer tax incentives to establish passive parks, community or public open space on sensitive environmental lands as a means of preserving them.

ii. Establish performance standards for design and approval of rural residential districts.

B. Policy: Establish standards for MINOR SUBDIVISIONS outside of growth areas which support preservation of rural and community character.

1.2.3 *Objective: Respect the unique community and historic character of RURAL COMMERCE which has traditionally provided services for rural and agriculture areas.*

A. Policy: Maintain COMMERCIAL LIMITED (CL) designation for existing small-scale commercial uses serving a very localized market.

i. In some cases the market served by such remotely located commercial uses is more regional in scope. The intensity of the use could be inconsistent with the character of the rural setting.

ii. Where such commercial uses have long existed outside of growth areas, are in scale compatible with the character of the rural area, and are devoted to a local market, their continued operation and opportunity for reasonable expansion is consistent with the principle of the rural preservation district.

B. Policy: Intersections in the county which have existing crossroads services activities and uses will be designated for continued commerce as RURAL SERVICE CENTERS (RSC).

i. Creation of new commercial uses in the rural preservation district is limited to parcels at these designated crossroads intersections.

ii. Identify standard criteria for proximity to the intersection, access, parking, lighting and design of buildings and signs to conform with rural/agricultural character.

C. Policy: OTHER RURAL COMMERCIAL USE - provide for continuation of certain other commercial uses and for the commercial development of certain vacant properties zoned C-General Commercial (per Board of County Commissioners Ordinance Z90-11) where such uses and commercial zoning classifications predate this comprehensive plan. These commercial uses generally will not alter the area's historic character.

1.3 *Goal: Encourage efficient use of land throughout the county by encouraging development and redevelopment of existing parcels and structures.*

1.3.1 *Objective: Promote and encourage UTILIZATION AND REDEVELOPMENT OF EXISTING LOTS and adaptive reuse of existing structures throughout the county.*

A. Policy: Encourage INFILL DEVELOPMENT rather than new subdivision and development of large undeveloped parcels through incentives applied to projects

in the designated growth areas:

B. Policy: Discourage SCATTERED NEW DEVELOPMENT though the use of disincentives:

C. Policy: Expand REDEVELOPMENT, REHABILITATION AND ADAPTIVE REUSE incentives.

D. Policy: Encourage development on existing platted lots within NEIGHBORHOOD CONSERVATION DISTRICTS consistent with current patterns of development and with enhanced resource protection.

i. Prohibit outward expansion of such districts.

ii. Require development within a neighborhood conservation district to be consistent in bulk, density, and design to match existing characteristics.

E. Policy: PROVIDE OPPORTUNITIES FOR ECONOMIC RETURN on existing legally recorded lots which are unbuildable due to current environmental or dimensional (setback) constraints.

i. Permit transfer of development rights from those lots, with attendant tax abatement and preservation of property in permanent open space.

ii. Encourage consolidation and reconfiguration of blocks of lots to meet current design (but not density) standards including resource protection standards without requirement for rural residential District approval and following reconfiguration encourage sale of unused development rights for development in growth areas.

1.3.2 *Objective: Foster and ENHANCE SENSE OF COMMUNITY and remedy negative conditions in existing developed areas.*

A. Policy: CREATE DESIGN AND PERFORMANCE STANDARDS to promote quality design, to promote compatibility with existing development.

i. Implement landscape provisions with standards redevelopment and new development activities.

ii. Implement architectural design guidelines with standards for non- single family redevelopment and development activities.

iii. Implement uniform sign provisions with standards for new and replacement signs, including provisions for amortization.

iv. Implement programs designed to improve environmental and cultural aspects of existing neighborhoods.

Lexington Park Planning & Design Recommendations

(Source: Lexington Park - Tulagi Place Master Plan, April 6, 1999)

FINDING

1 Lexington Park is a true town center that serves as a destination and a focus for all of St. Mary's County. It offers a mix of governmental, retail, office, residential, entertainment, and recreational uses. It is a special place with a distinct and recognizable character. It has landmarks, town greens, gateways, and appealing streetscapes that distinguish it from surrounding suburban development. Located prominently across from the main gate to the Patuxent River Naval Air Station, Tulagi Place remains the heart of Lexington Park.

2 Lexington Park is a people-place. Public squares, pedestrian friendly streets, recreation areas, the library, post office, Lexington Park Elementary School, and community centers provide places for people to gather and socialize. The community also provides for the needs of its residents. Senior care, child care, and various social service functions are conveniently located in the downtown area. Local police and fire stations provide for enhanced public safety. Existing affordable housing is rehabilitated and new housing near the elementary school brings additional residents to the downtown area.

3 Lexington Park takes advantage of the development restrictions associated with the Air Installation Compatible Use Zone (AICUZ) to create a downtown area with abundant open space. This includes the preservation of natural areas, development of active recreation areas connected by hiker/biker trails, and the creation of formal village greens.

4 The Patuxent River Naval Air Station is the heritage of Lexington Park, and the town is proud of its association with the base. The Naval Air Museum offers an exciting collection of naval airplanes and military artifacts and attracts visitors from across the country. Many of the landmarks and monuments that are found in the town center celebrate the base's important role and accomplishments in naval aviation.

5 Congestion along Three Notch Road and Great Mills Road is relieved by an improved interconnected road network that enables employees to access the base and related contractor and services safely and efficiently. Streetscape improvements (continuous sidewalks, street trees, access consolidation, facade improvements) encourage pedestrian activity. The impact of overhead utilities is minimized through burial, relocation or consolidation. A greenway encircles the entire downtown area, which enables local residents to walk or bike to the post office, community center, library, parks, or shops.

GOALS AND OBJECTIVES

These goals, in conjunction with the vision, provide guidance and direction for the development of this master plan and the implementation of its recommendations.

1 Create a town of interconnected neighborhoods with a distinct and recognizable town center that is a special place: a destination and a focus for all Lexington Park

2 Improve Lexington Park's image.

3 Move traffic safely and efficiently through the town.

4 Make Lexington Park green with large areas of open space and town greens.

5 Capture the greatest amount of economic activity that will occur as a result of employment growth at Patuxent River Naval Air Station.

6 Promote development and redevelopment that respects the safety goals of the Air Installation Compatible Use Zone (AICUZ).

7 Objectives: the following objectives add specificity to the goals listed above.

A. Town Center

1) Create a lively center for public life and activity in the town center.

2) Make the character of the town center more urban than suburban.

3) Cluster uses to provide opportunities for critical mass and appropriate relationships.

4) Make the town center safe, pedestrian friendly, and visually attractive.

5) Make the town center a green oasis, taking advantage of AICUZ mandated open space.

B. Air Installation Compatible Use Zone (AICUZ)

1) Create predictability for property owners with respect to land development within the AICUZ.

2) Take advantage of the high open space requirements within the AICUZ to create a town center with large amounts of attractive green space.

C. Patuxent River Naval Air Station

1) Strengthen visual and physical connections between the Patuxent River Naval Air Station and Lexington Park.

D. Community

1) Locate public services such as police, fire, library, post office, social services, convenient to town residents.

E. Recreation

1) Create a greenway through Lexington Park.

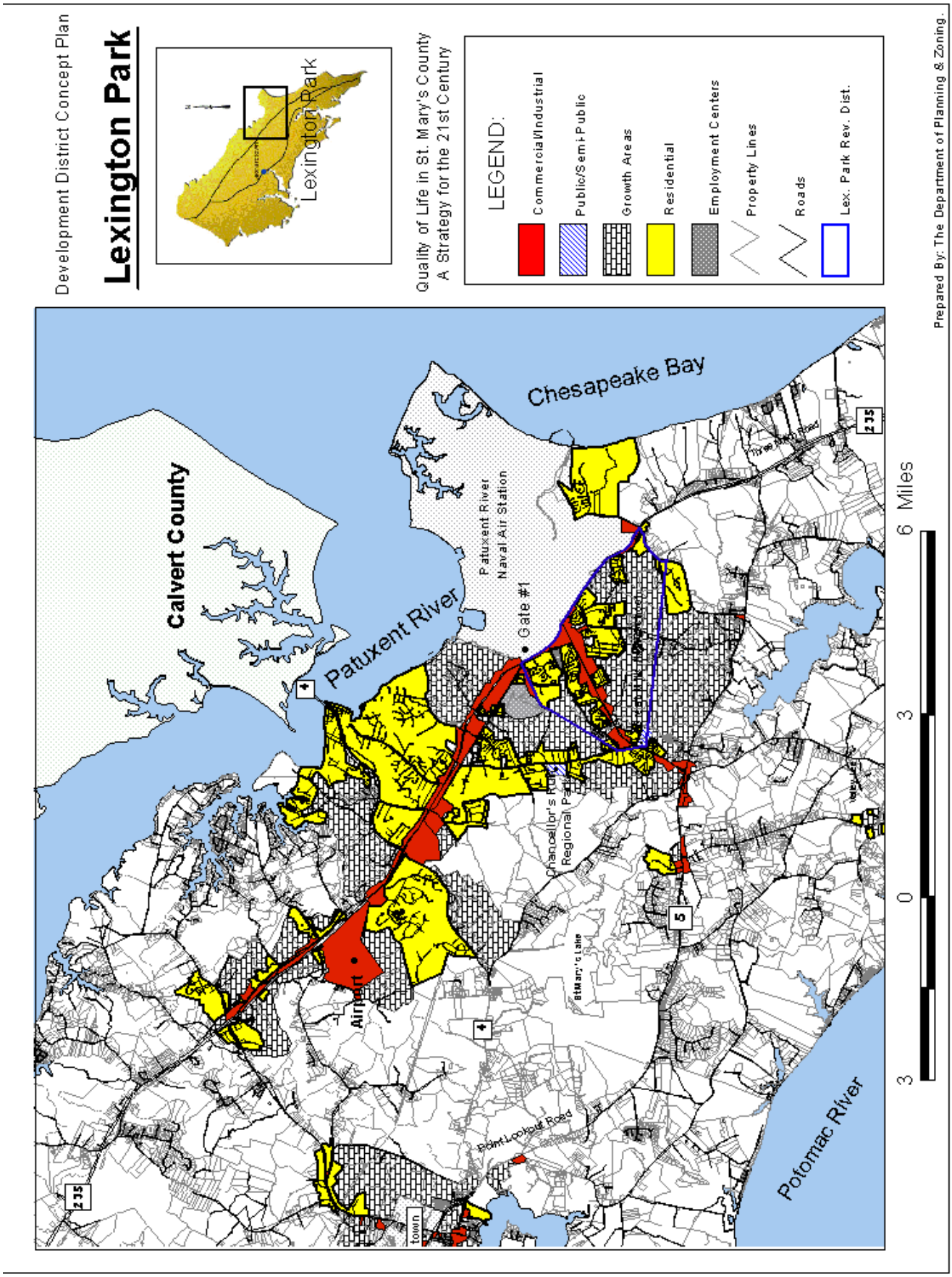
2) Increase recreation and open space opportunities.

F. Transportation

1) Increase and improve transportation connections between communities within "the Wedge" and the town center.

2) Improve traffic flow within and outside "the Wedge" by increasing road connections and reducing dependence on Great Mills Road.

Map: Lexington Park Development District



Leonardtown PLANNING & DESIGN RECOMMENDATIONS

GENERAL CRITERIA

1 Organize commercial entrances and parking lots from Point Lookout Road (MD 5). Combine parking areas in side and rear yards. All parking lots should be edged in curb and gutter and paved in a hard surface.

2 Develop design guidelines for Fenwick Street which ensures that new development and/or redevelopment is compatible with existing town character.

3 Provide sidewalks along Fenwick Street to encourage pedestrian circulation. Enhance town quality with street tree plantings.

4 Require all service and storage areas to be screened from Public R.O.W.

5 Provide for community recreation areas as residential growth occurs. Local playgrounds, ball fields and picnic areas are recommended.

6 Protect sensitive areas of streams, nontidal wetlands, steep slopes and hydric soils as open space.

7 Residential subdivisions should require sidewalks on one side of the road and/or pedestrian connecting trail through natural areas.

8 Encourage site planning which allows for reverse frontage on proposed local collector road. Discourage additional access on Route 5 except at cross-overs.

9 Limit free standing signs on each property. Develop design standards for signage and lighting.

10 Establish a landscape requirement for setbacks and parking. Landscape codes should encourage a pattern of shade trees and low shrubs on existing perimeter medians adjacent to Point Lookout Road (MD 5). Plantings will help to define road edge, buffer parking areas and enhance town center without blocking store frontage or impacting road safety.

NEW RESIDENTIAL AREAS

1 Provide sidewalks along roads and/or consider pedestrian trails through natural areas.

2 Provide community and neighborhood recreation areas such as playground and ball fields.

3 Protect streams, steep slopes and wetlands as open space and natural buffers from adjacent land uses.

OTHER PLANNING CONSIDERATIONS for LEONARDTOWN

1 Improvement of new growth areas within the development district must compliment the town's comprehensive plan. Particular attention should be given to the extent to which new development supports or compliments the town's medical, educational, governmental, and recreational functions and potentials.

2 Pursue timely expansion of the Leonardtown wastewater treatment plant and renegotiation of the interjurisdictional agreement governing the county's plant access to ensure availability and adequacy of sewerage to support planned improvement of new growth areas both within the development district and the town.

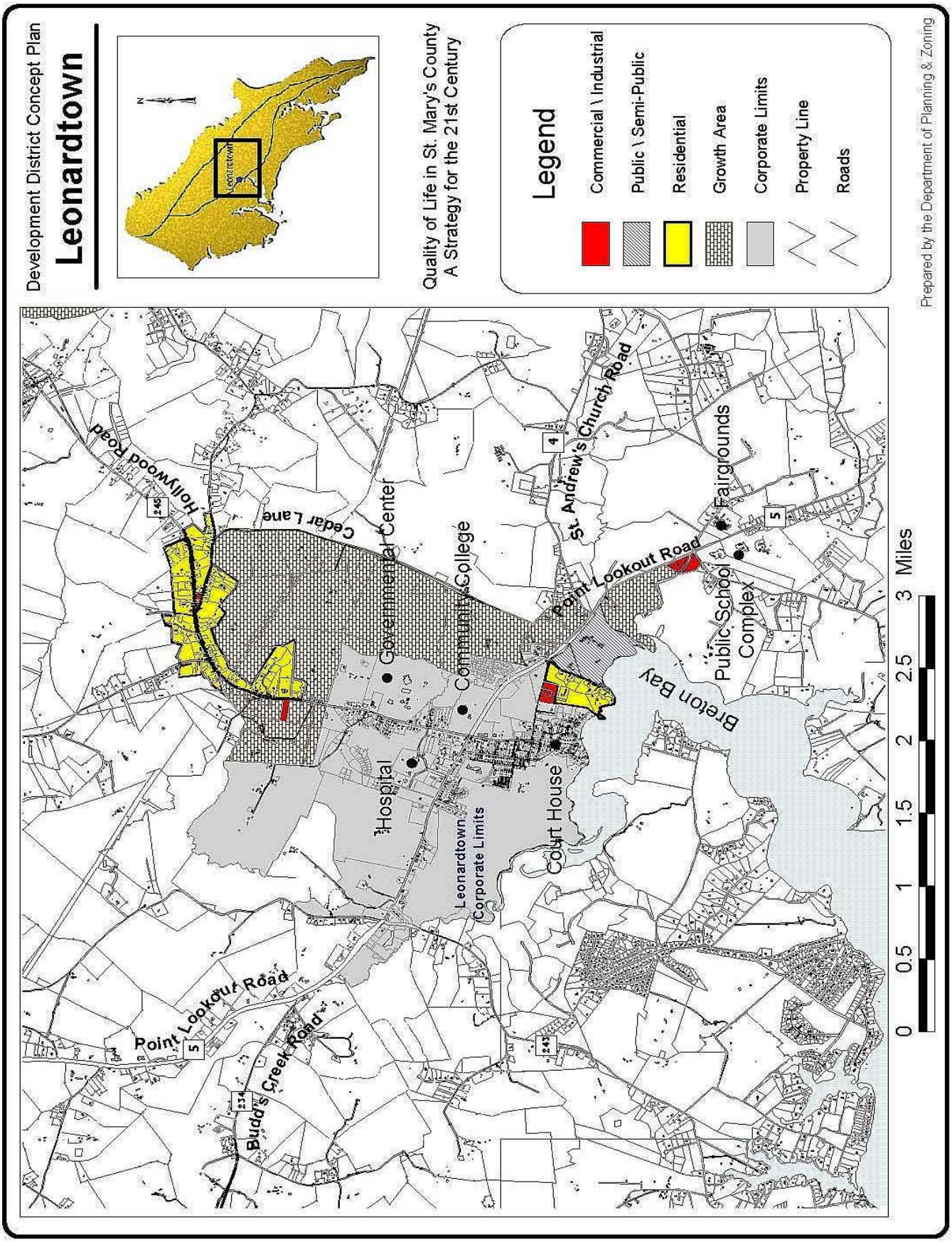
3 Establish and maintain a network of greenways along Town Run. Connections to the Governmental Center, the library, the waterfront and elsewhere within Leonardtown should be supported. Use of such greenways as bicycle trails should be pursued.

4 Nonresidential development within new growth areas must be limited in type and scope to serve only the immediate neighborhood in which it is located. Regional scale retail new development must be located inside the town pursuant to the town's comprehensive plan.

5 New housing development must be carefully designed and balanced to maintain and enhance the character of Leonardtown. Housing types and price ranges should be carefully guided to avoid an excess of any one type of housing within this development district.

6 Pursue opportunities to reinforce Leonardtown's plans and potential for waterfront activities and improvements.

Map: Leonardtown Development District



CHARLOTTE HALL PLANNING & DESIGN RECOMMENDATIONS

GENERAL CRITERIA

1 Organize commercial entrances and parking lots from Three Notch Road (MD 5). Combine parking areas in side and rear yards. All parking lots should be edged in curb and gutter and paved in a hard surface.

2 Develop design guidelines for Charlotte Hall Road which ensures that new development and/or redevelopment is compatible with existing town character.

3 Provide sidewalks along Charlotte Hall Road to encourage pedestrian circulation. Enhance town quality with street tree plantings.

4 Require all service and storage areas to be screened from public R.O.W.

5 Provide for community recreation areas as residential growth occurs. Local playgrounds, ball fields and picnic areas are recommended.

6 Protect sensitive areas of streams, nontidal wetlands, steep slopes and hydric soils as open space.

7 Residential subdivisions should require sidewalks on one side of the road and/or pedestrian connecting trail through natural areas.

8 Encourage site planning which allows for reverse frontage on proposed local collector road. Discourage additional access on Three Notch Road (MD 5) except at cross-overs.

9 Limit free standing signs on each property. Develop design standards for signage and lighting.

10 Establish a landscape requirement for setbacks and parking. Landscape codes should encourage a pattern of shade trees and low shrubs on existing perimeter medians adjacent to Three Notch Road (MD 5). Plantings will help to define road edge, buffer parking areas and enhance the town center without blocking store frontage or impacting road safety.

NEW RESIDENTIAL AREAS

1 Provide sidewalks along roads and/or consider pedestrian trails through natural areas.

2 Provide community and neighborhood recreation areas such as playground and ball fields.

3 Protect streams, steep slopes and wetlands as open space and natural buffers from adjacent land uses.

TOWN CENTER

1 Provide entry signage and planting to enhance town image and to articulate the visual town limits.

2 Consolidate and organize parking between buildings and in the rear and side yards. Encourage shared parking for compatible uses. Provide sidewalks for pedestrian circulation. Landscaping and/or screening should be considered for all parking areas. Parking lots should be surfaced in a hard material and edged with curbs and gutters.

3 Require service areas and storage uses be located to the rear of buildings and screened from public R.O.W.

4 Encourage site planning which allows for reverse frontage on proposed local collector road. Discourage additional access on Three Notch Road (MD 5) except at cross-overs.

5 Limit free standing signs on each property. Develop design standards for signage and lighting.

6 Protect streams, steep slopes and wetland as open space and natural buffers from adjacent land uses.

7 Establish a landscape requirement for setbacks and parking. Landscape codes should encourage a pattern of shade trees and low shrubs on existing perimeter medians adjacent to Route 5. Plantings will help to define road edge, buffer parking areas and enhance Town Center without blocking store frontage or impacting road safety.

8 Establish entrance signs and plantings that delineate the town center.

9 Organize parking rear and side yards. Encourage shared parking for commercial uses. All parking areas should be surfaced, edged and landscaped.

10 Require all service and storage areas to be screened from public R.O.W.

11 Provide for community recreation areas as residential growth occurs. Local playgrounds, ball fields and picnic areas are recommended.

12 Protect sensitive areas of streams, nontidal wetlands, steep slopes and hydric soils as open space.

13 Residential subdivisions should require sidewalks on one side of the road and/or pedestrian connecting trials through natural areas.

