

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



2013

Printed June 2014

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

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



BOARD OF COUNTY COMMISSIONERS
Francis Jack Russell, President
Lawrence D. Jarboe, Commissioner
Cynthia L. Jones, Commissioner
Todd B. Morgan, Commissioner
Daniel L. Morris, Commissioner

June 23, 2014

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

Re: Planning Commission Annual Report for 2013

Dear President and Members of the Board:

On behalf of the St. Mary's County Planning Commission, I am pleased to present our annual report for 2013. The report details our activities, challenges, and problems encountered during 2013, and our plans for the current year. It includes statistics and maps that demonstrate compliance of development activity with the comprehensive plan and with the principles of smart growth. It also meets the requirements of Section 1-207 of the Land Use Article of the Annotated Code of Maryland, and will be submitted to the Maryland Department of Planning.

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

Sincerely,

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

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

enclosure

Contents

- I. Executive Summary..... 1
- II. Annual Report on Growth Related Changes..... 1
- III. Smart Growth Goals, Measures and Indicators and Implementation of Planning Visions 5
- IV. Adequate Public Facilities Ordinance Restrictions 7
- V. Legal Requirements 7
- VI. The Planning Commission in 2013 7
 - A. Development Reviews – cases approved 8
 - B. Zoning Ordinance Text and Map Amendments Recommended 8
 - C. Subdivision Ordinance Text Amendments Recommended 9
 - D. Sewer and Water Plan Amendments Recommended 9
 - E. Sewer and Water Plan Readoption..... 9
 - F. Discussions 9
 - G. Briefings 10
 - H. Work Sessions 10
 - I. Planning Commission Attendance and Hours Worked January – December 2013 .. 10
- VII. Vision, Trends and Growth Management Objectives..... 11
 - A. Vision from the Comprehensive Plan 11
 - B. Trends 11
 - C. Annual Growth Policy (AGP) 12
 - D. Changes to Growth Areas Boundaries and Priority Funding Areas 13
 - E. Infrastructure Changes within PFAs..... 13
 - F. Land Use Concept from the 2010 Comprehensive Plan 13
- VIII. Development Patterns and Comprehensive Plan Compliance..... 14
 - A. Subdivisions 14
 - 1. Major subdivisions 14
 - 2. Minor subdivisions..... 18
 - B. Site Plans 22
 - 1. Major site plans 22
 - 2. Minor site plans 26
 - C. Residential..... 30
 - 1. Building permits for new dwellings. 30
 - 2. Certificates of occupancy for new dwellings. 33
 - D. Nonresidential Uses 36
 - 1. Building permits 36
 - 2. Certificates of occupancy..... 39
 - E. Transferable Development Rights 42
- IX. Planning Commission Activities Planned for 2014 43
- X. Conclusions 43
 - A. Development Patterns 43
 - B. Continued Implementation of the Comprehensive Plan..... 44
 - C. Measures Needed to Improve the Local Planning and Development Process 44
- XI. Summary of Planning Commission Meetings 45
 - Appendix A i
 - Appendix B..... iii

I. Executive Summary

This report has been prepared as required by Section 1-207 of the Land Use Article (LUA) of the Annotated Code of Maryland to document development that occurred during calendar year 2013 and concludes that the development pattern was in accordance with the 2010 Comprehensive Plan. There are no known conflicts with adopted plans in the County, with adopted plans of any adjoining jurisdictions, or with adopted plans of the State and any other local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the County’s plan. Under *Conclusions* (see section X) the report assures that the County will continue to implement the Comprehensive Plan and lays out tasks for improving the planning and development process (see section X.B) within the County during 2014.

The following are highlights of Planning Commission and the Department of Land Use and Growth Management (DLUGM) initiatives and accomplishments in 2013:

- A review and report was completed to comply with Chapter 113 of the St. Mary’s County Code and to continue to implement the 2010 Comprehensive Plan, resulting in the revision and readoption of the Comprehensive Water and Sewerage Plan (CWSP).
- Priority Funding Areas were reviewed, and state comments were addressed, but no changes were needed.
- A capital improvements program was approved to implement the 2010 Comprehensive Plan.
- Capacity of schools, water and sewer facilities, and roads were tracked to ensure adequacy as required by the Comprehensive Plan and Chapter 70 of the Zoning Ordinance (adequate public facilities).
- Efforts continued to update the Lexington Park Development District (LPDD) Master Plan.
- A set of draft maps of growth tiers was revisited in response to the Sustainable Growth and Agricultural Preservation Act of 2012 (the “Septics Bill”).

II. Annual Report on Growth Related Changes

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

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

(a) New subdivisions created

	Growth areas	Rural areas	Total
Major subdivisions recorded (lots)	4 (103)	2 (46)	6 (149)
Minor subdivisions recorded (lots)	4 (4)	25 (39)	29 (43)
Site plan (dwelling units)	8 (281)	0 (0)	8 (281)
Total dwelling units	388	85	473
Percentage	82%	18%	100%

(b) New building permits issued;

	Growth areas	Rural areas	Total
For single family dwellings	230	161	391
For multiple family dwellings	248	0	248
Total dwellings	478	161	639
Percentage by area	75%	25%	100%

(c) Zoning map amendments

There was one map amendment (case number PE #13-245-001) in 2013, a zone change to correct a map mistake made in 2010. The zone change was found to be in the best interest of the public health, safety and welfare of the citizens as it accommodated the existing Walden Sierra facilities and allowed for expansion. Walden Sierra is a not-for-profit behavioral health organization. The property had been zoned Rural Preservation District (RPD), then changed to Residential Mixed Use (RMX). The property to the southwest and property on the northwest side of Saint Andrews Church Road are in the RMX zone; therefore, the change is consistent with the existing neighborhood. The property is located at 44861 Saint Andrew Church Road in the 8th Election District, California, Maryland.