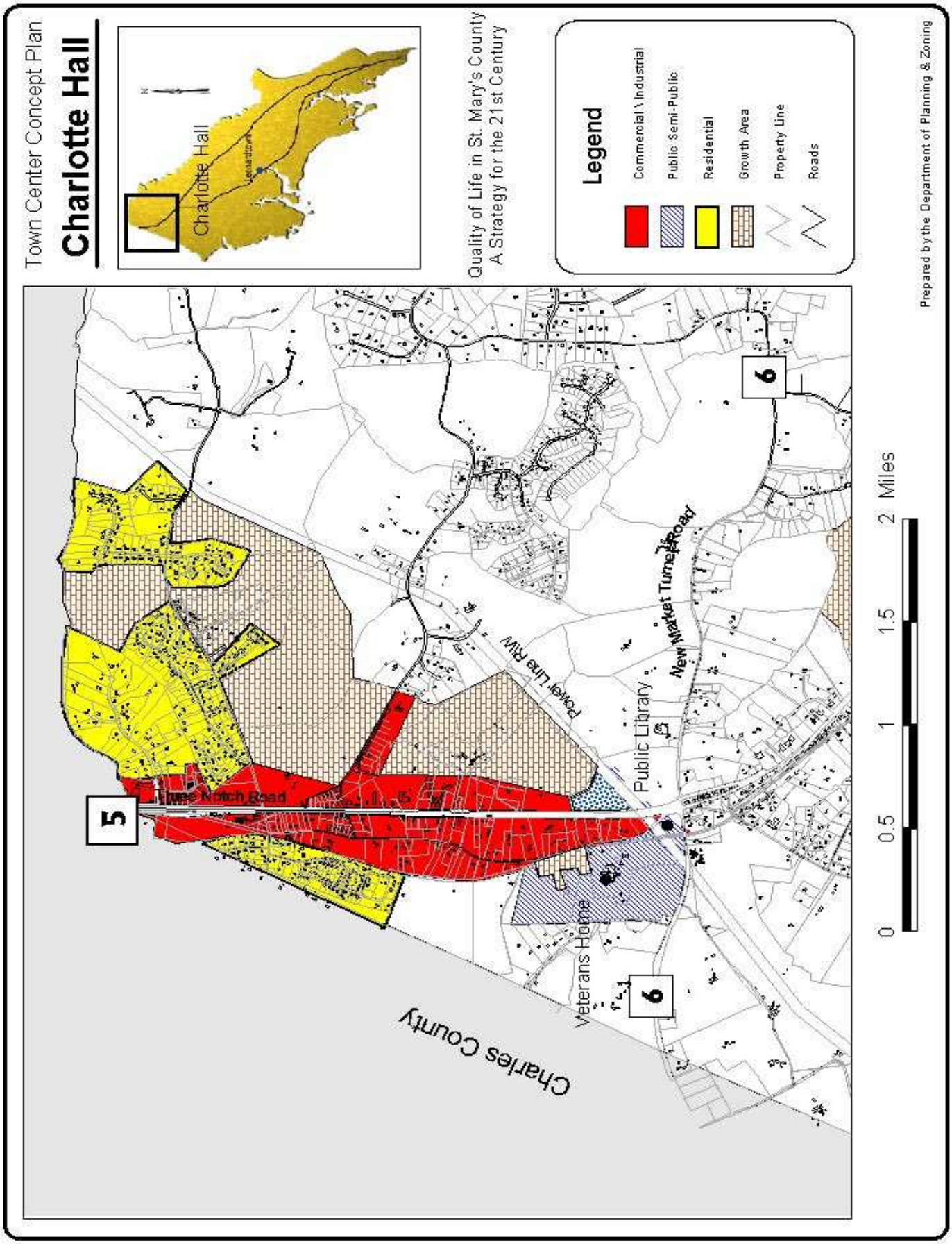
OTHER PLANNING CONSIDERATIONS for CHARLOTTE HALL:

A Commercial infill should limit access to Three Notch Road (MD 5) and consider reverse frontage from proposed local collector road.

B Develop design criteria for Charlotte Hall Road which establishes performance standards for architecture, building materials, signs and landscaping.

C Develop landscape ordinance for road R.O.W's, commercial sites and major subdivisions. Local collector roads should have a street tree plan in order to ensure a pedestrian scale.

D Do not permit billboard displays. Also limit height, size and number of signs on a property.



Map: Charlotte Hall TownCenter

NEW MARKET PLANNING & DESIGN RECOMMENDATIONS

GENERAL CRITERIA

1 Organize commercial entrances and parking lots from Three Notch Road (MD 5). Combine parking areas in side and rear yards. All parking lots should be edged in curb and gutter and paved in a hard surface.

2 Develop design guidelines for Charlotte Hall Road which ensures that new development and/or redevelopment is compatible with existing town character.

3 Provide sidewalks along Charlotte Hall Road to encourage pedestrian circulation. Enhance town quality with street tree plantings.

4 Require all service and storage areas to be screened from public R.O.W.

5 Provide for community recreation areas as residential growth occurs. Local playgrounds, ball fields and picnic areas are recommended.

6 Protect sensitive areas of streams, nontidal wetlands, steep slopes and hydric soils as open space.

7 Residential subdivisions should require sidewalks on one side of the road and/or pedestrian connecting trail through natural areas.

8 Encourage site planning which allows for reverse frontage on proposed local collector road. Discourage additional access on Three Notch Road (MD 5) except at cross-overs.

9 Limit free standing signs on each property. Develop design standards for signage and lighting.

10 Establish a landscape requirement for setbacks and parking. Landscape codes should encourage a pattern of shade trees and low shrubs on existing perimeter medians adjacent to Three Notch Road (MD 5). Plantings will help to define road edge, buffer parking areas and enhance town center without blocking store frontage or impacting road safety.

NEW RESIDENTIAL AREAS

1 Provide sidewalks along roads and/or consider pedestrian trails through natural areas.

2 Provide community and neighborhood recreation areas such as playground and ball fields.

3 Protect streams, steep slopes and wetlands as open space and natural buffers from adjacent land uses.

TOWN CENTER

1 Provide entry signage and planting to enhance town image and to articulate the visual town limits.

2 Consolidate and organize parking between buildings and in the rear and side yards. Encourage shared parking for compatible uses. Provide sidewalks for pedestrian circulation. Landscaping and/or screening should be considered for all parking areas. Parking lots should be surfaced in a hard material and edged with curbs and gutters.

3 Require service areas and storage uses be located to the rear of buildings and screened from public R.O.W.

4 Encourage site planning which allows for reverse frontage on proposed local collector road. Discourage additional access on Three Notch Road (MD 5) except at cross-overs.

5 Limit free standing signs on each property. Develop design standards for signage and lighting.

6 Protect streams, steep slopes and wetland as open space and natural buffers from adjacent land uses.

7 Establish a landscape requirement for setbacks and parking. Landscape codes should encourage a pattern of shade trees and low shrubs on existing perimeter medians adjacent to Three Notch Road (MD 5). Plantings will help to define road edge, buffer parking areas and enhance town center without blocking store frontage or impacting road safety.

8 Establish entrance signs and plantings that delineate town center.

9 Organize parking rear and side yards. Encourage shared parking for commercial uses. All parking areas should be surfaced, edged and landscaped.

10 Require all service and storage areas to be screened from public R.O.W.

11 Provide for community recreation areas as residential growth occurs. Local playgrounds, ball fields and picnic areas are recommended.

12 Protect sensitive areas of streams, nontidal wetlands, steep slopes and hydric soils as open space.

13 Residential subdivisions should require sidewalks on one side of the road and/or pedestrian connecting trials through natural areas.

OTHER PLANNING CONSIDERATIONS for NEW MARKET

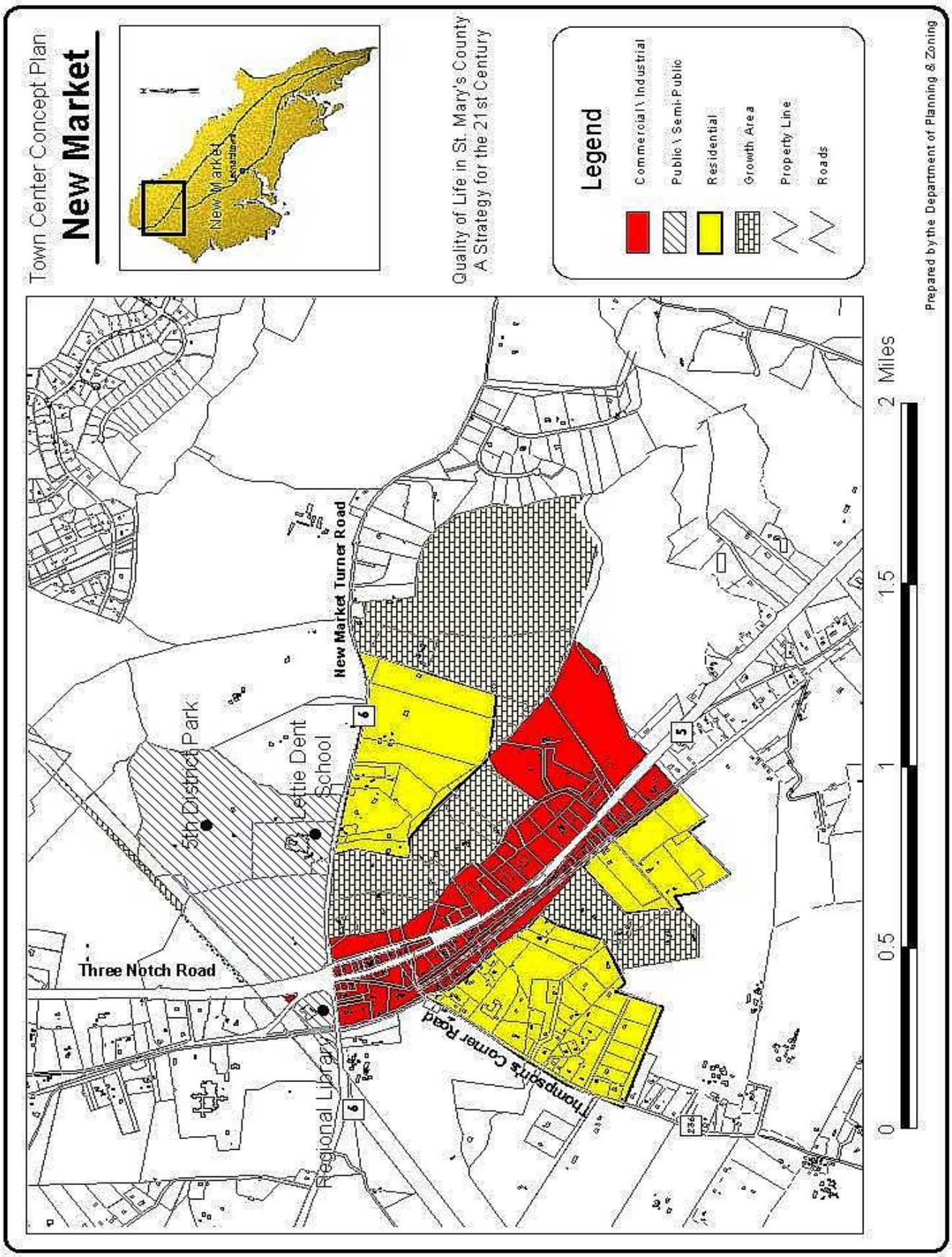
A New commercial and professional area has the potential for establishing town center image. Architectural and design standards are recommended in order to create a positive town image.

B Plant center median strip of Three Notch Road (MD 5) throughout town center as a cohesive unifying element. Center median planting will help to enhance commercial and industrial uses.

C Proposed local road can align with the edge of the existing quarry. Post office parking, entrances and road edge should be defined with curb and median and enhanced with plantings.

D Industrial/research and development should be developed as a park with attention given to site design and architectural design. Service areas and loading should be screened and located to the side and rear of buildings.

Map: New Market Town Center



MECHANICSVILLE PLANNING & DESIGN RECOMMENDATIONS

GENERAL CRITERIA

1 Organize commercial entrances and parking lots from Three Notch Road (MD 5). Combine parking areas in side and rear yards. All parking lots should be edged in curb and gutter and paved in a hard surface.

2 Develop design guidelines for Village Road which ensures that new development and/or redevelopment is compatible with existing town character.

3 Provide sidewalks along Village Road to encourage pedestrian circulation. Enhance town quality with street tree plantings.

4 Require all service and storage areas to be screened from public R.O.W.

5 Provide for community recreation areas as residential growth occurs. Local playgrounds, ball fields and picnic areas are recommended.

6 Protect sensitive areas of streams, nontidal wetlands, steep slopes and hydric soils as open space.

7 Residential subdivisions should require sidewalks on one side of the road and/or pedestrian connecting trail through natural areas.

8 Encourage site planning which allows for reverse frontage on proposed local collector road. Discourage additional access on Three Notch Road (MD 5) except at cross-overs.

9 Limit free standing signs on each property. Develop design standards for signage and lighting.

10 Establish a landscape requirement for setbacks and parking. Landscape codes should encourage a pattern of shade trees and low shrubs on existing perimeter medians adjacent to Three Notch Road (MD 5). Plantings will help to define road edge, buffer parking areas and enhance the town center without blocking store frontage or impacting road safety.

NEW RESIDENTIAL AREAS

1 Provide sidewalks along roads and/or consider pedestrian trails through natural areas.

2 Provide community and neighborhood recreation areas such as playground and ball fields.

3 Protect streams, steep slopes and wetlands as open space and natural buffers from adjacent land uses.

TOWN CENTER

1 Provide entry signage and planting to enhance town image and to articulate the visual town limits.

2 Consolidate and organize parking between buildings and in the rear and side yards. Encourage shared parking for compatible uses. Provide sidewalks for pedestrian circulation. Landscaping and/or screening should be considered for all parking areas. Parking lots should be surfaced in a hard material and edged with curbs and gutters.

3 Require service areas and storage uses be located to the rear of buildings and screened from public R.O.W.

4 Encourage site planning which allows for reverse frontage on proposed local collector road. Discourage additional access on Three Notch Road (MD 5) except at cross-overs.

5 Limit free standing signs on each property. Develop design standards for signage and lighting.

6 Protect streams, steep slopes and wetland as open space and natural buffers from adjacent land uses.

7 Establish a landscape requirement for setbacks and parking. Landscape codes should encourage a pattern of shade trees and low shrubs on existing perimeter medians adjacent to Three Notch Road (MD 5). Plantings will help to define road edge, buffer parking areas and enhance the town center without blocking store frontage or impacting road safety.

8 Establish entrance signs and plantings that delineate the town center.

9 Organize parking rear and side yards. Encourage shared parking for commercial uses. All parking areas should be surfaced, edged and landscaped.

10 Require all service and storage areas to be screened from public R.O.W.

11 Provide for community recreation areas as residential growth occurs. Local playgrounds, ball fields and picnic areas are recommended.

12 Protect sensitive areas of streams, nontidal wetlands, steep slopes and hydric soils as open space.

13 Residential subdivisions should require sidewalks on one side of the road and/or pedestrian connecting trials through natural areas.

OTHER PLANNING CONSIDERATIONS for MECHANICSVILLE

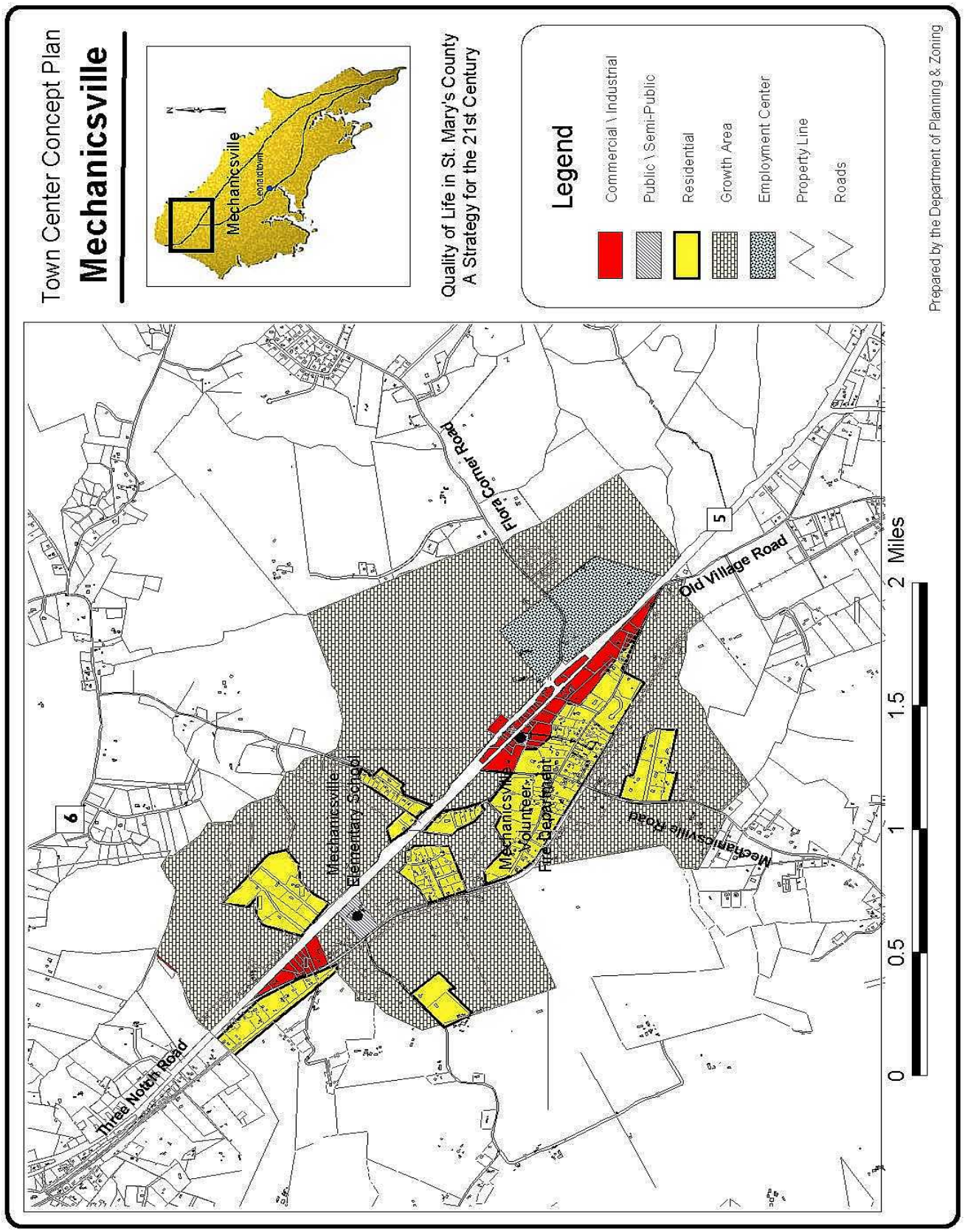
A Commercial/professional mix use area has the potential for determining the town image. Design standards should be developed that control architecture and site planning.

B Industrial areas should be buffered from other land uses and yet have easy access from Three Notch Road (MD 5) and major collectors. Service and loading areas should be screened and located away from public R.O.W.

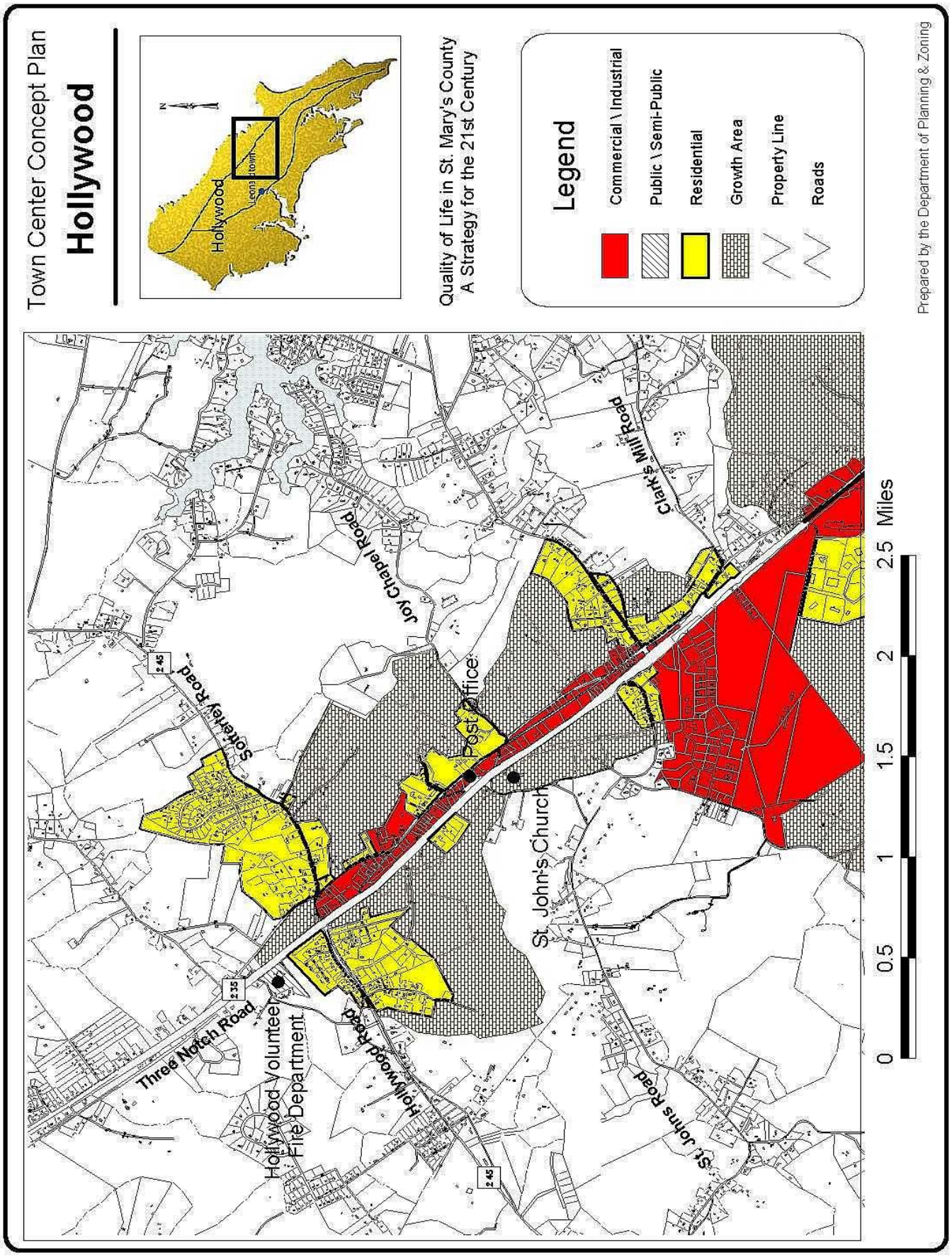
C Commercial infill should strive to establish a cohesive element such as signage, landscaping or architectural treatment. A consolidation of parking and shared access should be considered.

D The older residential area should maintain qualities which reinforce and preserve existing historic character. Mixed residential uses and/or home occupations which are compatible with the architectural style of the existing homes should be encouraged in order to insure the Colonial appearance is maintained and to contrast to new development which may occur in other areas of the town center.

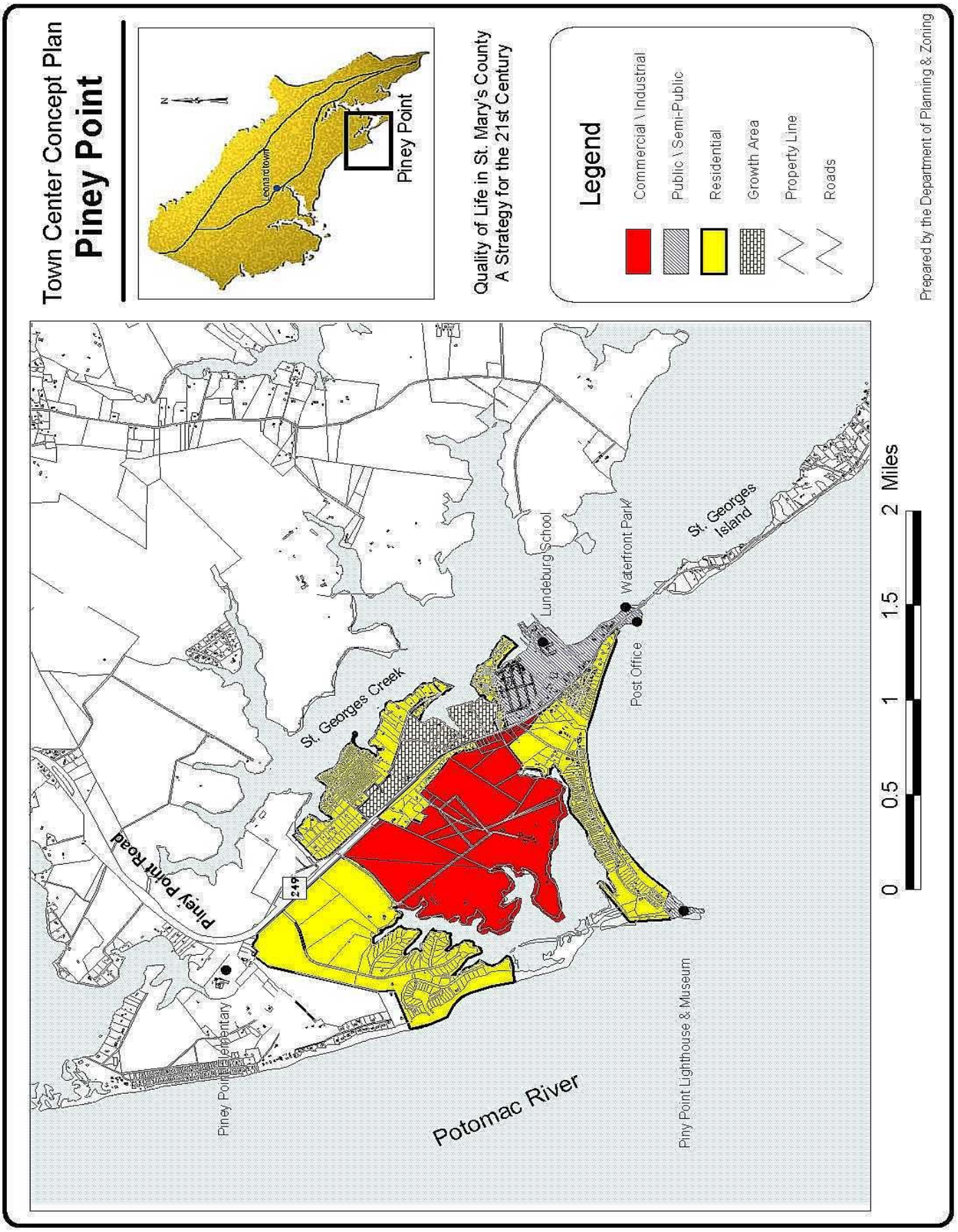
Map: Mechanicsville Town Center



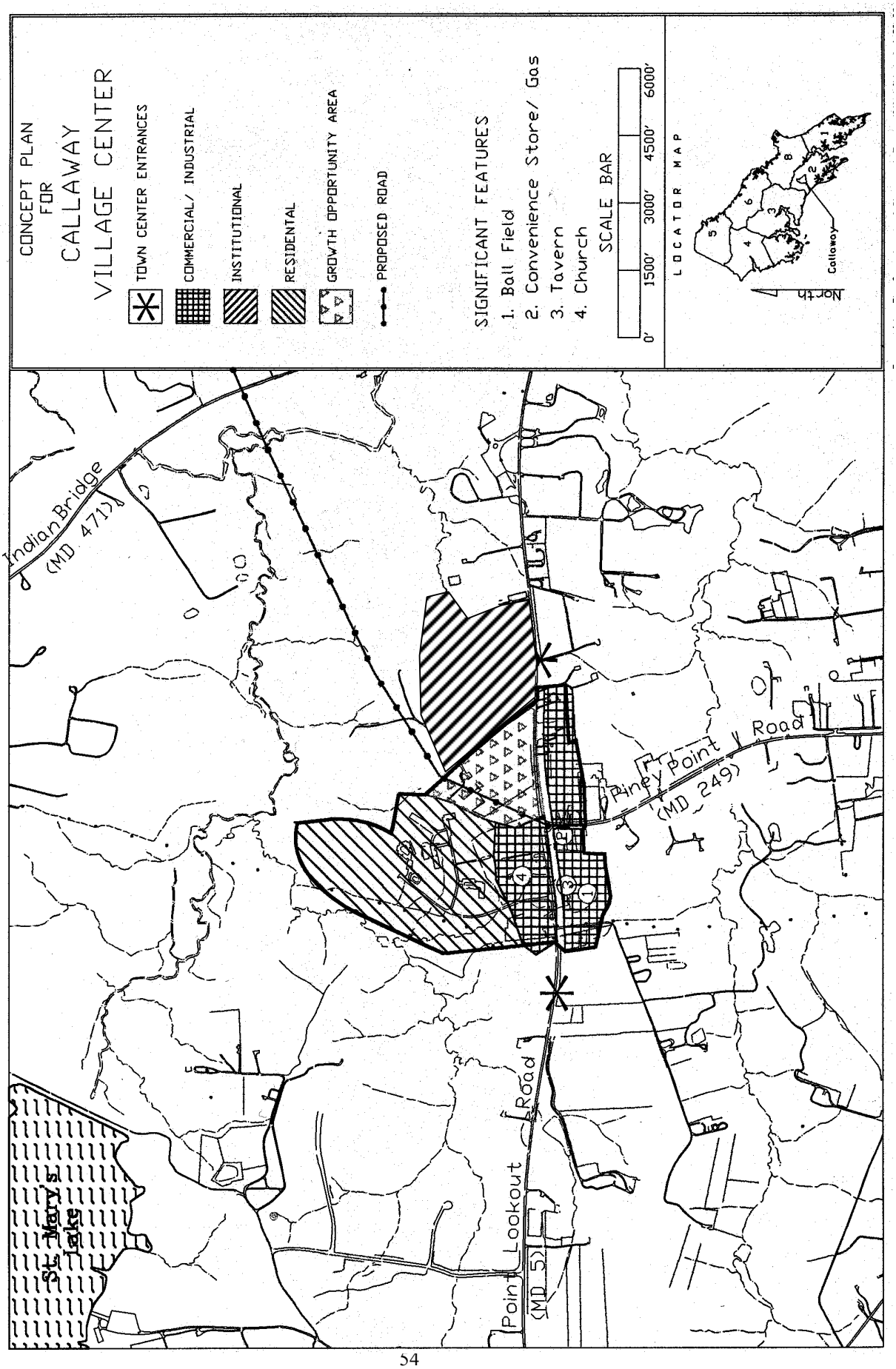
Map: Hollywood Town Center



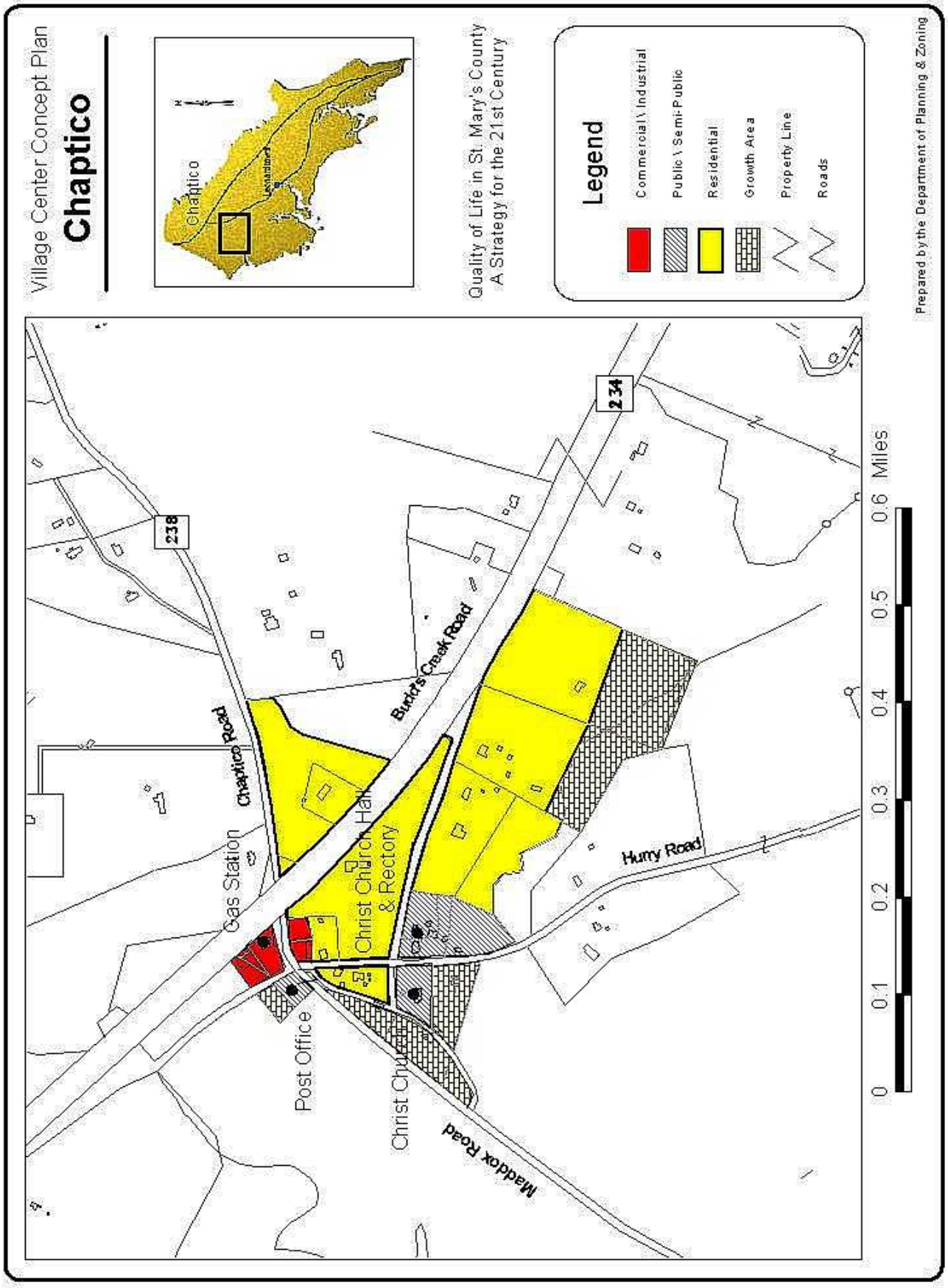
Map: Piney Point Town Center

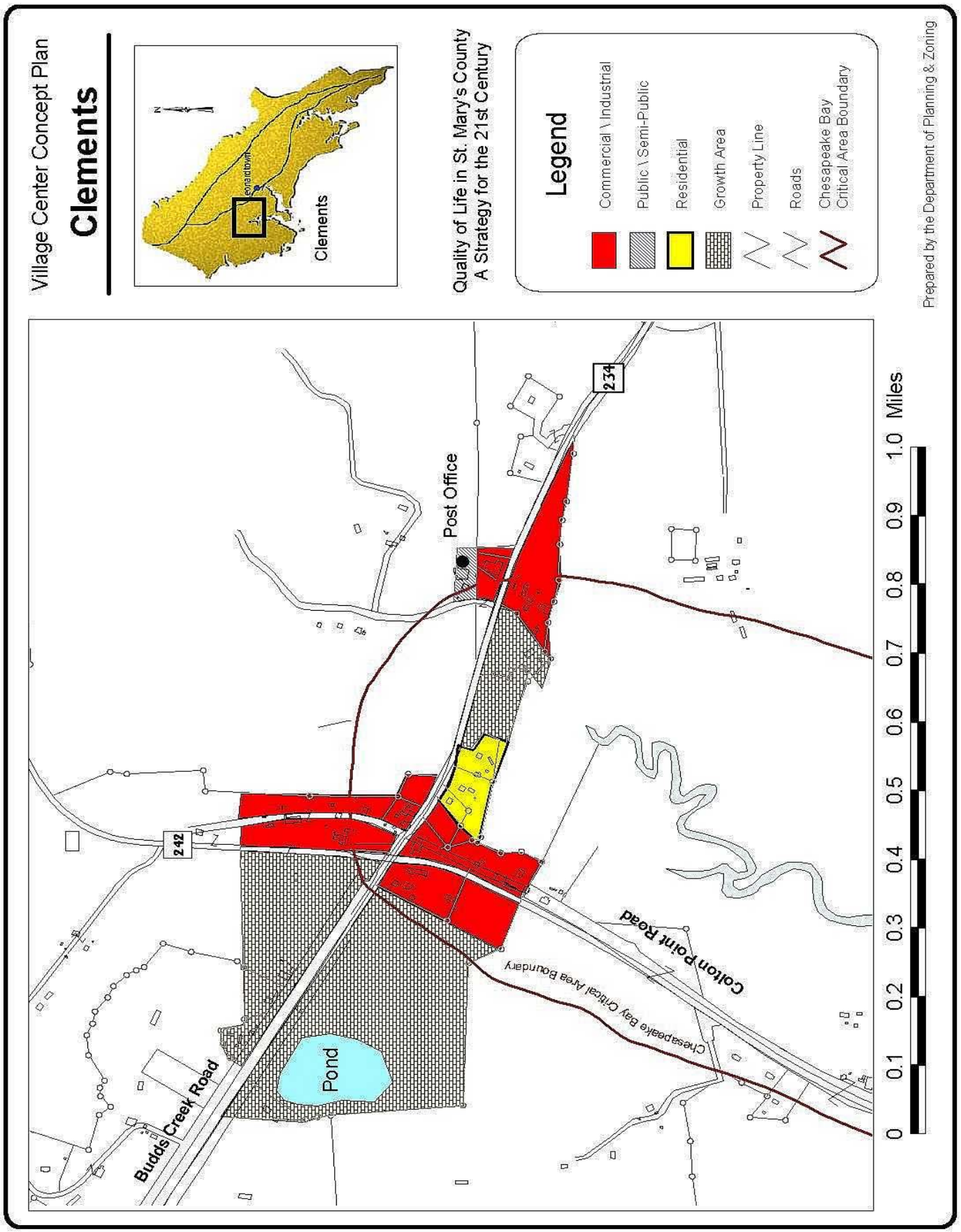


Map: Callaway Village Center
Amended March 24, 2003



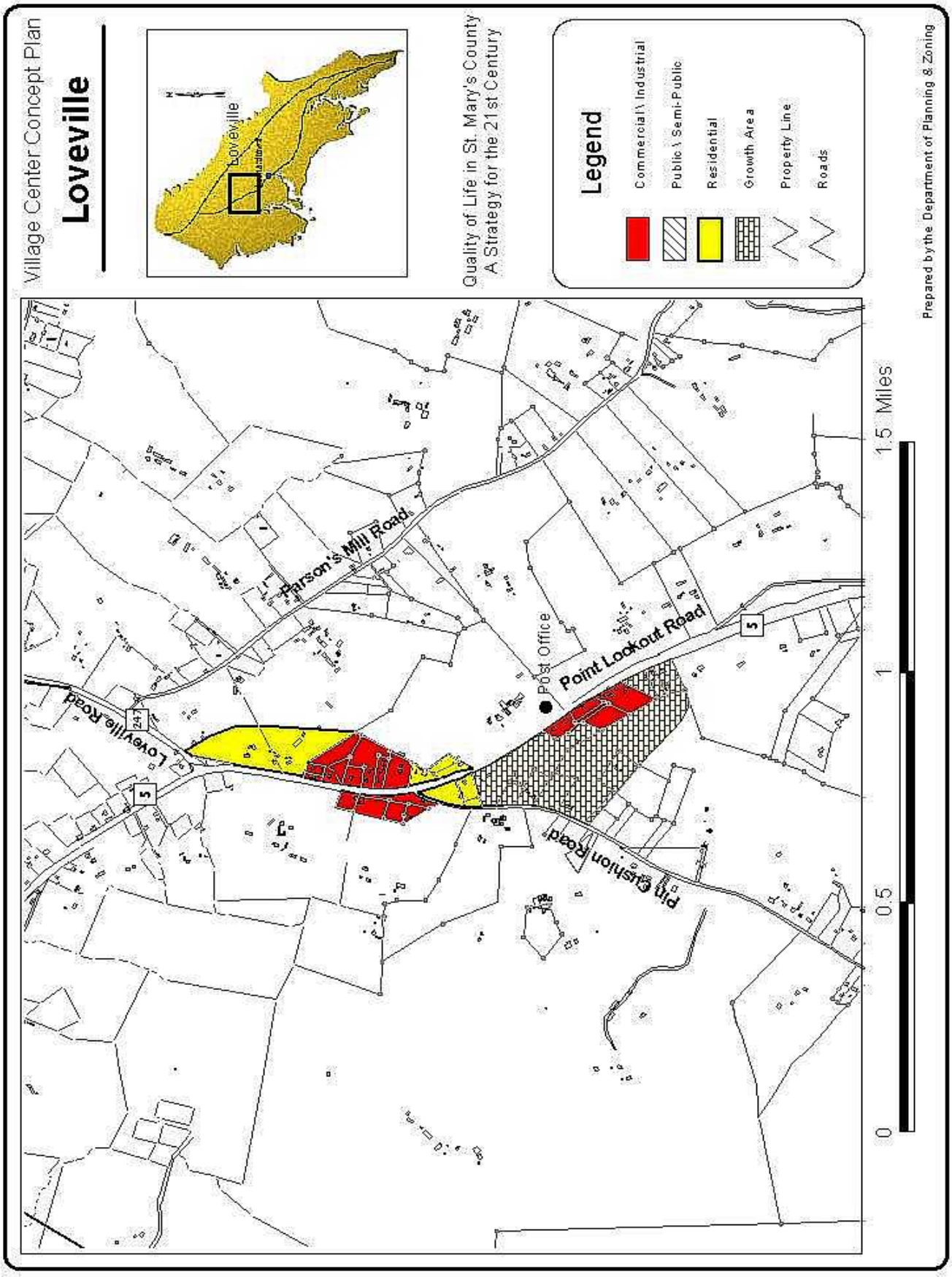
Map: Chaptico Village Center



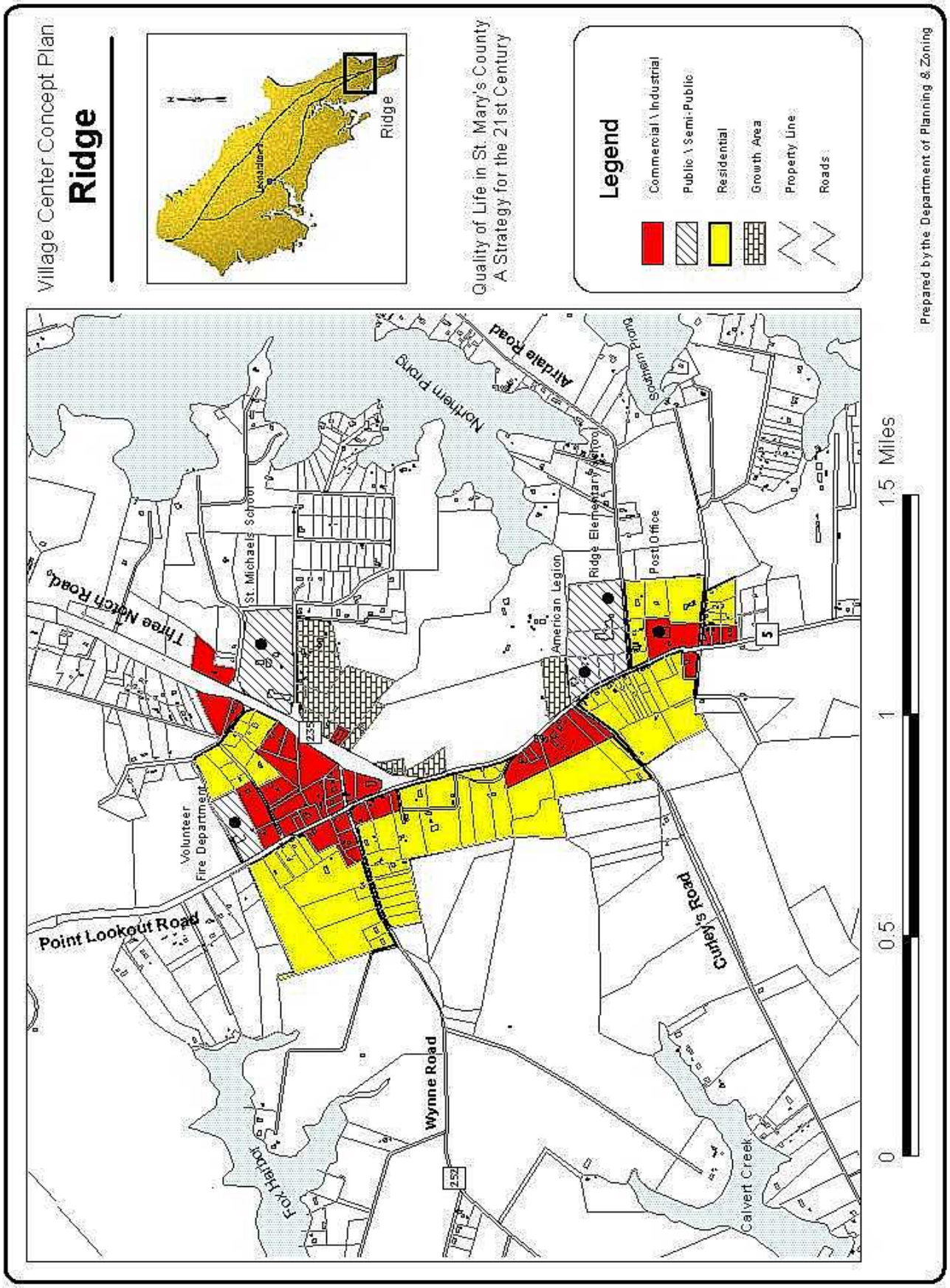


Map: Clements Village Center

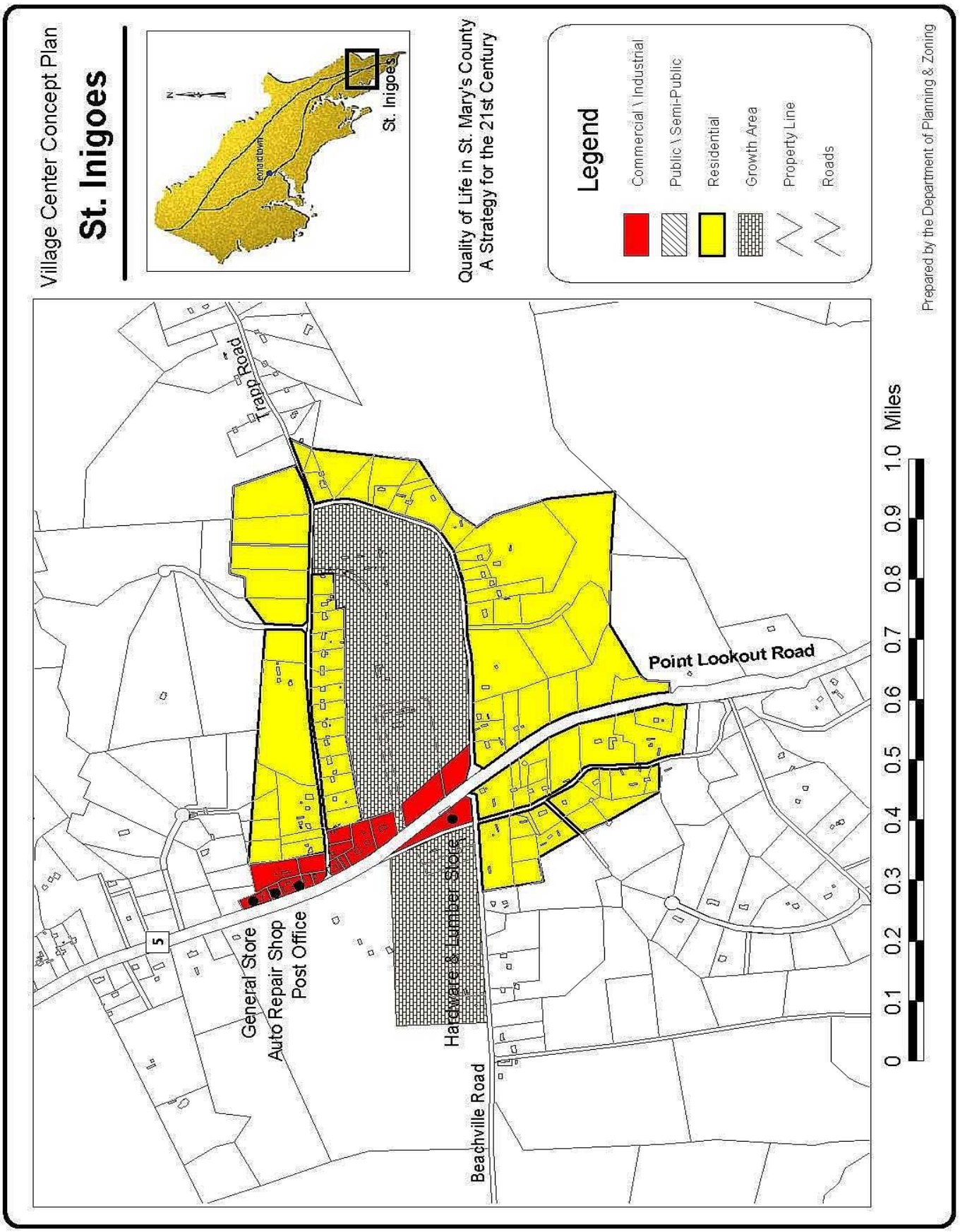
Map: Loveville Village Center



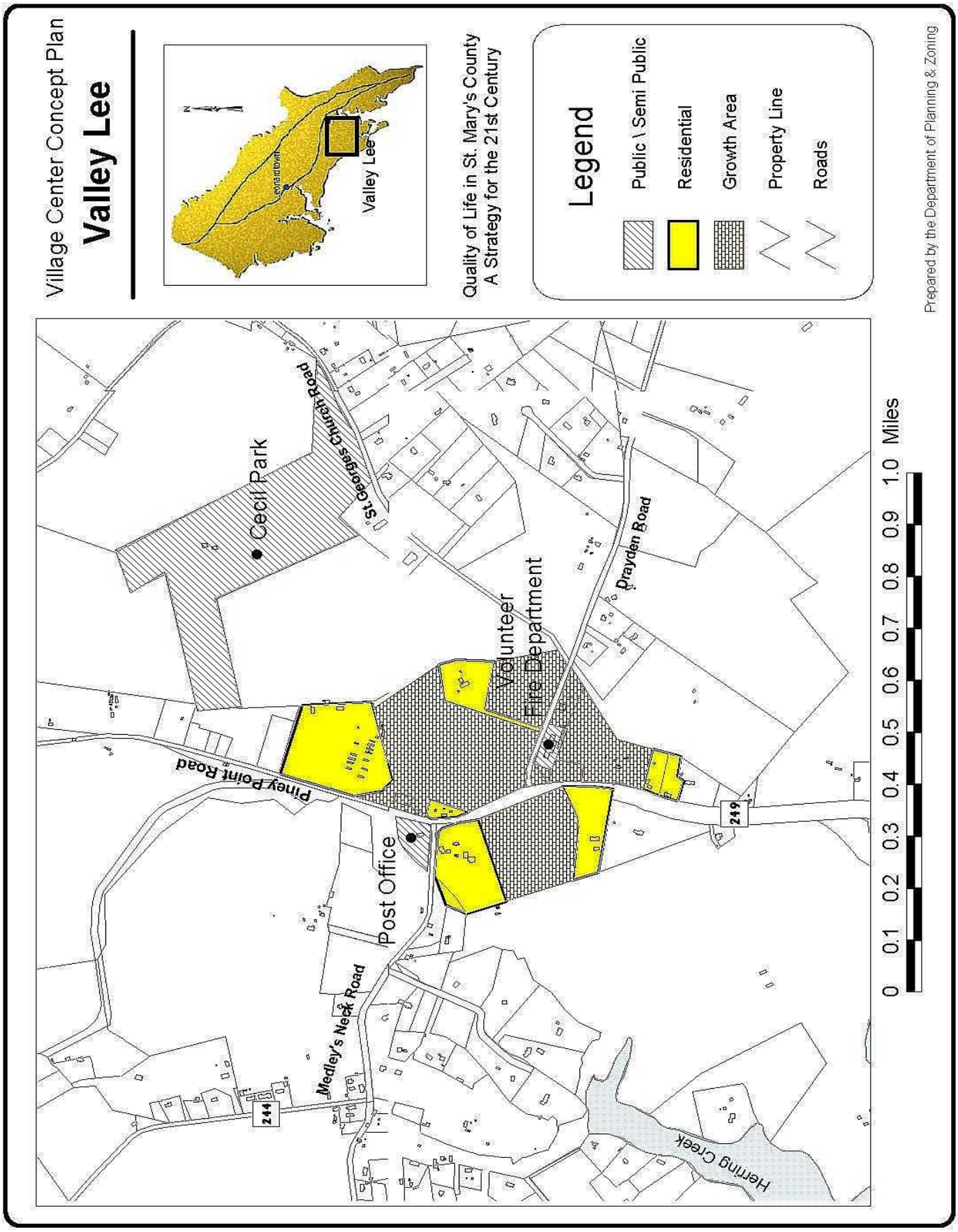
Map: Ridge Village Center



Map: St. Inigoes Village Center



Map: Valley Lee Village Center



2. RESOURCE PROTECTION ELEMENT

2.1 *Goal: Promote universal stewardship of the Chesapeake Bay and of the land as an ethic for county citizens, businesses, industry and government agencies.*

2.1.1 *Objective: Conserve fish, wildlife, and plant HABITATS through implementation of federal, state and local resource protection policies which integrate resource protection measures into development activities.*

A. Policy: Coordinate with federal and state regulatory agencies to STREAMLINE APPROVALS and verify compliance with environmental regulations which protect habitats and water quality.

B. Policy: Implement Maryland's Chesapeake Bay CRITICAL AREA PROGRAM and "The Criteria" (COMAR Section 14.15.01 - 14.15.11) and amendments to date.

i. Mitigate environmental impacts of human activity on the Chesapeake Bay.

a. Accommodate three levels of intensity for development in the Critical Area:

i) Low Intensity: implement state regulations by classifying qualifying lands as resource conservation areas (RCA).

a) Conserve, protect and enhance the overall ecological values, biological productivity and diversity.

b) Protect breeding, feeding, and wintering habitats for those wildlife populations that require the Chesapeake Bay, its tributaries, or coastal habitats in order to sustain populations of those species.

c) Conserve the land and water resource base that is necessary to maintain and support the preferred land uses of agriculture, forestry, fisheries activities and aquaculture, and to preserve nature-dominated environments (wetlands, forests, abandoned fields).

d) Conserve developed woodlands and forests for the water quality benefits that they provide.

e) Allow development at density of 1 unit per 20 acres.

ii) Moderate Intensity: classify qualifying lands as limited development areas (LDA).

a) Maintain or improve the quality of runoff and groundwater entering the Chesapeake Bay and its tributaries.

b) Maintain natural plant and animal habitats as in resource conservation areas.

c) When accommodating additional low or moderate intensity development, protect water quality, aquifer recharge areas, habitats, and the prevailing

character of areas.

d) Allow development at base zoning (underlying) density.

iii) Intensely Developed: classify qualifying lands as intensely developed areas (IDA).

a) Improve the quality of runoff from developed areas that enters the Chesapeake Bay or its tributary streams by 10 percent or greater.

b) Allow additional development of the type and intensity allowed by the comprehensive plan provided that water quality is not impaired.

c) Use retrofitting measures to address stormwater management problems.

d) Protect aquifer recharge areas.

e) Minimize the expansion of IDA's into portions of the Critical Area designated as habitat protection areas and Resource Conservation Areas.

f) Allow development at base zoning (underlying) density.

b. Accommodate and direct intensified development in the Critical Area through "growth allocation".

i) General Critical Area intensification policies:

a) Avoid, to the extent possible, the impacts of new IDA and LDA on habitat protection areas.

b) No more than one half of the allocated expansion acres (862 acres maximum), may be located in resource conservation areas.

c) Locate disturbance and nonwater-dependent development for new IDAs and LDAs in reclassified resource conservation areas at least 300 feet beyond the landward edge of tidal wetlands or tidal waters.

ii) Intensely Developed Area intensification policies:

a) Locate new IDAs in LDAs or adjacent to existing IDA's.

b) Locate new IDAs where they minimize their impacts on the defined land uses of resource conservation areas.

iii) Limited Development Area intensification policies:

a) Locate new LDAs adjacent to existing LDAs or IDAs.

C. Policy: Implement Maryland's 1991 FOREST CONSERVATION ACT (Natural

Resources Article 5-1609 and amendments to date.

2.1.2 *Objective: Adopt a comprehensive approach to MANAGEMENT OF POLLUTION (point and nonpoint sources) to minimize adverse impacts on water quality in the Chesapeake Bay and its tributaries that result from high nutrient loadings in runoff from surrounding lands or the pollutant discharges from point sources, and from unvegetated areas and impervious surfaces.*

A. Policy: Implement Lower Potomac and Patuxent River TRIBUTARIES STRATEGIES to achieve the cap of nutrient pollution in the Chesapeake Bay at 40% of the 1985 nutrient loads:

B. Policy: Limit and mitigate the impacts on WATER QUALITY that result from pollutants that are discharged from both point and non-point sources including:

i. Retrofit, upgrade, and manage public sewerage systems to reduce nutrient and pollution discharges.

ii. Expand capacity and service, and require connection to public sewerage systems in growth areas to reduce environmental impacts of multiple new septic systems and to eliminate failing septic systems.

iii. Control and minimize runoff and erosion and loss of soils to enhance and protect the quality of water resources, protect sensitive habitats, maintain and enhance productivity of prime agricultural lands, and prevent loss of property.

a. Control and minimize soil erosion and runoff from agricultural fields, pastures, and development sites.

i) Require agricultural best management practices to reduce loss of top soil and to minimize the impacts of agriculture activities on water quality by reducing nutrient, sediment and chemical pollution in runoff and groundwater.

ii) Developed land implementation: Use best management practices to control and minimize soil erosion and runoff from development sites.

b. Minimize disturbance to hydric soils, and highly erodible soils and maintain natural patterns of surface and underground hydrology.

iv. Encourage, inform and educate waterfront property owners to select the most environmentally sensitive methods of combatting shore erosion.

a. Establish vegetated buffers along the Bay and its tributaries.

b. Use protection measures which best provide for conservation of plant, fish, and wildlife habitat (in order of preference): 1) no action; 2) relocation of threatened structures; 3) nonstructural stabilization including beach nourishment, marsh creation, and in limited cases slope; 4) shoreline revetments; 5) offshore breakwaters; 6) groins; 7) bulkheads.

c. Encourage continued state cost share programs.

v. Recognize the important economic value of mineral resource extraction. Encourage utilization of these resources but minimize adverse impacts to surrounding habitat and water resources and adjacent uses. Any mining

activity in excess of 5 acres is subject to conditional use approval.