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

None were adopted in 2013.

(e) New comprehensive plan or plan elements adopted

None were adopted in 2013, but a public hearing was held September 9 on a draft master plan for the Lexington Park Development District.

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

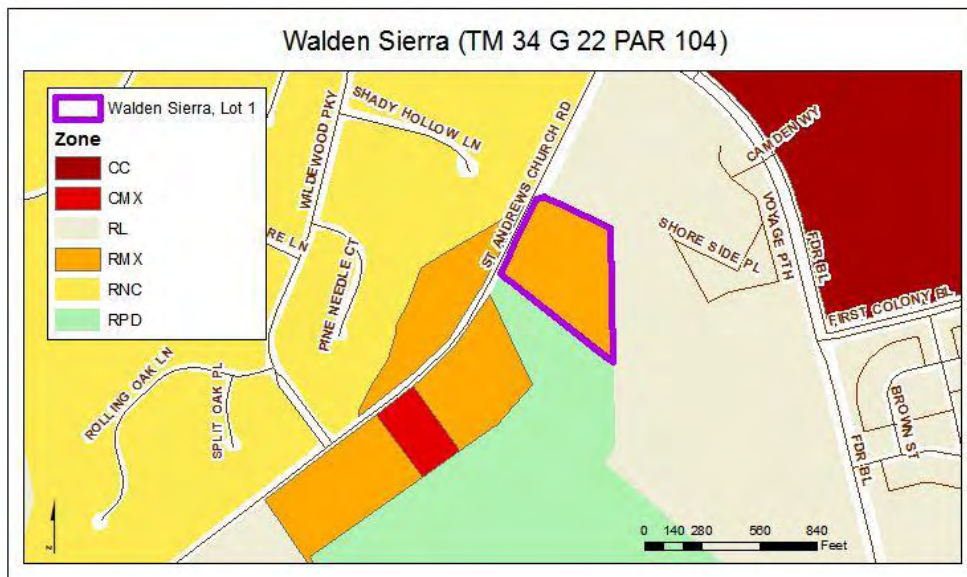
Construction of a section of FDR Boulevard between Great Mills Road (MD 246) and Shangri-La Drive began in 2013 and is scheduled to be completed in 2014. This overall project in the Lexington Park Development District includes extensive use of traffic calming devices, pedestrian and bicycling accommodations, and streetscaping. The intent of the project is to help relieve congestion along the Three Notch Road (MD 235) corridor by providing an alternate route.

(g) New schools or additions to schools;

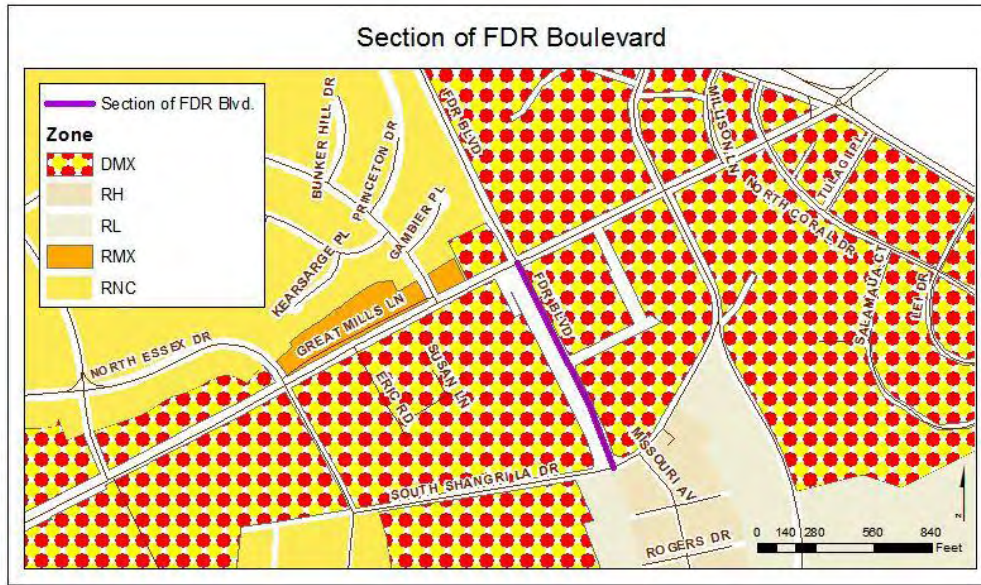
- *Evergreen Elementary School (43765 Evergreen Way, California, Maryland 20619) was issued a building permit (BP #13-0996) for a modular classroom and covered walkway.*
- *King’s Christian Academy (20738 Soaring Eagle Way, Callaway, Maryland 20620) added additional classrooms to the existing building (BP #13-0401).*
- *Carver Elementary School (46155 Carver School Boulevard, Lexington Park, Maryland 20653) was issued a building permit (BP #13-0930) for a modular classroom.*
- *Park Hall Elementary School (20343 Hermanville Road, Park Hall, Maryland 20667) was issued a building permit (BP #13-0929) for a modular classroom.*
- *Spring Ridge Middle School (19856 Three Notch Road, Lexington Park, Maryland 20653) was issued a building permit (BP #13-0701) for two modular classrooms.*
- *Mechanicsville Elementary School (28585 Three Notch Road, Mechanicsville, Maryland, 20659) parking and access improvements were approved under case number PE #12-131-024.*

Note: Seating capacity in public schools increased by 33 school seats or 0.2% while total enrollment increased by 153 students or 0.9% during school year 2013-2014.