a. In the critical area: Surface mining activities includes any mining activity impacting one acre or more. Keep large undeveloped lands with potential mineral resources in an undeveloped state to avoid loss of mineral resources. Habitat protection areas are unsuitable for future mining operations. Minimize potential water quality impacts of activities associated with resource extraction, including the removal of vegetation, soil disturbance and grading.

b. Outside of the critical area: sand and gravel excavation may occur provided negative physical impacts, water quality and negative visual impacts to adjoining properties are avoided or mitigated.

2.2 ***Goal: Protect sensitive areas.***

2.2.1 *Objective: Identify and conserve SIGNIFICANT NATURAL HABITATS, throughout the county including state designated Natural Heritage areas, locally significant habitat areas, important natural areas, and fish, wildlife, and plant habitats especially those of rare, threatened and endangered species.*

A. Policy: Protect tidal and nontidal WETLANDS resources because of their importance for plant habitat, fish and wildlife habitat, and overall water quality.

i. Remove or reduce potentially harmful or toxic substances in runoff entering the Bay and its tributaries.

ii. Minimize the adverse effects of human activities on wetlands, shorelines, stream banks, tidal waters, and aquatic resources.

iii. Maintain area of transitional habitat between aquatic and upland communities.

B. Policy: Maintain and enhance the natural environment of STREAMS.

i. Protect riparian wildlife habitat.

C. Policy: Protect species in need of conservation, rare, THREATENED AND ENDANGERED SPECIES and their habitats.

i. Conserve wildlife habitats, including those that tend to be least abundant or which may become so in the future if current land use trends continue.

ii. Protect the in-stream and stream-bank habitat of anadromous fish propagation waters.

iii. Protect nontidal wetlands of importance to plant, fish and wildlife, and water quality.

2.2.2 *Objective: Preserve, protect, and restore the natural environment and beneficial FUNCTIONS OF THE FLOODPLAIN*

A. Policy: Restrict DEVELOPMENT in the 100-year flood plain. Regulate construction and use of permitted structures to minimize damage according to state and federal policy (FEMA):

B. Policy: Minimize the DISTURBANCE OF VEGETATION in the 100-year flood plain.

2.2.3 *Objective: Preserve, protect and restore the natural ecosystems and functions of HYDRIC SOILS, WETLANDS, STREAMS AND STREAM BUFFERS*

A. Policy: Direct intense development activity away from areas which are in proximity to water courses. Require development to locate as far from the water courses as possible and to establish PERMANENT PROTECTION MEASURES for the priority riparian areas.

i. Establish minimum tidal and nontidal wetlands buffers according to state and federal law and require a setback from these buffers to limit disturbance in the buffers during construction.

ii. Assure coordination and enforcement of restrictions and protection for wetlands, streams and their buffers with all agencies responsible for development review.

B. Policy: Employ BEST MANAGEMENT PRACTICES to minimize potential associated water quality impacts when development activity takes place adjacent to stream banks.

i. Assure coordination and enforcement of restrictions and protection for wetlands, streams and their buffers with all agencies responsible for development review.

C. Policy: Discourage alteration of, obstruction of and construction in existing stream courses and stream banks and alteration of the natural drainage patterns, unless adequate MEASURES TO MITIGATE potential adverse impacts are included in the development.

i. Address design and placement of storm water management, roads, limits of grading and clearing, installation of public and private utilities in the zoning, subdivision, road and stormwater management ordinances and regulations.

D. Policy: Maintain or improve WATER QUALITY in streams by providing incentives to:

i. establish buffers and implement soil conservation and water quality plans for development, agricultural and forestry activities;

ii. cluster development activities to decrease areas of disturbance and limit amount of impervious surface in stream watersheds;

iii. effect both quality and quantity improvements in new stormwater management structures;

iv. use retrofit measures to address stormwater management problems;

v. avoid use of streams and their buffers as required by state regulation for stormwater management;

vi. plant forested buffers, and

vii. utilize sustainable alternative methods to water commercial livestock.

E. Policy: Establish natural preserves, PARKS and education areas adjacent to water courses.

2.2.4 *Objectives: Maintain and enhance FOREST COVER to maintain biological productivity and habitat values throughout the county by enhancing and restoring riparian forest*

ecosystems, minimizing the impacts of forestry activities on water quality, and providing for a net increase in forest vegetation in the Critical Area.

A. Policy: Manage forest and woodland to maintain MAXIMUM VALUES for wild-life, water quality, timber, recreation and other resources, recognizing that in some cases these uses may be mutually exclusive.

B. Policy: Pursue INCREASED FOREST ACREAGE and managed woodlands, particularly in the critical area.

C. Policy: Minimize the removal of trees associated with development activities, and, mitigate the impacts of TREE REMOVAL:

2.2.5 *Objective: Limit human activity and development on STEEP LANDS to protect water quality and aquatic habitat; to minimize hazards of flooding, landslides, erosion, and pollution; and to maintain areas of high biodiversity.*

A. Policy: Preserve slopes GREATER THAN 25 PERCENT from disturbance or development in the rural preservation district.

B. Policy: Discourage development activities on SLOPES OF 15% TO 25% to avoid the potential associated water quality impacts from the development of steep slopes unless there is no viable alternative.

2.2.6 *Objective: Sensitive Areas maps # 1-74 prepared by KCI Technologies at a scale of 1" = 600" depicting the location of these features are incorporated herein by reference as if set out in full.*

2.3 *Goal: Preserve the natural, recreational, historical and cultural heritage in conjunction with economic and social well-being to maintain and enhance the quality of life.*

2.3.1 *Objective: Promote balanced HERITAGE ACTIVITIES AND PROGRAMS that capitalize on the natural, recreational, historical and cultural resources of the county and the region, including implementation of the Southern Maryland Heritage plan.*

A. Policy: DEVELOP AND MAINTAIN AN INVENTORY of natural, recreational, historical, and cultural resources in the county based on the physical, biological and cultural connections between public and private sites as a resource for tourism and recreation; education and research; preservation and conservation; and economic development.

i. Preserve significant and important sites.

a. Identify all historically significant properties for inclusion in the Maryland Inventory of Historic Sites.

b. Amend development review process to include review of all development proposals for potential adverse impacts on historic resources by the Historic Preservation Commission.

i) Review all structures fifty years or older that are slated for demolition for historic significance.

ii) Encourage compatible development in designated historic districts. Establish performance standards to prevent negative impacts on surrounding properties.

iii) Require the identification of cemeteries, burial grounds, and archeological sties on a property prior to any disturbance of the site.

ii. Document local cultural traditions through the Historical Society.

iii. Promote the designation of historic sites and districts.

iv. Promote adaptive reuse of historic structures.