2. **Map** – The following maps show the above changes in development patterns. Map 1, a zoning map change for the Walden Sierra Property (see section II, 1, (c)). Map 2, a substantial change in roads with the construction of a section of FDR Boulevard (see section II, 1, (f)). See section VII, A. – D. for maps of subdivisions, site plans, and building permits, which encompasses the school additions.



Map 1: The changed zoning of Walden Sierra property (Tax Map 34, Grid 22, Parcel 104)



Map 2: The section of FDR Boulevard built in 2013

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

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

During the reporting period these minimal changes to development patterns conformed to the concepts of the comprehensive plan and the standards and objectives of the Zoning Ordinance.

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

On October 28, 2013, the Planning Commission signed two resolutions. Resolution No. 13-05 amended §52.7 of Chapter 285 and §30.3 of Chapter 264 of the Code of St. Mary’s, providing for the approval of minor subdivisions around lawfully existing dwellings. Resolution No. 13-06 amended §21.1.3 of Chapters 285 and 264 of the Code of St. Mary’s to extend the validity of land use approvals to May 4, 2017. Public hearings were held to discuss the changes.

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

None were required in 2013.

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

Measures and Indicators

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

	PFA	Non-PFA	Total
Total lots	107	87	194
Percentage by area	55%	45%	100%

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

	PFA	Non-PFA	Total
Total square footage	359,059	9,256	368,315
Percentage by area	97%	3%	100%

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

	PFA	Non-PFA	Total
For single family dwellings	234	157	391
For multiple family dwellings	248	0	248
Total dwellings	482	157	639
Percentage by area	75%	25%	100%

New residential certificates of occupancy:

	PFA	Non-PFA	Total
For single family dwellings	251	148	399
For multiple family dwellings	192	0	192
Total dwellings	443	148	591
Percentage by area	75%	25%	100%

New nonresidential certificates of occupancy:

	PFA	Non-PFA	Total
Square footage	114,215	44,411	158,626
Percentage by area	72%	28%	100%

2013 Planning Commission Annual Report

New subdivisions created:

	PFA	Non-PFA	Total
Major subdivisions recorded (lots)	4 (103)	2 (46)	6 (149)
Minor subdivisions recorded (lots)	4 (4)	29 (41)	33 (45)
Site plan (dwelling units)	8 (281)	0 (0)	8 (281)
Total lots	388	87	475
Percentage by area	82%	18 %	100%

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

This exercise is tentatively scheduled for 2014 and 2015 with assistance from the Maryland Department of Planning. The capacity analysis completed in 2004 was partially updated in 2009 and 2010 to support the preparation of the new water resources element in the 2010 comprehensive plan.

Number of acres preserved using local agricultural land preservation funding:

	2012 Acreage	2013 Acreage
Transferable Development Rights	156	18.82
Maryland Agricultural Land Preservation Foundation	263	0
Rural Legacy	81	0
Total Acreage	500	18.82

Local Land Use Goal

Local goal: The annual growth policy (AGP) directs that at least 70% of growth be directed to development districts, town centers and village centers and that not more than 30% be permitted in the rural preservation district.

Plan for achieving the local goal:

To direct at least 70% of development to growth areas, the County employs zoning, water and sewerage categories, and the AGP to prescribe land use. The AGP sets limits on the types of housing projects and number of lots and units that may be approved in and out of the growth areas. The annual review of the AGP and the capital improvements program, and the preparation of the annual report, are regular opportunities to measure the success of achieving this goal and to strengthen efforts to save the Bay and to sustain the quality of life in St. Mary's County.

IV. Adequate Public Facilities Ordinance Restrictions

Every two years, the County prepares reports on Priority Funding Areas and the Adequate Public Facilities Ordinance (APFO), which include information about the location of the APFO restriction, infrastructure affected by the restriction, the proposed resolution of the restriction, estimated date for resolving the restriction, date a restriction was lifted, and terms of the resolution that removed the restriction.

There were no restrictions resulting from the APFO in the PFAs during the 2013 reporting period. The County's application and review processes do not allow a development project to progress beyond the technical evaluation committee (TEC) if the APFO would delay or prohibit the project and any issues resulting from APFO were not addressed in the concept site plan.

V. Legal Requirements

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

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

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

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

VI. The Planning Commission in 2013

The Planning Commission held its first meeting of the year on January 14, 2013 with reelection of J. Howard Thompson as Chair and of Shelby Guazzo as Vice-Chair. Other members included Merl Evans, Jr., Susan McNeill, Patricia Robrecht, Martin Siebert, and Harold Willard. The

2013 Planning Commission Annual Report

Planning Commission held sixteen meetings and eight work sessions in 2013 to accomplish the following activities (meeting dates are in parentheses).

A. Development Reviews – cases approved

1. CCSP #05-132-019 – St. Mary’s Market Place, Phase 1 (02/11/13)
2. CCSP #12-132-005 – Hollywood Elevated Water Tank and Well (03/11/13)
3. MSUB #13-120-002 – Elizabeth Hills, Phase 4 (04/22/13)
4. CCSP #12-132-012 – Charlotte Hall Dairy Queen (05/13/13)
5. CCSP #12-132-011 – Koterwas Dental Office (05/13/13)
6. CCSP #12-132-009 – South Gate Self Storage (06/10/13, 11/25/13)
7. CCSP #13-132-006 – Medical Office Building at East Run (06/10/13)
8. CCSP #13-132-013 – Woods at Myrtle Point Section 3 (06/24/13)
9. CCSP #05-132-036 – Watts Commercial Center (07/08/13)
10. PUD #04-132-010 – Lexington Exchange, also known as Oak Crest Center (08/12/13, 11/25/13)
11. CCSP #13-132-004 – Verizon Store (09/23/13)
12. CCSP #13-132-002 – Bauer Doctor Office (09/23/13)
13. CCSP #11-132-003– Lot 19, St. Mary’s Industrial Park (10/28/13)

B. Zoning Ordinance Text and Map Amendments Recommended

1. Chapter 32, Property Development Regulations, Schedule 32.2, Modifications to Development Standards, Floor Area Ratio for public and semi-public uses
 - i. Public hearing (12/10/12)
 - ii. Decision (01/28/13)
2. Map Amendment for Walden Sierra Property
 - i. Public hearing (10/28/13)
 - ii. Decision (10/28/13)

C. Subdivision Ordinance Text Amendments Recommended

1. Subdivision around lawfully existing dwellings
 - i. Public hearing (08/12/13)
 - ii. Decision (10/28/13)
2. Extension of validity period of approved projects
 - i. Public hearing (08/12/13)
 - ii. Decision (10/28/13)

D. Sewer and Water Plan Amendments Recommended

1. CWSP # 13-200-001, Norris Woods Subdivision
 - i. Public hearing (06/24/13)
 - ii. Decision (06/24/13)
2. CWSP # 13-200-002, B. Morgan Property
 - i. Public hearing (11/25/13)
 - ii. Decision (11/25/13)

E. Sewer and Water Plan Readoption

1. County Comprehensive Water and Sewerage Plan Review and Report, including Metropolitan Commission Capital Improvement Budget
 - i. Public hearing (08/12/13)
 - ii. Decision (08/12/13)

F. Discussions

1. Capital Improvement Program (03/11/13)
2. Metropolitan Commission Capital Improvement Plan and Budget (04/08/13)
3. Annual Growth Policy (AGP) (05/13/13)
4. Planning Commission 2012 Annual Report (05/13/13, 06/10/13)
5. Delegation of Administrative Authority (06/24/13, 07/08/13)
6. Draft Lexington Park Development District Master Plan (07/08/13, 07/22/13, 09/03/13, 09/23/13, 11/25/13)
7. North County Town Centers Master Plan Introduction (07/22/13)
8. Wildewood Planned Unit Development Update (07/22/13)
9. Additional Planning Commission Meetings (08/12/13)

2013 Planning Commission Annual Report

10. Citizens Advisory Committee (11/25/13)

G. Briefings

1. Lexington Park Development District (LPDD) Master Plan (03/11/13)
2. Improvements planned for Route 4 and 235 intersection (04/08/13)
3. Educational Facilities Master Plan (09/23/13)
4. Planning Commission and Technical Evaluation Committee 2014 Schedules (11/25/13)

H. Work Sessions

1. Draft Lexington Park Development District Master Plan (10/07/13, 10/21/13, 11/04/13, 11/18/13, 12/02/13, 12/16/13)

I. Planning Commission Attendance and Hours Worked January – December 2013

Table 1

Regular Meetings	Begin	End	Duration	Howard Thompson (Chair)	Shelby Guazzo (Vice-Chair)	Patricia Robrecht	Merl Evans	Harold Willard	Susan McNeill	Martin Siebert	Total Hours
01/14/13	6:30 PM	8:00 PM	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	10.50
01/28/13	6:30 PM	8:45 PM	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	15.75
02/11/13	6:30 PM	9:00 PM	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	17.50
03/11/13	6:30 PM	9:00 PM	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	17.50
04/08/13	6:30 PM	8:30 PM	2.00	2.00	0.00	0.00	2.00	2.00	2.00	2.00	10.00
04/22/13	6:30 PM	7:00 PM	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	3.50
05/13/13	6:30 PM	8:15 PM	1.75	1.75	1.75	0.00	1.75	1.75	1.75	0.00	8.75
06/10/13	6:30 PM	8:30 PM	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	14.00
06/24/13	6:30 PM	8:45 PM	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	15.75
07/08/13	6:30 PM	9:00 PM	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	17.50
07/22/13	6:30 PM	8:15 PM	1.75	1.75	1.75	0.00	1.75	1.75	1.75	1.75	10.50
08/12/13	6:30 PM	9:00 PM	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	17.50
09/09/13	6:30 PM	8:45 PM	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	15.75
09/23/13	6:30 PM	9:00 PM	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	17.50
10/07/13	6:30 PM	8:00 PM	1.50	0.00	1.50	1.50	1.50	1.50	1.50	1.50	9.00
10/21/13	6:30 PM	8:30 PM	2.00	2.00	0.00	2.00	2.00	2.00	2.00	2.00	12.00
10/28/13	6:30 PM	9:00 PM	2.50	2.50	2.50	0.00	2.50	2.50	2.50	2.50	15.00
11/04/13	6:30 PM	8:00 PM	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	10.50
11/18/13	6:30 PM	8:00 PM	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	10.50
11/25/13	6:30 PM	9:00 PM	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	17.50
12/02/13	6:30 PM	8:00 PM	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	10.50
12/16/13	6:30 PM	8:30 PM	2.00	2.00	2.00	2.00	2.00	2.00	0.00	0.00	10.00
Total Hours			43.75	42.25	39.75	35.75	43.75	43.75	41.75	40.00	287.00

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

VII. Vision, Trends and Growth Management Objectives

A. Vision from the Comprehensive Plan

Preserve and enhance the quality of life, by recognizing and protecting the unique character of St. Mary’s County as a Chesapeake Bay peninsula. Foster economic growth and create an atmosphere of excellence by focusing and managing growth to create vibrant, attractive communities; by protecting the rural character and economy of the countryside by nurturing the shoreline and adjacent waters; and by preserving and capitalizing on the natural resources and historical quality of the County.