B. Policy: MAINTAIN HERITAGE RESOURCES: Seek and support increased opportunities for conservation, preservation, and maintenance of heritage resources through official state and federal recognition of county sites and of Southern Maryland as a "Heritage Area."

i. Support local, regional, state and federal heritage program efforts, such as the National Register of Historic Places and Maryland Historical Trust grants programs, which provide incentives to foster the preservation or restoration of significant structures.

ii. Support public and private community preservation efforts.

iii. Pursue certified local government status from the Maryland Historic Trust.

iv. Pursue establishing a dedicated staff position.

C. Policy: Promote historic resources for ECONOMIC OPPORTUNITY.

i. Encourage and assist the public and private sectors to evaluate opportunities to implement techniques to protect, enhance and utilize the natural, historical and cultural resources of Southern Maryland.

a. Provide local tax incentives for the preservation of important and significant historical and cultural resources.

b. Adopt design guidelines/appearance code to be applicable to all locally designated historic sites and districts.

ii. Promote recognition of and financial investment in heritage resources to increase economic opportunity and revenues for all segments of the economy.

D. Policy: Encourage participation in natural, historic and cultural preservation through EDUCATION AND PUBLIC AWARENESS.

i. Develop signage to promote, link and interpret the Southern Maryland Heritage Area.

ii. Demonstrate the economic value of heritage tourism, travel and recreation; develop and promote heritage tourism and thematic tours of the Southern Maryland Heritage Area.

iii. Expand and promote heritage education, using natural and cultural resources of the Southern Maryland Heritage area to communicate the importance of the resources to the quality of life; educate about threats to these resources and everyday opportunities for action.

a. Publicly acknowledge additional sites included in the Maryland Inventory, and present the property owners with a copy of all research materials.

iv. Expand environmental education curriculum in public schools.

2.3.2 *Objective: Support WATER DEPENDENT FACILITIES*

A. Policy: Encourage MARINA SERVICES to meet the water-dependent commercial and recreational needs and developmental goals .

B. Policy: Support FISHERIES ACTIVITIES to enhance markets for local watermen.

C. Policy: Seek new investment in AQUACULTURE, maintenance of existing aquacultural activities, and restoration of overworked areas.

D. Policy: Provide public water-dependent RECREATIONAL AND WATER ACCESS facilities.

E. Policy: Limit development activities in THE 100 FOOT BUFFER to those that are specifically water-dependent.

F. Policy: Minimize individual and cumulative impact of activities associated with water-dependent facilities on water quality and fish, wildlife and plant habitat by establishing PERFORMANCE STANDARDS for facilities and activities.

2.3.3 *Objective: Identify and maintain SYSTEMS OF OPEN SPACE throughout the county including scenic roadway corridors. These GREENWAYS should include, and function to provide, buffers for streams, shorefront, wetlands, and roadside development; wildlife corridors; recreation areas; public and private natural areas; intermodal transportation links, and utility corridors.*

A. Policy: Develop GREENWAY AND OPEN SPACE SYSTEMS for the Potomac, Patuxent and Chesapeake watersheds in the county to provide opportunities for recreation, public access, habitat protection and water quality improvement and to link and interpret Southern Maryland Heritage Area sites.

i. Manage natural lands in the county recreation and parks system to provide resource protection benefits.

ii. Demonstrate and utilize implementation techniques and natural resources protection objectives on publicly managed lands to educate citizens and businesses about the benefits of a healthy environment.

iii. Require compliance with resource protection policies by county agencies and departments in review for approval and for county implemented projects.

B. Policy: Designate SCENIC ROADWAYS and roadway corridors.

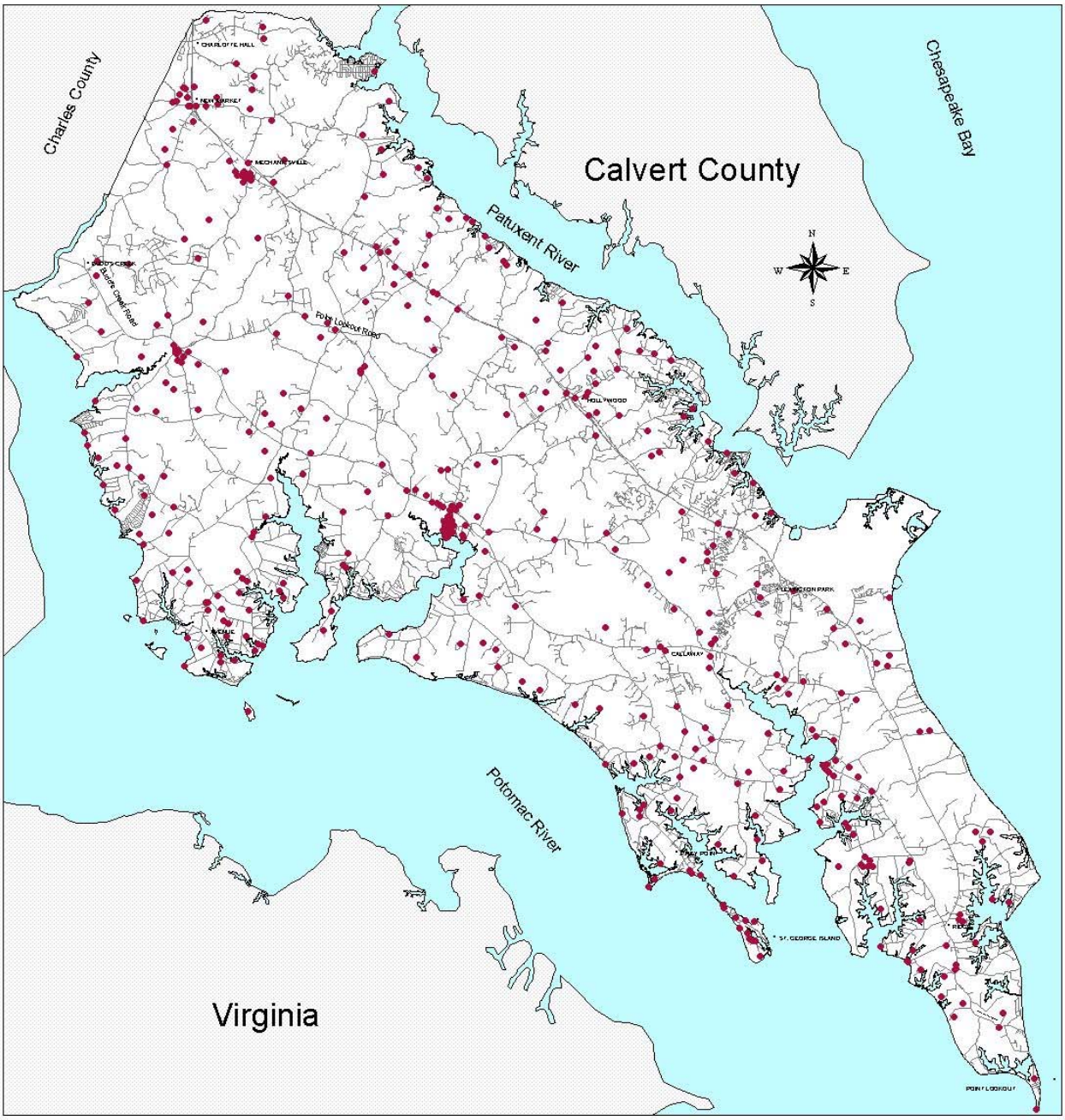
2.4 *Goal: Preserve available agricultural and rural resource areas, agricultural uses and activities throughout the county for their importance as components of both an important local industry and of rural character.*

2.4.1 *Objective: Fully implement the county's AGRICULTURAL LAND PRESERVATION program including the following elements:*

A. Policy: Utilize available state FUNDING and the agricultural transfer tax to implement the local preservation program.

B. Policy: Provide special INCENTIVES, zoning designations and taxing policies to preserve farmland.

Map: Historical Sites Inventory



Maryland Inventory of Historic Sites

3. PUBLIC AND COMMUNITY FACILITIES ELEMENT

3.1 *Goal: Support concentration of development through investment in and provision of public and community facilities. Promote conservation of resources, including a reduction of consumption of resources.*

3.1.1 *Objective: Establish and maintain public and community facilities to encourage RESOURCE CONSERVATION and to meet the public health, safety, and welfare needs of residents in an efficient and cost effective manner.*

A. Policy: Promote CONSERVATION OF LAND resources through education and enforcement of land use and growth management objectives and policies.

B. Policy: Promote CONSERVATION OF ENERGY and resources.

i. Provide efficient and well maintained delivery and collection systems for utilities and services. Ensure efficient location and sufficient quantities of service providers.

ii. Conduct or promote education programs to reduce wasteful use of resources.

iii. Develop resource utilization and percentage reduction goals for residential, commercial, institutional, and municipal organizations.

3.1.2 *Objective: CONCENTRATE DEVELOPMENT to correspond to and support the infrastructure and service needs in growth areas, to ensure adequate capacity to provide an acceptable level of service for existing and proposed land uses, and to address adequate facilities and services outside the growth areas.*

A. Policy: Implement a comprehensive SEWERAGE AND WATER SYSTEM that supports the land use concept for the county.

i. Provide planned SEWERAGE SERVICE

a. Extend new sewerage service only to planned growth areas.

b. 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.

c. Require all sewage collection systems be designed and constructed to St. Mary's County Standard Specification for Water and Sewerage Construction.

d. 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.

e. Discharge treated effluent only through outfalls in the Chesapeake Bay or Potomac River or disposed on land. Long term discharges into other water bodies are prohibited.

f. Do not extend new sewerage service to rural areas unless it corrects an existing health hazard or environmental threat.

g. Provide central sewage collection systems in the development districts. As collection systems are extended into service areas, require connection of all structures with plumbing on property, within the service area, which is located 200 feet or less from any collection line.

ii. Limit impacts of SEPTIC SYSTEMS.

a. Encourage regular maintenance, including pump out, of septic systems.

b. Promote use of approved alternative septic system technologies to:

i) retrofit existing systems to reduce risk of failure;

ii) correct system failures where connection to central collection systems are not feasible;

iii) allow expansion of existing structures where use of a conventional septic system is not feasible; and

iv) minimize environmental impacts wherever conventional systems are currently feasible.

c. Developments in minor subdivisions in the RPD where shared septic easement use is proposed, require clustering when such clustering may improve system performance, reduce impacts from clearing and land disturbing activities and allow more efficient use of the land.

iii. Provide planned WATER SERVICE

a. Protect and manage groundwater resources to maintain a safe and adequate water supply.

i) Monitor groundwater withdrawal rates and aquifer depth to assure adequate levels of service for both public and private systems and wells.

ii) Support statewide policies which protect groundwater recharge areas from contamination and from increases in imperviousness which might limit replenishment of the supply.

iii) 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.

iv) Encourage or promote educating the public on water conservation.

b. Protect surface water supply areas.

i) Establish and enforce land use policies to protect these areas from adverse impacts of development on water quality and on the ability to construct the impoundment area.

ii) Protect existing surface waters from, and support cleanup of, contamination by toxic chemicals, heavy metals, pesticides, and from human and animal waste.

c. Provide phased distribution system matched to growth in the county.

i) Provide central water supply systems in the development districts and town centers. As supply systems are extended in these growth areas, require connection of all structures with plumbing on property within the service area which are located 200 feet or less from any distribution line.

ii) Upgrade community water systems as needed to meet appropriate standards (including fire protection) and to keep pace with increasing capacity needs.

iii) Provide central water systems to serve expanding populations in existing village centers, neighborhood conservation districts, and areas meeting development thresholds.

iv) Provide central water systems to supply areas with failing wells in village centers, neighborhood conservation districts, and areas meeting development thresholds.

v) Require shared wells as defined in the CWSP to be supervised or operated by the St. Mary's County Metropolitan Commission (MetCom). Require dedication of all new central water systems toMetCom for ownership, operation, and maintenance in accordance with MetCom standards and specifications.

B. Policy: Develop and maintain a TRANSPORTATION SYSTEM that is well integrated into the community fabric and that supports the land use concept.

i. Provide safe, efficient, economical ROADS designed to address goals for community revitalization, economic development, and environmental stewardship.

a. Develop and implement transportation plans and road standards that support and promote resource protection, environmental and community character preservation, and cost containment goals.

i) Develop road and parking standards which reduce land consumed by roads and their rights of way (ROW) consistent with accepted national standards; preserve natural environmental features; reasonably manage the public ROWs and secure reasonable compensation for the use of these ROWs by telecommunications providers and other ROW users; maintain and promote rural and community character; reduce stormwater runoff; reduce construction costs; and which reduce repair and maintenance costs.

a) Evaluate new roads and road improvements to ensure they do not adversely impact cultural, historical and environmental features and character of an area.

b) In residential and rural areas reduce pavement and rights-of-way width requirements through reduced residential area design speeds, reduced on-street parking accommodation in low density residential areas, sharing of road and utility ROW ("shared easements" as described in the federal "Telecommunications Act of 1996").

c) In the commercial core areas and higher density residential areas promote on-street parking and reduction of travel lane widths, provision of sidewalks and street tree plantings.

d) Require vehicular and pedestrian connection between adjacent parking areas at the time of infill or redevelopment activities. Allow overall reduction of parking ratios based on use and capacity to share spaces.

b. Effect improvements and additions to the road network to correspond to and support the infrastructure needs in growth areas; to ensure adequate highway and road system capacity; to provide planned level of service for existing and proposed land uses; and to address adequate facilities outside the growth areas.

i) Evaluate adequate capacity based on cumulative impact of all approved development activity.

ii) Establish desired level of service and minimum safety

requirements for county and state roads based on comprehensive land use and growth management goals.

iii) Ensure that the density or intensity of permitted development is supportable by the planned road network prior to approval of development activities.

iv) Improve safety, traffic flow and aesthetics along primary routes in St Mary's County.

ii. Encourage development and utilization of ALTERNATIVE TRANSPORTATION in the county.

a. Foster an efficient, safe intermodal transportation system which includes routes and facilities to accommodate automobiles, bicycles, pedestrians and mass transit for residents, commuters and visitors.

i) Encourage a transportation network that provides alternative means and methods of travel.

a) Provide sidewalks, walking paths, and bike paths and lanes as requirements of road systems and to connect other public and private sites (e.g. school, libraries, parks and hospitals) in all development projects. Participate with the SHA sidewalk retrofit program. Provide minimum standards and incentives for these amenities.

b) Provide and promote the use of park and ride facilities and mass transit for those commuting into, out of, and within the county.

- promote carpooling and ridesharing

c) Expand bus service to regional and metropolitan destinations

d) Establish and maintain right of way for future light rail extension from Waldorf to Lexington Park.

e) Encourage development of commuter air travel services and shuttle connections to airports with regional, national and international connections to provide:

- Certified, precision all-weather approach system;
- Passenger terminal with on-site car rental facility;
- Regular commuter airline service to Baltimore, Washington and/or Dulles; and
- Modest private commuter/corporate jet capacity.

f) Promote transportation alternatives that serve

economic development goals for encouraging tourism, such as ferry service including hovercraft, to Eastern Shore, designation and expansion of bike routes, expansion of transient boating facilities.

ii) Manage demand for direct access to major roads.

a) In growth areas, create local traffic roads parallel to but well back from arterial routes to combat strip development patterns by providing visible and accessible commercial and residential frontage, and to reduce local traffic impact on peak traffic flow on arterial roads.

- Construct FDR Boulevard
- Provide connections between multiple access points to new major subdivisions.

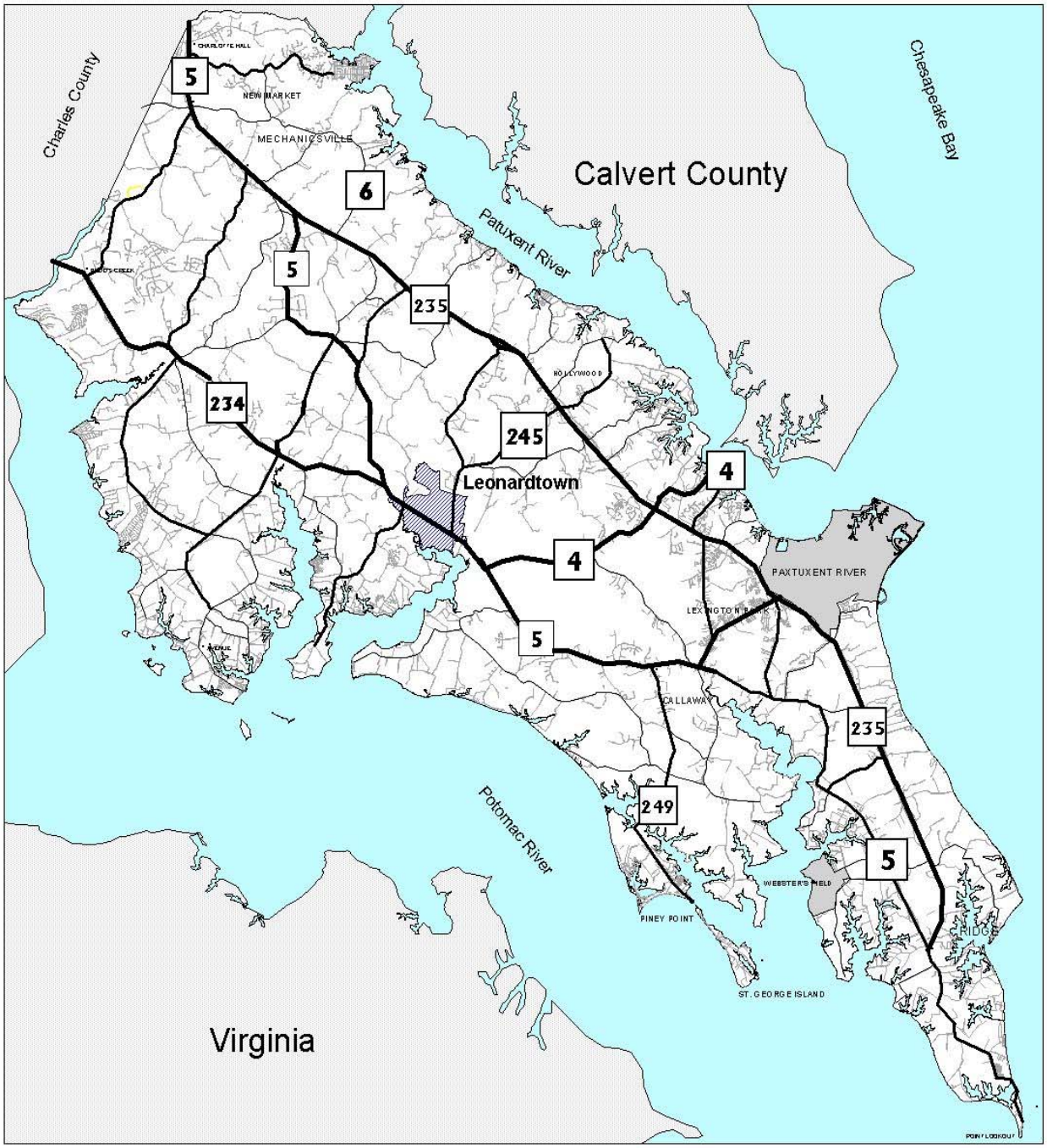
b) Designate St. Andrews Church Road (MD 4) Point Lookout Road (MD 5) Budd's Creek Road (MD 234) and Three Notch Road (MD 235) as restricted access traffic arteries.

c) Require vehicular and pedestrian interconnection between adjacent parking lots and subdivisions to reduce the need to travel on primary and collector roads.

d) Require joint use access driveways for ingress/egress to contiguous properties.

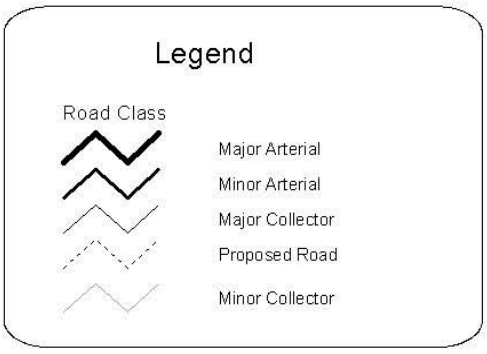
e) Require access driveway consolidation to reduce the existing number of ingress and egress points.