B. Trends

Table 2

Population Estimates and Projections by Election District - 1990 - 2040

Election District	% Total Population of St. Mary's County				July 1, 2009*	July 1, 2010*	July 1, 2011*	July 1, 2012*	July 1, 2013*	2015	2020	2025	2030	2035	2040
	2010	2000	1990	Average *											
	105,151	86,211	75,974		102,999	105,741	107,756	108,993	109,633	113,900	125,150	137,200	148,750	156,150	163,350
1	6.7%	6.6%	7.1%	6.8%	7,004	7,190	7,327	7,412	7,455	7,745	8,510	9,330	10,115	10,618	11,108
2	6.5%	8.0%	6.6%	7.0%	7,210	7,402	7,543	7,630	7,674	7,973	8,761	9,604	10,413	10,931	11,435
3	14.7%	12.6%	11.9%	13.1%	13,493	13,852	14,116	14,278	14,362	14,921	16,395	17,973	19,486	20,456	21,399
4	9.7%	11.1%	9.5%	10.1%	10,403	10,680	10,883	11,008	11,073	11,504	12,640	13,857	15,024	15,771	16,498
5	11.5%	11.6%	12.5%	11.9%	12,257	12,583	12,823	12,970	13,046	13,554	14,893	16,327	17,701	18,582	19,439
6	11.6%	15.2%	13.7%	13.5%	13,905	14,275	14,547	14,932	14,800	15,377	16,895	18,522	20,081	21,080	22,052
7	3.2%	3.3%	4.0%	3.5%	3,605	3,701	3,771	3,815	3,837	3,987	4,380	4,802	5,206	5,465	5,717
8	36.0%	31.3%	34.4%	33.9%	34,917	35,846	36,529	36,949	37,166	38,612	42,426	46,511	50,426	52,935	55,376
9	0.2%	0.3%	0.3%	0.3%	309	317	323	327	329	342	375	412	446	468	490

* Sources: Maryland Department of Planning, Planning Data Services, http://www.mdp.state.md.us/msdc/Pop_estimate/Estimate_13/county/table1_2013.pdf . Population projections by Election District are calculated by DLUGM from the averages of the population reported for Census 1990, Census 2000, and Census 2010.

Table 3

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

C. Annual Growth Policy (AGP)

The effective dates of the AGP are from July 1 to June 30 of each succeeding fiscal year. For the fifth consecutive year the Planning Commission recommended that the Board of County Commissioners maintain the 1.9% cap. The Planning Commission reviewed the AGP on May 13, 2013. Continuation of the 1.9% annual increase in dwelling units would accommodate the approval of residential subdivisions and site plans for an additional 808 homes (i.e. new subdivision lots and multifamily dwelling units) for fiscal year 2014. This number was based on an estimate of 42,507 existing dwelling units in the County.

The intended results of the AGP are to ensure residential growth does not exceed the ability to provide public infrastructure, to direct the bulk of growth to the defined growth areas, and limit

2013 Planning Commission Annual Report

the types of residential development. Because the number of actual subdivision lots and multifamily dwelling units approved each fiscal year, following the adoption of the AGP, has been significantly lower than the number allowed, it is difficult to determine how effective the policy is at achieving its goals for public infrastructure and directing the location and type of residential growth.

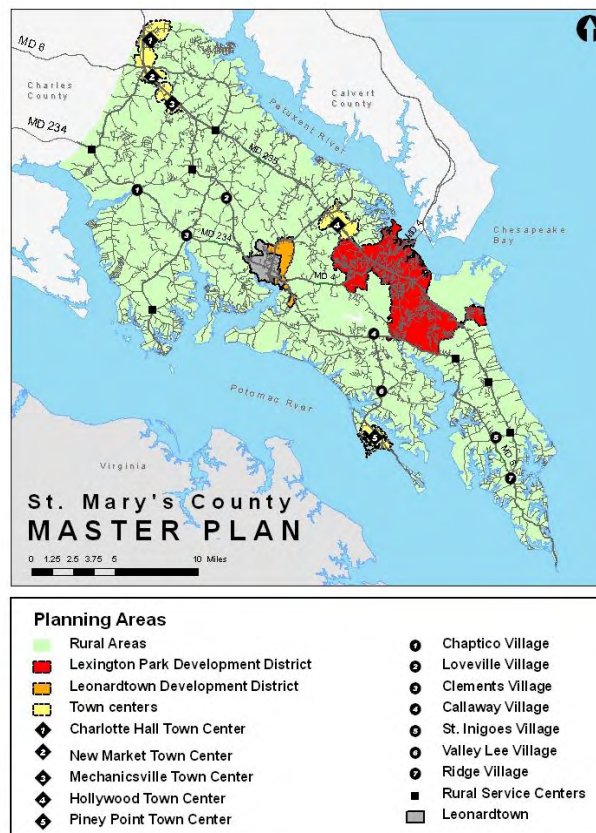
D. Changes to Growth Areas Boundaries and Priority Funding Areas

During the 2013 reporting period, the boundaries of growth areas (development districts, town centers and village centers) and the Priority Funding Areas remained unchanged.

E. Infrastructure Changes within PFAs

1. Patuxent Park Project Phase II – All water and sewer work was completed in 2012. Solicitation for construction bids for road work (which includes the removal and installation of storm drainage, roadway material, and sidewalks) was advertised in 2013; work is scheduled to begin in 2014.
2. FDR Boulevard between Great Mills Road and Shangri-La Drive – Work on this segment of the road began in 2013 and will conclude in 2014.

F. Land Use Concept from the 2010 Comprehensive Plan



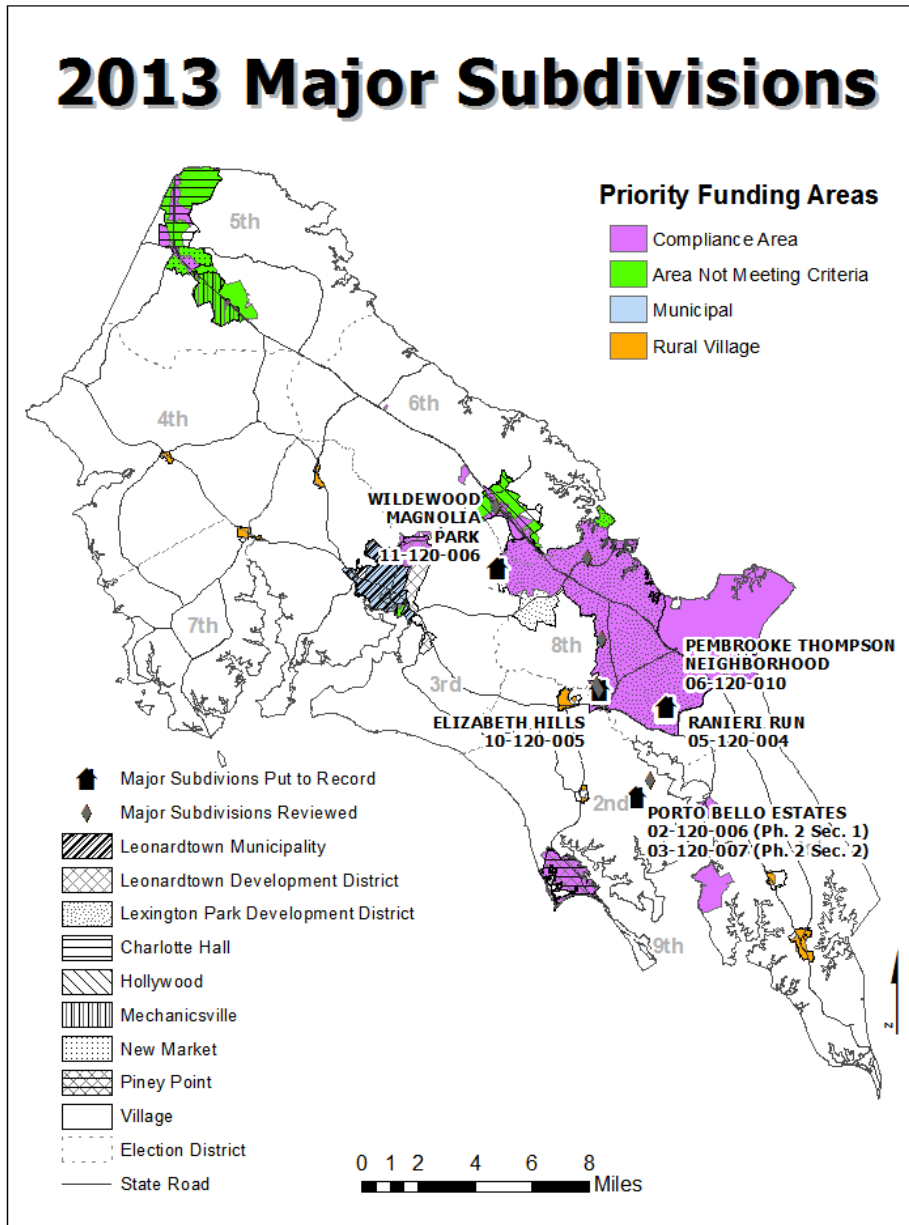
Map 3: Land Use Concept

VIII. Development Patterns and Comprehensive Plan Compliance

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

A. Subdivisions

1. Major subdivisions



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

Table 4

Major Subdivisions Put to Record by PFA

Priority Funding Areas	# Major Subdivisions	# of Lots from Major Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.	Estimated Area (ac.) Committed to Lots
Compliance Area (Eligible for Funding)	4	103	61.78	0.17	0	17.51
Area Not Meeting Criteria	0	0	0	0	0	0
Rural Villages (Community with Water Only)	0	0	0	0	0	0
Total in PFA	4	103	61.78			17.51
Total Outside PFA	2	46	174.75			58.88
Total	6	149	236.53			76.39
Average in PFA				0.17	0	
Average Outside PFA				1.28	0	
Average of All Lots or Farmsteads				0.54	0	

Table 5

Major Subdivisions Put to Record by Growth Area

Growth Areas	# Major Subdivisions	# of Lots from Major Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
Development District					
Leonardtown	0	0	0	0	0
Lexington Park	4	103	61.78	0.17	0
Town Center					
Charlotte Hall	0	0	0	0	0
Mechanicsville	0	0	0	0	0
New Market	0	0	0	0	0
Hollywood	0	0	0	0	0
Piney Point	0	0	0	0	0
Village Center					
Ridge	0	0	0	0	0
St. Inigoes	0	0	0	0	0
Valley Lee	0	0	0	0	0
Callaway	0	0	0	0	0
Clements	0	0	0	0	0
Chaptico	0	0	0	0	0
Loveville	0	0	0	0	0
Total in Growth Area	4	103	61.78		
Total in Rural Area	2	46	174.75		
Total	6	149	236.53		
Average in Growth Area				0.17	0
Average Outside Growth Area				1.28	0
Average of All Lots or Farmsteads				0.54	0