Map: Transportation Plan 1997

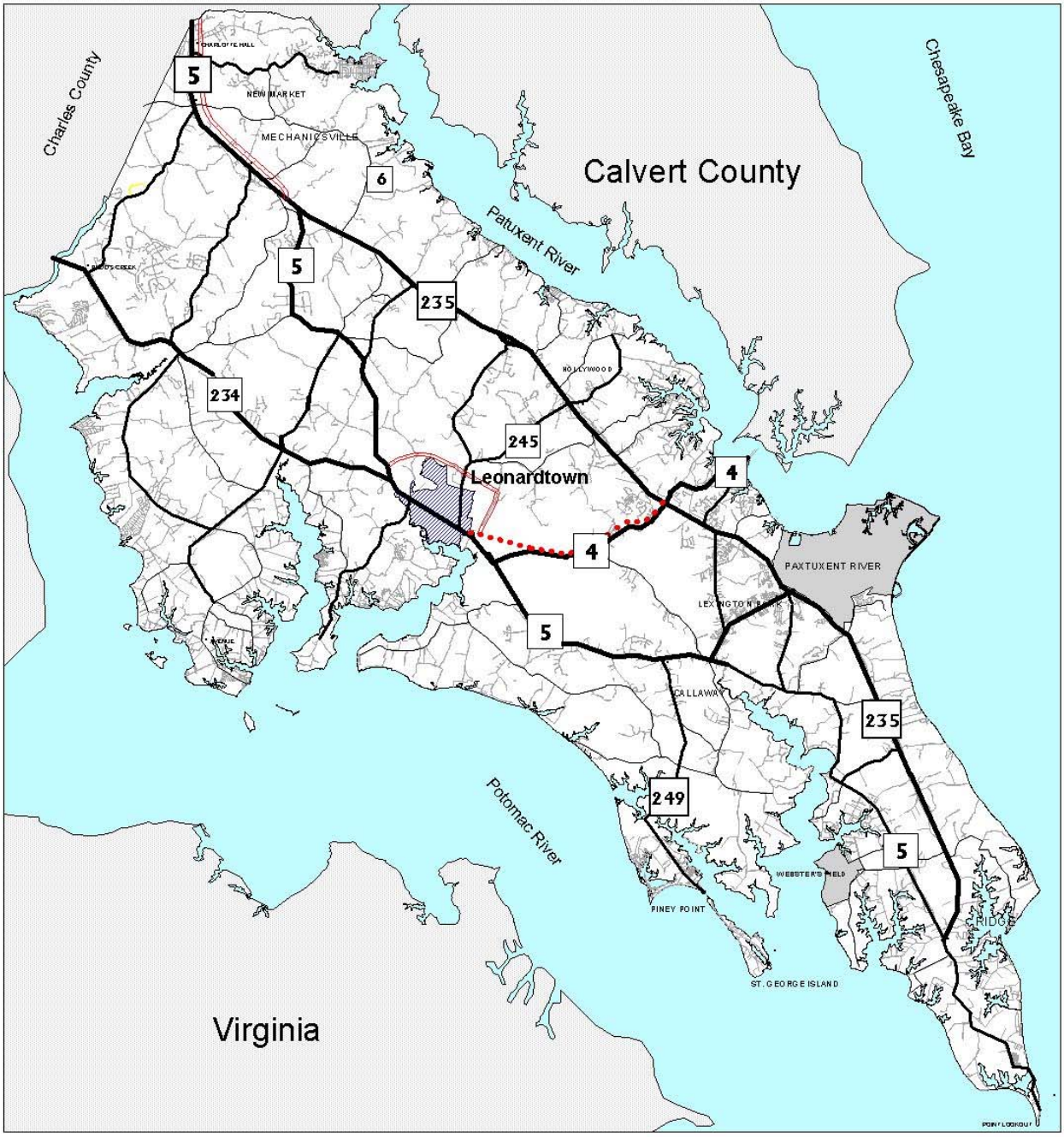


St. Mary's County's

1997 Transportation Plan

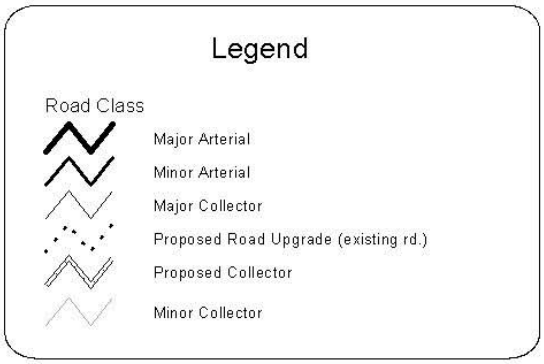


Map: Transportation Plan 2020.



St. Mary's County's

2020 Transportation Plan



Policy: Direct provision for efficient, equitable distribution of energy and communication UTILITY SERVICES which meet the needs of the population and support the land use, design, and environmental concepts for the county.

iii. Provide a full range of utility services to all areas of the county and establish requirements to assure fair access to these services.

iv. Promote the efficient utilization and reduced consumption of energy resources by requiring energy efficient construction and equipment in all county facilities and supporting the use of same in private development.

a. Encourage public education about energy use reduction through education and provide appropriate public facilities that support these efforts.

v. Minimize negative environmental and aesthetic impacts of new and existing utility distribution systems:

a. Encourage use shared rights-of-ways with roads;

b. Minimize clearing associated with installation and maintenance of lines;

c. Provide underground distribution systems for utilities and services in new developments; and whenever service lines are upgraded, require the new lines be buried.

d. Create a cooperative program with SMECO to bury electric lines in designated corridors and town centers.

C. Policy: Meet increasing demand for SOLID WASTE MANAGEMENT through use of traditional and innovative methods:

i. Encourage participation in waste reduction, composting, and recycling through PUBLIC EDUCATION.

ii. Minimize negative environmental IMPACTS of new solid waste collection, processing and disposal facilities by considering permeability of soils, proximity to groundwater aquifers and recharge areas, location of potential surface water impoundments, and environmental sensitivity.

iii. Implement goals and objectives of the Solid Waste Management and Recycling Plan.

D. Policy: Meet the increasing LAW ENFORCEMENT, HEALTH AND PUBLIC SAFETY needs of the population per national average as shown in the most recent uniform crime report.

i. LAW ENFORCEMENT

a. Achieve and maintain adequate staffing levels to provide a level of service of officers per the International Association of Chiefs of Police Standards.

b. Achieve and maintain an average response time of 4 minutes.

c. Provide adequate satellite office space in growth areas for the efficient operation of the department as necessary to accommodate the current and future public safety needs.

d. Encourage and support neighborhood watch programs.

ii. HEALTH CARE

a. To the extent permitted by law, ensure adequate facilities and services to meet the immediate and long - term needs of a growing population.

b. Encourage quality medical facilities to attract and retain private physicians to serve the medical needs of county residents.

iii. FIRE AND RESCUE AND EMERGENCY PREPAREDNESS

a. Provide assistance and an adequate level of volunteers and appropriate equipment to fully respond to emergency calls.

i) Achieve and maintain an average response time of 6 minutes.

ii) Assure that remote areas of the county have adequate coverage.

iii) Assure availability of fire and rescue companies to report to multiple or high value alarms.

iv. FIRE PROTECTION AND PREVENTION

a. Provide adequate and fairly financed fire protection.

i) The county subdivision regulations should specify the installation of fire mains and hydrants where central water distribution systems are provided.

ii) Require contributions from developers for firehouses, firefighting equipment, etc. when the development can be directly linked to the need for additional capital improvements.

iii) Promote use of rapid response sprinkler systems.

b. Ensure adequacy of water supplies to provide fire protection.

i) Establish thresholds of development expressed as number of dwelling units or businesses located within a certain distance of water supplies available to support fire protection.

ii) In the growth areas use central supply systems.

iii) In the rural areas of the county, and where water service is from small central systems or individual wells, provide stand pipes or other infrastructure to draw on existing water impoundment areas such as lakes and farm ponds.

v. ANIMAL CONTROL

a. Assure adequate facilities and services are available to collect, house, and care for stray, abandoned, abused and/or nuisance animals.

b. Encourage programs for adoption of animals, spaying and neutering to control population growth, and to humanely dispose of injured and unwanted animals.

3.1.3 *Objective: Meet the existing and future demands of the population for community and*

social services.

A. Policy: COMMUNITY SERVICES: Maintain and support organizations, services and facilities which provide outreach, education and support services designed to assist the citizens of the county in areas related to: aging; agriculture; alcoholism and substance abuse treatment and prevention; arts, crafts, theater, history; civics; community planning; information and referral; legal; medical; and media services.

B. Policy: SOCIAL SERVICES: Support and administer federal and state financial programs necessary to assist citizens of the county in areas related to: income assistance; welfare programs; medical assistance; adult services; child support; child welfare; daycare assistance.

3.1.4 *Objective: Meet the existing and future demands for public education and information coordinated with overall quality of life and development goals of the county.*

A. Policy: Ensure adequate availability and adequacy of SCHOOLS AND EDUCATIONAL RESOURCES

i. Maintain the 6 year School Facilities Master Plan, which is updated annually based on enrollment projections.

ii. Develop a full spectrum educational system recognized statewide, as a positive attribute of St. Mary's County.

a. Maintain a comprehensive educational program for students.

b. Measure success to chart program effectiveness and student performance.

c. Offer a variety of credit and noncredit courses, student services and specialized educational programs through the Community College system for all high school graduates and other qualifying adults.

d. Support curricula and programs which further the economic development goals, including technical training and continuing education for adults.

i) Respond to the demand for graduate and upper level undergraduate programs and courses in technical and nontechnical areas. The Southern Maryland Higher Education Center has been established to meet this demand.

ii) Create enticements to ensure the continued support from John Hopkins University, the University of Maryland and George Washington University to provide adequate resources for a viable master's program in engineering and applied sciences.

e. Support investment in facilities and programs at St. Mary's College, increase community/university interaction and seek opportunities to create partnerships which utilize and expand on educational and cultural resources.

f. Form and develop a performing arts center with multiple uses.

B. Policy: Ensure availability of adequate LIBRARIES

i. Expand existing facilities and construct new satellite libraries to accommodate the 100,000 additional collection items, 197 additional reader seats, computer research workstations, and additional public meeting space in approximately 30,000 additional square feet to serve the 2020 population.

C. Policy: Provide INFORMATION CENTERS AND SIGNAGE

i. Encourage tourism by promoting the tri-county region's historical and natural assets:

ii. Promote overall economic development by coordinating and maintaining a standard of excellence in design for public and private informational, directional, and commercial signage.

3.1.5 *Objective: Create new and enhanced PARKS AND RECREATION facilities that link existing parks and communities, expand recreation opportunities and preserve environmental, aesthetic, and cultural quality.*

A. Policy: Update and fully implement a LAND PRESERVATION AND RECREATION PLAN for the county.

i. Establish a county-wide system of recreational facilities (including boat landings, waterfront parks, regional parks, town and village parks, and, in high-density areas, children's play lots), which meet year-round recreation desires. Provide additional public open space and recreation lands, particularly active parks in and near development districts.

ii. Accommodate and promote fishing, boating, sailing and other water-oriented recreational activities by county residents and visitors. Provide adequate public access to the shorefront, to the rivers and to the bays through the purchase and maintenance of public landings, developed and natural waterfront parks. Ensure the availability of appropriately zoned waterfront land for private marinas and landings.

B. Policy: Meet the existing and FUTURE DEMANDS for recreation and parks through state, local, and privately managed facilities which are coordinated with overall development goals of the county.

i. Focus new recreational facilities in population centers.

ii. Promote quality public events for community and tourism.

3.2 *Goal: Direct financial burden to those most benefited by new public and community facilities.*

3.2.1 *Objective: Maintain priority for community facility INVESTMENTS IN THE GROWTH AREAS: development districts, town centers, and village centers.*

A. Policy: Maintain PRIORITY for future public and community facilities investments in the designated growth areas. Restrict all major investment in facility improvements outside these growth areas to statewide needs or health and safety considerations.

B. Policy: Require DEVELOPER RESPONSIBILITY for extending central water, sewer service and roads to proposed development areas, where the needs of projected development exceed system capacity.

i. Assure these services meet standards for acceptance into the county

operated/maintained systems.

ii. Require developers to pay for or provide the added public facilities necessary to support their developments.

iii. Assure that the provisions for adequate facilities are made part of any approved development proposal.

iv. Ensure that all trunk lines or transmission mains and roads networks installed by developers for their development projects are sized adequately to meet the needs of the planned growth of the district in which the projects are located, with the county funding that portion of the cost associated with increasing such facilities over the size required by those projects.

C. Policy: In targeted growth areas, consider special service TAXING DISTRICTS to fund needed facilities and services. Work with developers and land owners to determine and follow a phased capital improvement program that meets facility needs of projected development.

3.2.2 *Objective: OUTSIDE OF GROWTH AREAS, when public funding is inadequate to provide or maintain designated level of service for an area, funding of improvements shall the responsibility of those benefiting from the improvements.*

A. Policy: For purposes of determining BENEFIT, all property owners, regardless of when they decide to develop their land, shall be deemed to share in benefits of the improvements which increase level of service.

3.2.3 *Objective: Maintain and improve LEVELS OF EFFICIENCY and service of community facilities to meet population needs.*

A. Policy: Carefully MONITOR POPULATION INCREASE.

i. Stage construction of new facilities in growth areas to keep pace with increasing needs.

ii. Service area populations must be great enough to support the costs of extending the service to that area.

4. HOUSING ELEMENT

4.1 *Goal: Promote a safe, affordable, variety of housing located in livable communities.*

4.1.1 *Objective: Encourage a VARIETY OF DEVELOPMENTS AND HOUSING TYPES to meet the needs of citizens based on employment, demographic and economic characteristics of the population.*

A. Policy: VARIETY OF HOUSING STOCK, both new and existing, owner-occupied or rental should include: single family homes (custom-built or modular), multifamily homes (town houses, duplexes, apartments), multistory high density complexes, consistent with fire protection standards, manufactured housing (built to U.S. Department of Housing and Urban Development (HUD) code also known as house trailers or mobile homes), independent and assisted care residential facilities, and accessory apartments.

B. Policy: Promote the development of HOUSING OPTIONS FOR THE ELDERLY including:

i. Independent living facilities;

ii. Assisted living accommodations and;

iii. Nursing care facilities.

C. Policy: Permit MANUFACTURED HOUSING (built to HUD code, also known as house trailers or mobile homes) in zoning categories subject to the following:

i. Require manufactured housing, mobile home parks and developments to meet all the standards required for other single family dwelling development.

D. Policy: Encourage construction of ACCESSORY APARTMENTS subject to the following requirements:

i. Assure adequate parking is provided, either on-street or off-street, as appropriate.

ii. Restrict external structural alterations so that the visual character of the neighborhood will not be altered by the addition of accessory apartments.

E. Policy: Encourage construction and renovation of housing units to enhance and respect existing PATTERNS OF COMMUNITY DEVELOPMENT.

i. Ensure that county agencies and programs do not authorize or support residences which violate subdivision covenants.

ii. Support incentive programs for rehabilitation or replacement of deteriorating housing stock.

iii. Support programs which encourage home ownership.

4.1.2 *Objective: Encourage the provision of AFFORDABLE HOUSING*

A. Policy: AWARD BONUS DENSITY in exchange for the provision of affordable housing in the growth areas.

B. Policy: Encourage EFFICIENT DESIGN which reduces the costs and impacts of development.

i. Cluster to reduce land and development costs; and

ii. Maximize public and private agency efficiency in providing infrastructure

to the home sites.

C. Policy: Require housing developments to meet ADEQUATE PUBLIC AND COMMUNITY FACILITIES AND SERVICES requirements and to account for the costs of residential development.

4.1.3 *Objective: Promote SAFE HOUSING IN LIVABLE COMMUNITIES.*

A. Policy: Emphasize QUALITY OF LIFE in developing a variety of new community types.

i. Maintain picturesque landscapes when locating housing.

a. Improve degraded areas by providing landscape amenities.

b. Preserve/enhance open space.

ii. Create a sense of identity and place for residents:

a. Encourage development plans which have clear organizational patterns.

b. Coordinate architectural standards.

c. Provide a variety of housing types, and

d. Promote open space-oriented site designs with emphasis on waterfront access, recreational amenities, and provision of public and private community services and facilities.

iii. Provide a mix of private and public amenities and opportunities for passive and active recreation.

iv. Reduce necessity for automobile travel, increase sense of community and neighborhood by developing mixed use communities which have overlapping and integrated housing, transportation, shopping, recreation and education facilities.

v. Formally promote, recognize and reward good design.

a. Planning commission recognition for innovative and effective community design.

b. Chesapeake Bay Community recognition of "Bay Friendly" environmental design.

B. Policy: Locate residential developments so as to AVOID ENVIRONMENTALLY SENSITIVE AREAS.

i. Outside of the designated growth areas, encourage development at a density and in configurations which will preserve at least 50 percent open space.

ii. In designated growth areas, promote and encourage clustering of lots and infrastructure on the least environmentally sensitive lands.

C. Policy: Permit HOME OCCUPATIONS in the rural preservation district and in residential zoning districts; establish performance standards which will prevent negative impacts on surrounding properties.

i. Limit impacts to surrounding properties through guidelines for permissible uses, size of the area utilized within the home, number of nonfamily

employees, exterior appearance, on-premise advertising, sales and production inventory limits, access, traffic generation, vehicle and materials storage and restrictions to prevent public nuisance impacts of noise, vibration, odors and pollution.

D. Policy: Assure a SAFE AND ADEQUATE HOUSING STOCK for residents.

i. Improve substandard housing conditions.

a. Enforce the county's livability code.

b. Support housing improvement and home ownership programs.

c. Require owners to demolish or adequately provide protections from the hazards of unsafe structures.

ii. Enforce existing regulations that assure adequate privacy and comfort, safety from fire, flood and other hazards, and protection from health threats.

5. ECONOMIC DEVELOPMENT ELEMENT

5.1 ***Goal: Assure a strong, diverse economy which provides a wide range of employment opportunities for all segments of the population and a broad tax base for the county.***

5.1.1 *Objective: Develop a variety of STRONG TECHNOLOGY AND SERVICE INDUSTRIES with a diversified customer base.*

A. Policy: Accommodate NEW AND EXISTING TECHNOLOGY BUSINESSES. Support both the Patuxent River Naval Air Station complex and existing non-Department of Defense business and create a supportive environment for new non-DOD business ventures.

i. Collaborate with the Navy in a partnership to achieve full utilization of research, development, test and evaluation facilities at Patuxent River and Webster Field.

ii. Provide advanced work force educational opportunities to ensure job employment skills are available to meet existing and new technology requirements.

iii. Provide sufficient land in business parks zoned for offices, labs, warehouses, production facilities and labor force locally to meet defense business demand and provide adequate infrastructure and facilities able to support nondefense business growth.

iv. Provide business friendly development approval processes and tax incentives to encourage business growth and diversification.

B. Policy: Support quality business through marketing and recruitment of enterprises with high asset and high wage levels.

5.1.2 *Objective: Support opportunities for SMALL BUSINESS.*

A. Policy: Emphasize both quality of life and economic development in REVITALIZING EXISTING COMMUNITIES.

i. Utilize the traditional economy and the historic character of the area as a tourism asset and to bind communities together.

B. Policy: Provide expanded opportunity for RURAL INDUSTRIAL ACTIVITIES.

i. Recognize that the rural setting is accommodating to home occupations or cottage industries such as cabinet making or welding which are inappropriate in more built up areas; these small-scale industries are becoming increasingly important for supplementing farm incomes.

ii. Allow supplemental income productive activities at a scale or intensity which will not unduly change the character of the area; where these other activities are allowed there shall be performance standards which will prevent negative impacts on adjoining properties.

5.1.3 *Objective: Promote the vigor and diversity of AGRICULTURE, AQUACULTURE, FISHERY, AND FORESTRY INDUSTRIES.*

A. Policy: Pursue ALTERNATIVE CROPS and markets.

i. Increase education about and production of specialty crops for urban, regional and niche markets:

- flowers, herbs, ornamentals and other nursery plants.

- organic produce and high value vegetables and fruits.

ii. Develop and market "recreation farms" and "pick your own" produce outlets

B. Policy: Strengthen TRADITIONAL FARMING. Reestablish a robust agriculture program which preserves open spaces.

i. Provide governmental incentives and policies which encourage continued major acreage in traditional and alternative crops.

ii. Provide economic incentives and land planning to stabilize the presence of the Amish and Mennonite farming community.

iii. Provide increased marketing opportunities for locally grown products.

C. Policy: Promote an active LIVESTOCK program.

i. Acquire local slaughterhouse capability to encourage local processing of livestock.

ii. Promote alternate livestock.

D. Policy: Increase AQUACULTURE initiatives.

i. Increase aquaculture production in both saltwater and freshwater with processing facilities available locally.

ii. Encourage fee paying fresh water fishing ponds and lakes.

E. Policy: Increase FISHERIES initiatives.

i. Support regional and local efforts to restore fish and shell fish populations and habitats.

ii. Provide infrastructure for more robust fishing industry, including landings, docks, and processing facilities.

iii. Work with surrounding states to have joint equitable laws to regulate fishing, crabbing, and oystering, and effectively manage commercial industry for continued productivity.

iv. Expand recreational fishing opportunities.

F. Policy: Support FORESTRY programs which sustain private forests as valued resources for forest products, as components of rural open space, and as essential contributors to maintaining habitat and water quality.

i. Encourage landowner and county participation in state and federal programs which enhance and protect forests and woodlands, support silviculture activities, and provide financial incentives for retaining forest including:

- cost share programs,
- tax incentive programs for conservation, and
- management, education and technical assistance programs.

ii. Encourage management of forests to produce lumber and wood products.

5.1.4 *Objective: Encourage TOURIST ORIENTED BUSINESSES.*

A. Policy: PROMOTE RETAILING of antiques, local artifacts, and restaurants

serving local fare.

B. Policy: Promote a VARIETY OF LODGING TYPES, but especially those which capitalize on area assets.

i. Bed and breakfasts on farms, in historic houses and areas, on waterfront properties.

ii. Hotels/motels with access to natural areas.

iii. Safe, interesting biking routes, and

iv. Recreational boating and fishing facilities.

C. Policy: Promote OUTDOOR RECREATION goods and service providers, such as hiking, biking, boating tours for birding, fishing, history and Civil War enthusiasts, kayak and canoe liveries, etc.

5.1.5 *Objective: Encourage RECREATION-ORIENTED BUSINESSES. Emphasize historic sites, water recreation, waterfront commercial areas, outdoor activities.*

A. Policy: Promote and expand MUSEUMS AND HISTORIC SITES.

i. Support the master development plan for St. Mary's City.

ii. Support the Heritage Partnership's "Southern Maryland Heritage Plan".

iii. Support St. Clements Island Museum and Piney Point Lighthouse.

B. Policy: Promote development of RESORT AND CONFERENCE FACILITIES.

C. Policy: Enhance MOTOR SPORTS FACILITIES.

D. Policy: Promote and expand MARINA AND CHARTER BOAT fleet activity and facilities.

5.1.6 *Objective: BALANCE LOCAL COMMUNITY AND GOVERNMENT SERVICES with private sector services in order to enhance quality of life for citizens through economic development programs.*

A. Policy: Focus government activities to FILL GAPS in goods and services the private sector will not or can not provide and to reduce competition with private sector.

B. Policy: Utilize government to address legally MANDATED PROGRAMS.

Interjurisdictional Coordination Element

5.2 ***Goal: Coordinate with the Town of Leonardtown for efficient land use, growth management and annexation policy within the Leonardtown Development District.***

5.2.1 *Objective: Maintain INTERJURISDICTIONAL AGREEMENT governing shared access to the town's wastewater treatment plant.*

5.2.2 *Objective: Practice mutual REFERRAL OF various DEVELOPMENT PROPOSALS and revision of county land use map proposals within the Leonardtown development district.*

5.2.3 *Objective: Coordinate development of transportation facilities which serve the town and surrounding development district areas.*

5.3 ***Goal: Coordinate with neighboring counties and the Tri-County Council for Southern Maryland for multi-county plans, programs, and activities .***

5.3.1 *Objective: Maintain Southern Maryland HERITAGE PARTNERSHIP*

5.3.2 *Objective: Participate in WICOMICO RIVER COMMISSION*

A. Policy: Continue working with Charles County and citizens to implement recommendations from the 1996 Wicomico River Countryside Stewardship Exchange.

5.4 ***Goal: Coordinate with the State of Maryland***

5.4.1 *Objective: Participate in PATUXENT RIVER Watershed Demonstration Project.*

5.4.2 *Objective: Participate in TRIBUTARY STRATEGIES.*

5.4.3 *Objective: Promote Agricultural Land PRESERVATION DISTRICTS.*

5.4.4 *Objective: Promote Historic preservation, particularly provisions for CERTIFIED LOCAL GOVERNMENTS (as sponsored by the National Trust for Historic Preservation).*

5.4.5 *Objective: PREPARE TRANSPORTATION STUDIES*

A. Policy: Promote extension of light rail service into Southern Maryland.

B. Policy: Participate in Point Lookout Road (MD5) and Three Notch Road (MD5/235) corridor congestion and access management study.

C. Policy: Pursue transportation improvements through the Consolidated Transportation Program (CTP).

5.5 ***Goal: Coordinate with federal agencies***

5.5.1 *Objective: Chesapeake Bay programs.*

5.5.2 *Objective:Permitting of developments affecting sensitive areas.*

5.5.3 *Objective: Facilitate increased Naval Air Warfare Center - Aircraft Division (NAWCAD) development activities.*

A. Policy: Encourage off-base development of support functions (e.g., contractor offices).

Appendices

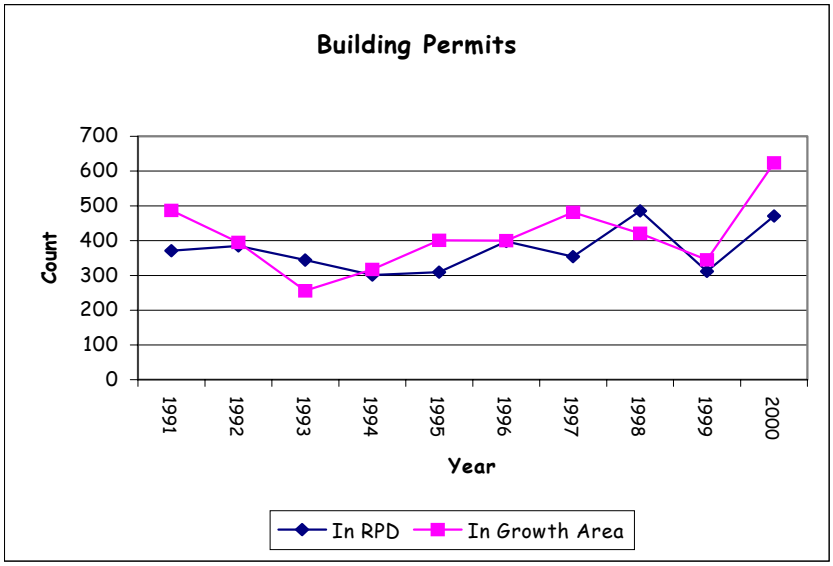
1 Comprehensive Plan Compliance
2 Citizen Participation
3 Subplans Incorporated By Reference
4 Glossary

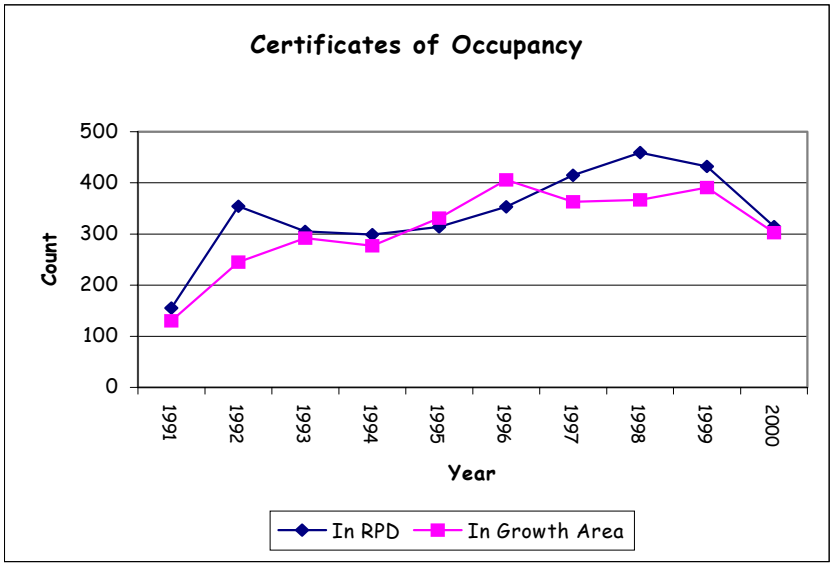
Comprehensive Plan Compliance

Table 6

COMPREHENSIVE PLAN COMPLIANCE, 1991 - 2000

	BUILDING PERMITS					CERTIFICATES OF OCCUPANCY				
	Total	In RPD		In Growth Area		Total	In RPD		In Growth Area	
1991	858	43.2%	371	56.8%	487	285	54.4%	155	45.6%	130
1992	780	49.4%	385	50.6%	395	599	59.1%	354	40.9%	245
1993	600	57.3%	344	42.7%	256	597	51.1%	305	48.9%	292
1994	618	48.7%	301	51.3%	317	576	51.9%	299	48.1%	277
1995	711	43.6%	310	56.4%	401	645	48.7%	314	51.3%	331
1996	798	49.9%	398	50.1%	400	759	46.5%	353	53.5%	406
1997	836	42.3%	354	57.7%	482	778	53.3%	415	46.7%	363
1998	907	53.6%	486	46.4%	421	826	55.6%	459	44.4%	367
1999	657	47.5%	312	52.5%	345	823	52.5%	432	47.5%	391
2000	1,095	43.0%	471	57.0%	624	617	51.0%	315	49.0%	302
Averages	786	47.9%	373	52.1%	651	651	52.4%	340	47.6%	310





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Citizen Participation

A: 1996 St. Mary's County comprehensive plan opinion survey

The responses listed below were gleaned from approximately 80 participants. While this sample size is too small to be statistically significant, the exercise is nevertheless valued as a cursory indication of community values and concerns.]

Tabulated as of 11/25/96.

1. Years lived in county.
   0-5:17 , 6-10: 9 , 11-15: 6 , 16-30:27 , 31+:18
2. Duration of drive to work (in minutes).
   Work at home:18 , 0-29:34 , 30-59: 7 , 60-89: 3 , 90+: 2 , retired:11
3. Place of work.
   Inside county:50 , outside: 12
4. Number school aged children.
   Elementary:11 , middle: 8 , senior:12
5. Feeling at home begins when ...
   Crossing county line: 32 , entering ngh: 14 , turning onto road home: 24 ,
   opening door: 3 , other: 9 . Responses listed:

   :MD 5/235 JUNCTION
   :ENTER 7TH DISTRICT AT CLEMENTS
   :South of Hermanville Rd we are still country.
   :Depends on where I'm coming from; from out of state, the county line.
   :Turn in driveway
   :Turn in the driveway
   :In the county
   :Pass St. Mary's College
   :From Base to Hollywood (live in Wildewood); also Leonardtown.
   :When I get over the highway closest to home.
6. I am part of my community.
   Strongly a:36 , agree:14 , no opinion: 1 , disagree: 1, strongly d: 1
7. How many indicated what makes them feel like part of their community? 65

Responses listed:

: My interests and activities
: AM ACTIVE IN MY CHURCH, SCHOOL, & AMERICAN LEGION
: VOLUNTEER WORK ON 5, COMMUNITY PROJECTS
: BELONGING TO COMMUNITY ORGANIZATIONS SUCH AS THE PTA - AMERICAN HEART ASSOCIATION AND VARIOUS OTHER GROUPS
: ATTENDING MEETINGS & BELONGING TO COMMUNITY GROUPS
: TAKING PART IN COMMUNITY AFFAIRS SUCH AS CHURCH, RECREATION, ATTENDING SCHOOL PLAYS, COMMUNITY THEATER EVENTS, PARADES AT TOWN
: PARTICIPATE IN COMMUNITY AFFAIRS, WORK - PLAY - PRAY IN THE COMMUNITY
: VOLUNTEER WITH ST. CLEMENTS ISLAND MUSEUM - VOLUNTEER WITH ANIMAL WELFARE LEAGUE, ASSISTING WITH PRESERVATION OF OAKLEY SENIOR
: work and community involvement
: Meetings such as this, Citizens Assoc.
: Active in community groups & meetings. Know people across the county line.
: Friends & the environment, job, church, school, clubs.
: Knowing what's going on, feeling sense of ownership.
: Being involved in the community. Working in the county.
: Community gatherings - church organizations, local activities like dinner, etc.
: Involvement in church and community affairs; knowing neighbors; involvement in school & children's activities.
: I help people and they help me.
: I know my neighbors & elected officials.
: Knowing people; opportunity to make contributions of time/service to others; similar values.
: Family friends, life-long resident, familiar with roads and sights, went to school here, involved in local recreation.
: Friendly neighbors and seeing acquaintances at the local stores and restaurants.

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: Working together and helping one another.
: Friendly neighbors and seeing acquaintances at the local stores and restaurants.
: Working together and helping one another
: Being involved in volunteer work, community & schools.
: Activity in Civic organizations
: Knowledge of area, friendly people, helpful smiling people.
: Community activities & organizations. Good local media coverage of events.
: I contribute and $ and time to Red Cross, Library trustees, attend public meetings, vote regularly, and observe gov't functioning.
: I belong to church and civic organizations & friends.
: Participation in many activities
: Knowing these are neighbors I can count on in an emergency.
: My volunteer work and my involvement in civic organizations
: The enterprise, church, good restaurants, concerts, art shows, library and community theater.
: Longevity, friends, active involvement in community for many years.
: Holding interest in local government affairs and working with organizations whose goals are improvement of communities.
: My volunteer work & professional work.
: Have been very active in many immediately community and volunteer work in the county.
: Good neighbors
: I am acting president of the San Souci neighborhood assn. I am involved.
: Participation from neighbors, church, and others.
: Familiar & acquainted with people & places throughout county.
: Know the names of the people that live on this road.
: Clubs; know about local politics and events.
: Getting involved with neighbors and meetings such as this.
: Involvement.
: What I do to become involved and my interface with other citizens of the county.
: Personal involvement.
: Involvement in Church and social, as well as political activities.
: Relationship with neighbors.
: Civil activity
: Volunteer Activities, My roots
: I am willing to accept the benefits a responsibilities of improving the quality of life of individuals families & communities through

8. Feel safe walking alone at night.

Yes: 44 , no: 26 . How many explained why? 34

Reasons given:

: portions are fine; others are dangerous
: IN SOME AREAS YES, IN OTHERS NO NOT SAFE
: No need to do it.
: Crime in area. Nowhere is safe anymore.
: Rt. 235 is not safe to walk on.
: Crime in the county.
: Incidents of senseless crime in populated areas & shopping centers
: Don't walk too dark.
: North of Hermanville is not safe.
: I don't walk day or night - everything is too far away.
: No in certain areas, yes in my neighborhood, Hollywood
: In Lexington Park/Great Mills NO
: In my neighborhood. In Lexington Park/Great Mills NO
: There are very few streetlights no sheriff out station in Lex. Park.
: Poor Police Protection, Unruly kids, stray dogs
: Crime spillover from urban areas, near St. Mary's City.
: Rarely due to rural home site.
: Too much publicity re crime, etc.

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: Feel safe only on immediate neighborhood road.
: Because I read the papers to keep informed.
: I don't walk alone at night. I have no need.
: People deal crack right at McDonalds in Charlotte Hall! Too many criminals. Not enough police.
: Yes, in my neighborhood; but NO in many areas of the county.
: Feel relatively safe from crime but no shoulders on my road - just the way I like it. But I would not walk on it at night.
: N/A
: I want to but am aware of the abusive effects of drug use.
: I feel safe on our road mostly Amish farms. I seldom need to walk alone in few safe areas.
: I don't feel safe in Lexington Park(Great Mills Rd, St. Mary's Square)
: To dark, drivers drive autos to fast, community awareness non existence.
: A senior
: Crime continues to increase with no added prevention.
: Street lighting sidewalks, law enforcement lacking.
: No police ever in area.
: As much as any place else in the USA.

9. Enough variety of housing types? Yes: 51 , No: 15 .

Missing types listed:

: CONDOMINIUMS, APARTMENTS & LOW PRICED HOUSING
: For low income - safe & clean convenient to public transportation, parks & stores.
: Moderate priced housing with million dollar views - clustering.
: Affordable housing for young couples without HUD!
: But there is always a need for better quality.
: But there is always a need for better quality.
: Moderate cost housing for those individuals wanting affordable housing.
: Uncertain of needs.
: No opinion
: Don't know but would like to see restrictions on lot size so that no more open space is preserved in developments.
: Don't know
: Apartment, condominium, retirement assisted living.
: More single family homes.
: Single family
: I have no idea.
: Need to get rid of trailers with other low-cost units.
: More housing for retired people - a retirement planned community.
: Fewer houses of any kind; more open space.
: I'd like to see co-housing as an option for families.
: Well-designed communities of moderate price housing.
: Single Family & Seniors
: More housing under $500 monthly rentals.
: senior housing - decent

10. How many reported types of recreation enjoyed? 78

Responses listed:

: running
: museums
: crabbing
: golf, boating
: boating, fishing, hiking
: bird watching, choir, kayaking
: soccer, biking, going to public beaches, landings and parks
: walking, yard work, auto racing
: fishing, crabbing
: golf, fishing, softball & movies
: Water of all sorts.
: Birding, hiking & canoeing
: Boating, hiking, swimming, community events

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: Hiking, biking, canoeing, boating
: Farming
: Very little time but I would like to see a community theater of dinner theater
: Hiking, Boating, Beaching
: Nature activities; community celebrations; walking jogging & reading.
: gardening
: Boating
: Walking
: Working around my own house & driving around the county.
: Movies, Theater, concerts.
: Crabbing, fishing, baseball & softball, family events, going to Solomons Island to dine, friends, local traditions.
: Camping
: All varieties of water recreation, traveling to visit friends.
: Softball, Golf, Parks
: Camping
: All varieties of water recreation, traveling to visit friends.
: Softball, Golf, Parks
: Swimming, Walking
: Softball, volleyball, hiking
: Walking, biking, basketball, movies.
: Camping
: Boating
: Boating, fishing, reading, working around home.
: Biking, walking, shopping
: Outdoor sports, like golf, swimming, tennis and cultural events.
: Boating
: Walking on private lane, crabbing in river.
: Bingo, boating & fishing.
: cards; aerobics and swimming
: Tennis, Walking
: Hiking and Gardening
: Hiking, kayaking, bicycling, and swimming
: Swimming would like to see a public indoor pool available without having to drive to St. Mary's College or CCCC
: Sailing
: Bicycling & its not safe in St. Mary's with no bike paths & no shoulders on many roads.
: Park & Rec. facilities golf.
: Fishing
: Boating, fishing
: Cultural & Communal
: Hunting, hiking, reading
: Playing cards with friends - bridge.
: Hunting; fishing; clubs; swimming; parks.
: Walking; swimming.
: Shooting; hunting; fishing.
: Boating and fishing
: Camping; sports; water.
: Biking; horseback riding; walking.
: Walking; swimming; bird watching.
: Fishing.
: Sailing, hunting
: At home - water & hunting
: Walking, boating, festivals & such.
: Water activities
: We need municipal swimming pools.
: Outdoors, hiking, canoeing, camping & roller blading.
: Walking, swimming, tennis, golf, boating.
: Gardening, swimming, boating, children's activities.
: Sailing, Tennis, Golf, Walking
: Boating, Fishing and Hiking

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: Walking, Reading, Art, Music & History
: Fishing, crabbing & boating.
: Flying
: Sailing, Swimming
: Walking, swimming, dancing crafts.
: Fishing, Water sports, youth activities.
11. County facilities are accessible to the handicapped.
Strongly agree: 12, agree: 47 , no opinion: 10 , disagree: 4 , strongly disagree: 2
12. How many indicated issues to be included in the plan? 61
Responses listed:
: historic preservation - cultural preservation
: historic preservation - preserving our cultural heritage
: create a plan and then stand up for it- plan your work and work your plan!
: Controlled growth of both residential & commercial developments, they should be better planned and have same style
: lack of concentration of dev. Lex.Park dist. To large & density too high by right. Real management plan for rural pres. Dist.
: Uncontrolled development, agricultural land not bordering areas such as Lex. Park & Leonardtown being developed
: future goals
: Will advise.
: Maintaining our rural character, clustering growth, looking at ecosystems as units of development, watershed management.
: More emphasis on analyzing complex envir. effects in watershed due to large developments. Ecological based planning units.
: Maintain rural feel, aesthetics, more focus on people's less on cars.
: Agriculture land preservation. Holding the line in the development districts. "Fringe growth, don't allow growth outside
: I would like to see some type of encouragement to use existing houses instead of always building new.
: Environmental, infrastructure , transportation
: Blockage of major arteries by strip commercial uses. Over dependence on automobiles. Breaking up of farmland & open space.
: Keep south end of county rural.
: Road & schools before building development of all the farms is not necessary good.
: Preservation of agricultural land, less development in all areas.
: Strategy to accommodate growth while maintaining quality of life.
: Do not impose more regulations & taxes on people already here. New people should pay for their impact on us! (Waterfront
: Allowance of public water and sewer in rural districts and to stay away from mandatory clustering, suburbs are great American
: TDR's
: Allowance of public water and sewer in rural districts and to stay away from mandatory clustering, suburbs are the great Amer.
: TDR's
: Improved traffic patterns in the Lex. Park area.
: Not here long enough to know.
: Quality of life and long range payoffs . Openspace
: How much water can be taken from my aquifer before there is a problem.
: Growth management to obtain rural character, strengthen existing regulations rezoning, signing mobile homes.
: Fairness to all individuals and groups. Traffic; Protection to the areas on the water.
: Maintain the county's charm.
: Keeping commercial buildings clustered & having some architectural integrity.
: Limiting growth to those areas designated as high density and restricting "sprawl" development.
: Public swimming pool, bike/walking paths, more parks, a civic center.

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: See #10, Also, even more recycling (i.e. white paper, brown bags, plastic bags)
: Careful & complete study of future ground water. Strict building codes to minimize unsightly architecture.
: Adopting it before revision is mandated in it.
: Areas of growth & cost to many regulations Critical Area
: Limit growth in St. Mary's County.
: Public relations, make new comers aware of cultural activities. Seek them out. Welcome them.
: Sprawl
: Strip malls - conforming, limiting, better access and parking if we must have them. Needs of community assessed for better
: Consider all grandfathered plans before allowing new development. If necessary, stop development until approved areas
: Sewage within county. Strip malls.
: Controlled growth.
: I feel Mr. Paone has the right idea of the type of housing.
: Retain rural life style
: Concentrate development in development district & town centers encourage growth by in fill process.
: Protection of residential areas from commercial intention (Old Breton Inn Myrtle Point presents commercial establishment.
: Property Taxes
: Cluster instead of sprawl, keep wooded areas in tact, plan for light rail or public transport rather than increasing roads.
: All issues.
: Preservation of green space.
: Open space, sprawling development, Rt. 235 ugliness Great Mills Rd.
: Instead of signs saying welcome, which is nice- how about cutting the grass, put more than a shovel of stone on repaired roads.
: Person property rights.
: Retired & semi retired people's affordable housing. Keep county from becoming to congested. Taxes are too high.
: Violations of fire lane & handicap parking at public shopping & services facilities.
: Atmosphere to attract industrial & commercial business small & large.
: The total disregard for the northern end of the county. You all seem to think the county line ends at halfway house. Better planning
: Flexibility

13. Rank quality of life issues (average score indicated).
Environment: 2 , traffic: 3 , crime: 2 ,
cost of growth: 4 , loss of community: 3 ,
other: 2 . How many listed other issues? 17

Responses listed:

: senior citizen activities
: Access to education & library.
: Schools.
: 1. Educational Opportunities, 2. Recreational opportunities, 3. Open space, 4. Travel time/ Traffic
: Do not let newcomers impose their standards on the locals.
: School system
: Reasonable & enforced standards.
: St. Inigoes CK is silting up. What can we do about this?
: Recreation, community swimming pools
: Education
: Preservation of rural atmosphere.
: 1. Good jobs & 2. Quality of Development
: Education
: If we had a stronger sense of community and spiritual grounding, we wouldn't have crime.
: Discipline in schools lacking of authority for teachers to execute.