Table 6

Major Subdivisions Put to Record by Election District

Election District	# Major Subdivisions	# of Lots from Major Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
1	0	0	0	0	0
2	2	46	174.75	1.28	0
3	1	29	9.38	0.17	0
4	0	0	0	0	0
5	0	0	0	0	0
6	0	0	0	0	0
7	0	0	0	0	0
8	3	74	52.4	0.17	0
9	0	0	0	0	0
Total	6	149	236.53		
Average of All Lots or Farmsteads				0.54	0

Table 7

Major Subdivisions Reviewed by PFA

Priority Funding Areas	# Major Subdivisions	# of Lots from Major Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.	Estimated Area (ac.) Committed to Lots
Compliance Area (Eligible for Funding)	4	254	72.81	0.12	0	30.48
Area Not Meeting Criteria	1	88	54.24	0.36	0	0.00
Rural Villages (Community with Water Only)	0	0	0	0	0	0.00
Total in PFA	5	342	127.05			62.16
Total Outside PFA	1	18	124.23			43.02
Total	6	360	251.28			105.18
Average in PFA				0.17	0	
Average Outside PFA				2.39	16.69	
Average of All Lots or Farmsteads				0.54	16.69	

Table 8

Major Subdivisions Reviewed by Growth Area

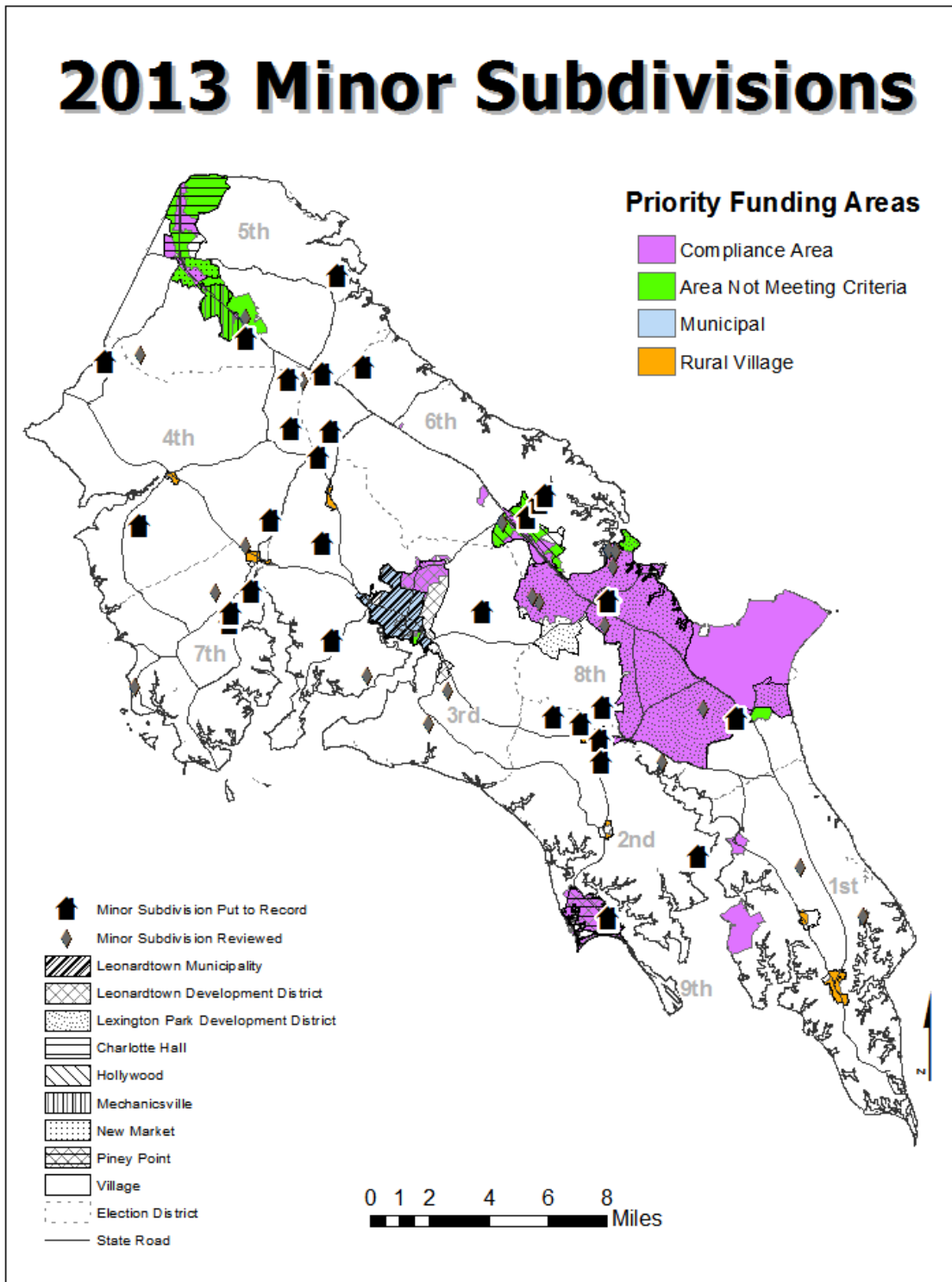
Growth Areas	# Major Subdivisions	# of Lots from Major Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
Development District					
Leonardtwn	0	0	0	0	0
Lexington Park	4	254	72.81	1.22	0
Town Center					
Charlotte Hall	0	0	0	0	0
Mechanicsville	0	0	0	0	0
New Market	0	0	0	0	0
Hollywood	1	88	54.24	0.36	0
Piney Point	0	0	0	0	0
Village Center					
Ridge	0	0	0	0	0
St. Inigoes	0	0	0	0	0
Valley Lee	0	0	0	0	0
Callaway	0	0	0	0	0
Clements	0	0	0	0	0
Chaptico	0	0	0	0	0
Loveville	0	0	0	0	0
Total in Growth Area	5	342	127.05		
Total in Rural Area	1	18	58.4		
Total	6	360	112.09		
Average in Growth Area				0.17	0
Average Outside Growth Area				2.39	16.69
Average of All Lots or Farmsteads				0.54	16.69