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: Schools
: schools
14. Changes in last five years.
Less more some don't know
Drive to work: 4 25 24 5
Crime: 2 43 18 6
Jobs: 41 8 9
Shopping: 39 10 17 2
Recreation: 21 10 34 4
15. Quality of services.
Excellent Good Average Poor Failing Don't Know
Fire protection 31 34 3 0 7
Police protection 18 32 16 4 2 3
Ambulance 33 36 2 0 5
Libraries 23 21 25 4 1 2
Water/sewer 10 13 21 6 0 18
Road maintenance 16 28 23 6 1
Transportation 3 6 16 36 3 9
16. What other aspects of living in SMC do you consider beneficial?
: LEONARDTOWN ESPECIALLY HAS A LOT GOING FOR IT IN TERMS OF COMMUNITY AND SMALL-TOWN ATMOSPHERE.
: We haven't totally trashed the environment (yet)
: Beautiful environment
: Being able to farm.
: Small town feeling.
: Boating opportunity
: Pleasant atmosphere, with water.
: Rural housing without subdivision restrictions.
: Job opportunity
: Water (Potomac & the Bay)
: Not urban
: It was peace & quiet
17. What else do you consider to be disadvantageous to living in SMC?
: NOT ENOUGH ENTERTAINMENT, CULTURAL & EDUCATIONAL ACTIVITIES.
: DISTANCE & TIME TO WASHINGTON & BALTIMORE
: incompetent politicians
: None
: The trend towards suburban sprawl.
: Lack of vision/civic leadership
: Unpleasant commercial, shopping centers, is torture. No sidewalk cafe's.
: Pax River Naval Air Base
: I like it here, No big disadvantages.
: Distance to services.
: I love it here!
: Patuxent River Navy Base.
: High taxes & strict regulations.
: none
: Poor public schools
: Lack of street lighting
: Poor police, unresponsive County Commissioners.
: Rt. 235
: High taxes
: lack of close recreation
: Expanding too fast and making up for past poor planning.

18. List the top three things that make a good neighborhood.
: proper planning & limited exceptions
: green space
: strict regulations on construction
: good neighbors
: clean & neat home & streets
: safety
: rich natural environment

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: friendly neighbors
: low crime
: friendly, considerate people who care about each other
: good design that places structures in fairly close proximity to allow social interplay civic spaces. Activities that are
: undertaken locally which involve people & result in a benefit
: good people
: open space
: police protection
: environment
: neighbors
: unity
: understanding
: growth
: Quality people.
: Access to water
: Quiet
: Lots of woods nearby
: Stability of neighbors
: Civic pride & commitment to community
: Clean environment/ crime free
: Sense of privacy
: Trees
: Access to recreation/green space.
: Good people
: Adequate number of jobs for people.
: Good roads help.
: Neighbors
: Sidewalks
: Recreational Facilities or Activities
: Friendly and caring people.
: Safe and easy circulation
: Availability of a variety of services.
: People
: Income
: Local
: Few houses spread apart
: Far away from traffic, shopping & noise.
: Not forced to have public water & sewer.
: Low crime
: Quality neighbors
: Close to services, (fire, rescue, shopping)
: Appearance
: Safety
: Good educational opportunities.
: People
: Space
: Infrastructure
: Appearance
: Safety
: Good Educational opportunities
: People
: Infrastructure
: Space
: Police Protection
: Access to main roads.
: Fire Protection
: Police protection - Security
: Friendly neighbors - Community cohesiveness
: Feeling of safety/security.
: Beautification
: Affordable housing
: Pleasant People
: Pleasant Surroundings

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: No crime of drug activity.
: Minimal traffic
: No barking dogs.
: Absence of crime.
: Availability of consumer products
: Availability of churches and religious activities.
: Friendly neighbors
: Good services (utilities, street maintenance, police support)
: Quiet atmosphere
: Home ownership
: Opportunity to know neighbors.
: Good Planning & Adequate public facilities.
: Low Crime
: Low Congestion
: Recreational opportunities
: Respect for neighbor's property & self-control of family community actions to improve quality of life.
: Willingness to share responsibility for improvements.
: Quiet peaceful neighborhood.
: Good neighbors
: Good facilities
: Pleasant environment
: Knowing your neighbors
: Good walking & biking paths that bring people together.
: Some pride in up keep of property
: Lots of trees
: Sidewalks
: Narrow, winding roads (instead of a 4 lane straight away)
: Friendly open minded people willing to work together.
: Safety no crime or bad traffic
: Good infrastructure support.
: Good neighbors
: Good roads
: Safety
: Freedom from crime
: Civic pride in neighborhood
: Low noise pollution
: Safety
: Good people high morals
: Pleasant things to do in the community walk, bike tennis
: Involvement in your neighborhood.
: Caring for community
: Friendship
: Keep property in top shape
: Good neighbors
: Communication
: Trusting your neighbors
: Sense of community being appreciated
: Cultural activities that feed the soul.
: Fulfilling work - pleasant working conditions.
: Good neighbors
: Quiet environment
: Plenty of trees/landscaping
: People
: Crime-free
: Lack of density
: Community involvement.
: Respect for your neighbors.
: Clean, safe environment.
: Respect.
: Good families.
: Involvement.
: People.
: Security.

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: Privacy.
: Neighbors who care and are involved.
: good fences
: good will
: Trees
: Enough Houses for a critical mass
: Close to schools work & shops
: Open space
: Residents willing to work to improve the quality of life.
: Opportunity to work at a reasonable salary.
: When you have good neighbors everything else falls into place
: Pleasant atmosphere
: Diversity
: Association, activities, interaction, mutual support.
: safety
: cleanliness
: proximity to amenities
: Good neighbors (those who maintain properties)
: Recreation facilities nearby or in neighborhood
: Good schools
: Active neighborhood association
: Shared activities
: Good neighbors
: Community awareness
: Peace & Quiet
: Serenity
: Talks to each other.
: Looks out for each other's property.
: Involved in the community action.
: People
: Environment
: Affordable housing
: Safety
: cleanliness/beauty
: Good neighbors
: Community involvement
: Youth activity centers, public swimming pool.
: Schools, churches, recreation
: Good neighbor, friendly & working together
: Lack of crime
: Good Medical Service
: Good police protection.
: Cleanliness (lacking in St. Mary's)
: Good neighbors (Caring)
: Individuality - not all the same.
: Proximity to shopping, recreation
: good neighbors

19. Quality of life in St. Mary's County is:
Excellent: 20 , Good: 48 , Adequate: 7 , Poor: 1 , No opinion: 1

20. Quality of life in St. Mary's County is:
Improving: 22 , Declining: 40 , Staying the same: 10 , No opinion: 3

21. Anything else?
: #20. Due to crowding/ unsightly growth along Rt. 235, due to crime
: # 15, School system need much, much improvement.
: Quality of life is great for myself, but I worry about the elderly
: Do NOT live in St. Mary's County.

B: Findings from the Community Character Workshop of June 28, 1994

Positive Ratings

NATURAL ENVIRONMENT

Issue 1: ***Conservation and designing with nature.*** Scenes of farms, rural areas, and pristine sensitive environmental areas (especially wetlands) received positive ratings, yet preserving and protecting these areas is becoming increasingly difficult. Sprawling development not only changes the character of these areas, but creates a need for elements of the landscape such as stormwater management ponds, fences, street lights, utility lines, etc. that are unattractive. Design flexibility could be used so that development can be blended into the natural landscape and made more attractive.

Ideas: Explore clustering so that rural and sensitive environmental areas can be protected. Explore agricultural overlay zone, Amish overlay zone, special zones to protect sensitive environmental areas such as stream buffers and floodplains. Comprehensively designate areas that are "off limits" to development. Examine the county's regulations and tables of uses to see if mixed-use zones might be beneficial in discouraging sprawl. Reinforce the Transferable Development Rights concept to address "equity" questions of landowners. Look at stormwater regulations, explore design standards for streetscape elements.

OPEN SPACE

Issue 2: ***Open spaces*** can be urban or rural in character, and they should have a visual focus, harmony, variation, and opportunities for people to interact. Access to natural resources for boating, walking, nature observation, etc. should be provided.

Ideas: Analyze county and state parklands and look for opportunities for linkages and greenways. Look at locations to provide more public access to the water if needed. Look for places to preserve sensitive environmental areas and provide places for passive recreation.

AESTHETICS

Issue 3: ***Building architecture and site design.*** Most planning efforts are two-dimensional, and reviews only involve plans; however, people experience the landscape in three dimensions. The massing and design elements (windows, doors, porches) of buildings are critically important to establishing the "look" of a place. Without specific architectural, site, and landscape design guidelines and review, developers often provide designs similar to what they built somewhere else often with the most inexpensive-and least visually appealing--materials.

Ideas: Identify the building types the majority of county residents like, photograph then and develop a "Design Vocabulary Matrix" similar to the one prepared by Nelessen. Create a "design guide" that shows developers what the county residents want new buildings to look like. Identify specific design standards, put them in a graphic format (photographs, drawings) and incorporate them into the development regulations. Explore concept of architectural review as part of the project approval process in certain areas such as development districts, town centers, and village centers.

ROADS

Issue 4: ***Nice Roads.*** Narrow roads with arching tree canopies were rated positively. Rural or natural landscape bordering the roads were felt to be an enhancement. The scale of trees and buildings--the relation of road width to tree and building size, height and the width of the setbacks-- affected the positive and negative perception of roads.

Ideas: Explore better (lesser) road design. Look at sketches showing how the width of roads affects the perception of buildings along streets. Incorporate landscaping requirements along all new roads to create harmony and beauty.

Negative Ratings

HUMAN ENVIRONMENT

Issue 1: ***Pedestrian and bicycle access.*** Much of the development in the county totally ignores the concept of pedestrian access or bicycle use, yet a significant portion of the county's population (under 16 and elderly) don't drive. An equally large number probably wish they didn't have to.

Ideas: Explore pedestrian and alternative transportation issues such as sidewalks, bikeways, greenways, landscaping, lighting. Use Tulagi Place Project to start a good pedestrian system. think about making pedestrian networks and interconnected paths a requirement for all new projects.

REDEVELOPMENT

Issue 2: ***Retrofit and development.*** Most of the images of Lexington Park were rated negatively. This area is currently in the "decline" phase of the "Built-Form Evolutionary Spiral", so redevelopment is the next logical step.

Ideas: Explore specific designs for each area (possibly sub-area plans, i.e. Tulagi Place) of Lexington Park. Specific building elevations and footprints, open space areas, plazas, and pedestrian ways should be part of the plan(s).

SIGNS

Issue 3: ***Signs*** clutter the county's landscape and roadways, yet the current "strict" regulations don't seem to be helping.

Ideas: Explore very specific design standards for signs. Allow only monument, pole, and building signs with size limits. Make drawings of acceptable signs for developers to pick from. Standardize colors and materials. Ban the use of new signs that are internally illuminated. Phase out existing noncomplying signs.

ROADS

Issue 4: ***Roads***. The county's larger (wider) roads were rated poorly. Many of the county's roads are excessively wide and over-engineered. They lack sufficient landscaping, they do not provide pedestrian amenities, and they dominate the landscape. Many subdivision roads, although built to county standards, are too wide. The excessive width is not in scale with the low elevation of adjacent housing. The lack of on street parking does not create a buffer between the road and houses.

Ideas: Explore better (lesser) road design. Look at sketches showing how the width of roads affects the perception of buildings along the street. Think about landscaping requirements along all new roads to create harmony and beauty. Think about defining and protecting scenic roads to maintain and create beauty and rural character. In areas where larger roads are justified, create a streetscape, including planted medians and pedestrian amenities. Work with retailers and business people to understand the value of window shoppers. Explore ideas for focal points, scenic views, and elements that represent a places identity.

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These findings are based on a Visual Preference Survey of St. Mary's county citizens conducted by Antony Nelessen, and have been used by the Department of Planning and Zoning and the Community Character Task Force in proposing recommendations for changes to the Comprehensive Plan, the implementing ordinances and related regulations.

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Subplans Incorporated By Reference

1. Land Preservation and Recreation; adopted February 1993
2. Solid Waste; adopted April 20, 1995;
3. Transportation Plan; adopted 1985; amended 1992
4. Comprehensive Water and Sewer Plan; adopted 1993; subsequently amended.
5. Critical Area; included in the current zoning ordinance; .
6. Emergency Services; adopted 1992;
7. Southern MD Heritage; to be adopted subsequent to the date of this comprehensive plan;.
8. Rural Legacy; to be adopted subsequent to the date of this comprehensive plan; .
9. Lexington Park Master Plan; adopted 1999;
10. Forest Conservation; included in the current zoning ordinance;
11. Painting a Self Portrait – A Historic Preservation Plan for St. Mary's County; adopted March 7, 2000
12. Callaway Area Plan

Glossary

Term	Definition
ACCESSORY APARTMENT	A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling. Must be smaller than or subordinate to the main dwelling. PAS421
AFFORDABLE HOUSING	Housing available for rent or purchase to low- or moderate-income families at 30% of their income. Low-income families are those earning 50% of area median income (AIM), while moderate-income families are those earning less than 100% of AIM. AIM is based on latest census. PAS441 at page 2.
AGRICULTURAL DISTRICT	An area characterized more by prime agricultural soils and active or potential farms than by non-farm housing or business development and designated to preserve such on-going or potential agricultural activity. Because such districts are a special aspect of rural preservation, the designation is in the form of an OVERLAY on top of or in addition to a mapped rural preservation planning dist (RPD). Land Use Plan Concept
AICUZ	These initials stand for AIR INSTALLATION COMPATIBLE USE ZONE. The installation is the Patuxent River Naval Air Station. The zone is mapped as a certain distance around the runways within NAS. Compatibility is defined in terms of protecting people and structures from the threat of aircraft accidents and protecting the NAS from the intrusion of development. ZO
BUFFER	A strip or area of land established by regulation to protect one type of land use from another. Such areas are landscaped or left undeveloped. The buffer stipulated by state critical area law is an area of separation (usually 100 to 300 feet) between development and the edge of tidal waters. ZO
BUILD-OUT	This term refers to a theoretical future when lands will have been developed to the fullest extent allowed by the comprehensive plan and zoning regulations. For example, a 100-acre area which is allowed by zoning to develop at a rate of 3 houses per acre will be "built-out" when it has 300 houses within it. If that tract is vacant today, or has fewer than 300 houses, its "build-out" is 300. DPZ
CLUSTER DEVELOPMENT	A development design technique that concentrates buildings in specific areas on a site to allow remaining lands to be used for recreation, common space, and preservation of environmentally sensitive areas. PAS421

CRITICAL AREA — All land and water areas within 1,000 feet beyond the landward boundaries of state or private tidal wetlands and the heads of tides. COMAR 8-1807

DEVELOPMENT DISTRICT — Primary growth center. The Lexington Park and Leonardtown vicinities are mapped as development districts. They are generally urban in pattern and form, and are targeted by the comprehensive plan for intensive residential, commercial and industrial development supported by community facilities, services and amenities. They are receiving areas for transferred development rights.
Land Use Plan Concept

FARMSTEAD, FARMSTEAD SUBDIVISION — A farmstead is an area of fifteen or more acres in single ownership whether on not it is used for farming. It is treated under this plan as a building lot that is generally restricted from subdividing. A farmstead subdivision is a plan of subdivision comprised of lots which are fifteen or more acres in size and are generally restricted from further subdivision.
DPZ

FLOODPLAIN — Floodplain or flood-prone area means any land area susceptible to being inundated by water from any source.
Federal Emergency Mgt Agency
PAS421

FLOOR AREA RATIO (F.A.R.) — Determined by dividing the gross floor area of all buildings by the area of that lot.
PAS421

FOREST STAND DELINEATION — A map which shows existing forest cover as verified by field inspection, and which must be submitted prior to development of a tract of land. ZO at IV.44.4

GEOGRAPHIC INFORMATION SYSTEM (GIS) — A computer database and mapping program used for relating a map and written descriptive information about the map. A GIS could, for example, produce a map of areas with limitations for development based on a table of soils and their characteristics.
DPZ

GROWTH ALLOCATION — This term refers to a procedure under state critical area law which allows for some relaxation of limits on growth within those lands which are most restricted by that lands classified as RCA, for example, could be reclassified as LDA or IDA.
DPZ

HYDRIC SOIL — Soil that is wet long enough to periodically produce anaerobic conditions, thereby influencing the growth of plants.
ZO

Term	Definition
IDA (INTENSELY DEVELOPED AREA)	Lands within the critical area where residential, commercial, institutional, or industrial developments predominate, and where relatively little natural habitat occurs. COMAR 14.15.02.03
LDA (LIMITED DEVELOPMENT AREA)	Lands within the critical area which are developed in low or moderate intensity uses, and which contain areas of natural plant and animal habitats, and the quality of runoff from these areas has not been substantially altered or impaired. COMAR 14.15.02.04
MAJOR SUBDIVISION	A subdivision of land comprised of six or more lots. ZO
MALPF	The Maryland Agricultural Land Preservation Foundation: this is the state entity, which administers the state program of purchasing development rights with funds from the agricultural transfer tax. DPZ
MANUFACTURED HOUSING	A generic term that describes housing that is manufactured in a factory rather than on-site. The term includes all housing built to the federal Manufactured Home construction and Safety Standards, known as the "HUD Code" because the standards are administered by the Department of Housing and Urban Development. Also, the term includes, but is not limited to, mobile homes. PAS421
MINOR SUBDIVISION	A subdivision of land comprised of five or fewer lots. ZO
NEIGHBORHOOD CONSERVATION DISTRICT	Established areas, predominantly residential, where the existing development patterns and neighborhood character are to be maintained. Term includes communities with concentrations of structures with historic designation. Limited infill development is allowed consistent with the existing patterns and character within the district. Land Use Plan Concept
PDR (PURCHASED DEVELOPMENT RIGHT)	Compare TDR (transferred development right). A right to development of land which is voluntarily relinquished by the landowner and purchased by the governmental entity designated to make such purchases. The owner retains possession of the land, but the right to develop it is retired. DPZ
ROAD, ARTERIAL	Interregional roads conveying traffic between towns and other

built up centers. Efficient movement is the primary function of arterial roads, hence, private access and frontage should be controlled and limited to high-volume generators of vehicle trips.
PAS421

ROAD, LOCAL — A road designed and intended for carrying traffic having either destination or origin on the road itself
PAS421

ROAD, MAJOR COLLECTOR — A principal traffic artery within residential areas which may provide routes to local facilities and may serve as the main entrance to a sizeable development or combination of developments. SMCRO 76-7

ROAD, MINOR COLLECTOR — A road which, in addition to providing access to properties abutting thereon, carries traffic to an activity center or higher classification road. It may be a loop road or may link local or collector roads. SMCRO 76-7

ROAD, PRIVATE — A road, whether or not built to county standards, which is not included in the county, state or federal inventory of roads.
DPZ

RPD (RURAL PRESERVATION DISTRICT) — Prime farm land, timber land and mineral resource lands with agriculturally related industries and non-arm industries, and low density non-arm residential developments characteristic of the county's rural character which are to he preserved for a wide range of economic and aesthetic purposes. Land Use Plan Concept

RSC (RURAL SERVICE CENTER) — Crossroads and vicinity with commercial, retail and business development, including Avenue, Budds Creek, Dameron, Helen, Oraville, Park Hall and St. James. These centers are designed and intended to offer limited opportunity for infill development to provide focused commercial nodes in the rural areas. Land Use Plan Concept

RURAL LEGACY PROGRAM — This program is a component of the 1997 Smart Growth Areas Bill passed by the General Assembly to direct state funds to the purchase of conservation easements for large contiguous tracts of agricultural, forest and natural areas subject to development pressure.
MOP

Term	Definition

SETBACK — The required minimum horizontal distance between the building line and the related front, side, or rear property line. PAS421

SPRAWL — Scattered development, the opposite of concentrated development. The result of poor or inadequate planning, sprawl fragments govt. services and infrastructure, destroys wildlife habitat, overruns farmlands, displaces valuable streamside forests, threatens wetlands, contributes to air pollution problems and increases the runoff of sediment, nutrients and toxins in local waterways and the Bay. Chapter I

STEEP LAND — Steep land represents a sensitive area in need of special protection from the impacts of development. Slopes in excess of 15% (15 feet increase in elevation per 100 feet of horizontal distance) are in need of some measure of protection, especially when erodible soils are also present or the site to be developed is near a stream. DPZ

TDR (TRANSFERABLE DEVELOPMENT RIGHT) — Ownership of land confers on the owner the right to use the land in a certain way, or to cover a certain percentage of it with a number of structures, as well as mineral, water or air rights. Under certain circumstances the landowner may voluntarily transfer land development rights to another property. TDR is a term used to describe or measure such transfer. MOP, DPZ

TOWN CENTER — Secondary to development districts, a town center is similarly urban in pattern and form. It is designated for moderately intense residential, commercial and industrial development supported or planned to be supported by community facilities and services. Charlotte Hall, New Market, Mechanicsville, Hollywood and Piney Point have been so designated. Land Use Plan Concept

TRIBUTARY STRATEGY — An outgrowth of the state's Chesapeake Bay initiatives of the 1980s and early 90s, this strategy is aimed at dividing the Bay's watershed into ten tributaries to localize efforts to reduce pollutant loading. St. Mary's County is part of three of these tributary divisions: the Patuxent, the Lower Potomac and the Western Bay. DPZ

VILLAGE CENTER — Third in degree of intensity behind development districts and town centers, a village center is intended to serve as the focus for rural community facilities, services and activities. Callaway, Chaptico, Clements, Loveville, Ridge, St. Inigoes and Valley have been so designated.

ZONING DISTRICT

A mapped portion of the territory of the county within which certain uses of land, premises, and buildings are permitted and within which certain yards and open spaces are required and certain height limits are established for buildings.
PAS421