Table 9

Major Subdivisions Reviewed by Election District

Election District	# Major Subdivisions	# of Lots from Major Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
1	0	0	0	0	0
2	1	18	124.23	2.39	16.69
3	0	7	0	0	0
4	0	0	0	0	0
5	0	0	0	0	0
6	1	88	54.24	0.36	0
7	0	0	0	0	0
8	4	254	72.81	0.12	0
9	0	0	0	0	0
Total	6	360	251.28		
Average of All Lots or Farmsteads				0.54	16.69

2. Minor subdivisions



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

Table 10

Minor Subdivisions Put to Record by PFA

Priority Funding Areas	# Minor Subdivisions	# of Lots from Minor Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.	Estimated Area (ac.) Committed to Lots
Compliance Area (Eligible for Funding)	3	3	9.44	2.29	0	6.88
Area Not Meeting Criteria	1	1	66.09	0	15	15
Rural Villages (Community with Water Only)	0	0	0	0	0	0
Total in PFA	4	4	75.53			21.88
Total Outside PFA	29	41	1,392.85			232.26
Total	30	45	1,468.38			254.14
Average in PFA				2.29	15	
Average Outside PFA				2.96	26.91	
Average of All Lots or Farmsteads				2.91	24.92	

Table 11

Minor Subdivisions Put to Record by Growth Area

Growth Areas	# Minor Subdivisions	# of Lots from Minor Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
Development District					
Leonardtown	0	0	0	0	0
Lexington Park	2	2	6.2	1.82	0
Town Center					
Charlotte Hall	0	0	0	0	0
Mechanicsville	0	0	0	0	0
New Market	0	0	0	0	0
Hollywood	1	1	66.09	0	0
Piney Point	1	1	3.24	3.24	0
Village Center					
Ridge	0	0	0	0	0
St. Inigoes	0	0	0	0	0
Valley Lee	0	0	0	0	0
Callaway	0	0	0	0	0
Clements	0	0	0	0	0
Chaptico	0	0	0	0	0
Loveville	0	0	0	0	0
Total in Growth Area	4	4	75.5		
Total in Rural Area	26	41	1,392.88		
Total	30	45	1,468.38		
Average in Growth Area				1.21	15
Average Outside Growth Area				2.96	26.91
Average of All Lots or Farmsteads				2.91	24.92

Table 12

Minor Subdivisions Put to Record by Election District

Election District	# Minor Subdivisions	# of Lots from Minor Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
1	0	0	0	0	0
2	6	6	67.78	3.51	26.10
3	3	4	212.36	2.83	0
4	5	8	430.14	3.74	23.62
5	3	4	74.04	2.41	0
6	7	16	548.50	2.66	15
7	3	4	105.52	3.97	0
8	3	3	30.04	1.82	23.84
9	0	0	0	0	0
Total	30	45	1,468.38		
Average of All Lots or Farmsteads				2.91	24.92

Table 13

Minor Subdivisions Reviewed by PFA

Priority Funding Areas	# Minor Subdivisions	# of Lots from Minor Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.	Area (ac.) Committed to Lots
Compliance Area (Eligible for Funding)	8	33	129.77	0.73	20	43.35
Area Not Meeting Criteria	2	8	74.05	1.75	0	13.99
Rural Villages (Community with Water Only)	0	0	0	0	0	0
Total in PFA	10	41	203.82			57.34
Total Outside PFA	11	18	995.03			149.21
Total	21	59	1,198.85			206.55
Average in PFA				0.93	20.00	
Average Outside PFA				2.95	23.75	
Average of All Lots or Farmsteads				1.26	23.41	

Table 14

Minor Subdivisions Reviewed by Growth Area

Growth Areas	# Minor Subdivisions	# of Lots from Minor Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
Development District					
Leonardtown	0	0	0	0	0
Lexington Park	8	33	129.77	0.73	20
Town Center					
Charlotte Hall	0	0	0	0	0
Mechanicsville	0	0	0	0	0
New Market	0	0	0	0	0
Hollywood	1	1	7.86	2.23	0
Piney Point	0	0	0	0	0
Village Center					
Ridge	0	0	0	0	0
St. Inigoes	0	0	0	0	0
Valley Lee	0	0	0	0	0
Callaway	0	0	0	0	0
Clements	0	0	0	0	0
Chaptico	0	0	0	0	0
Loveville	0	0	0	0	0
Total in Growth Area	9	34	137.63		
Total in Rural Area	12	25	1,061.22		
Total	21	59	1,198.85		
Average in Growth Area				0.78	20.00
Average Outside Growth Area				2.51	23.75
Average of All Lots or Farmsteads				1.26	23.41

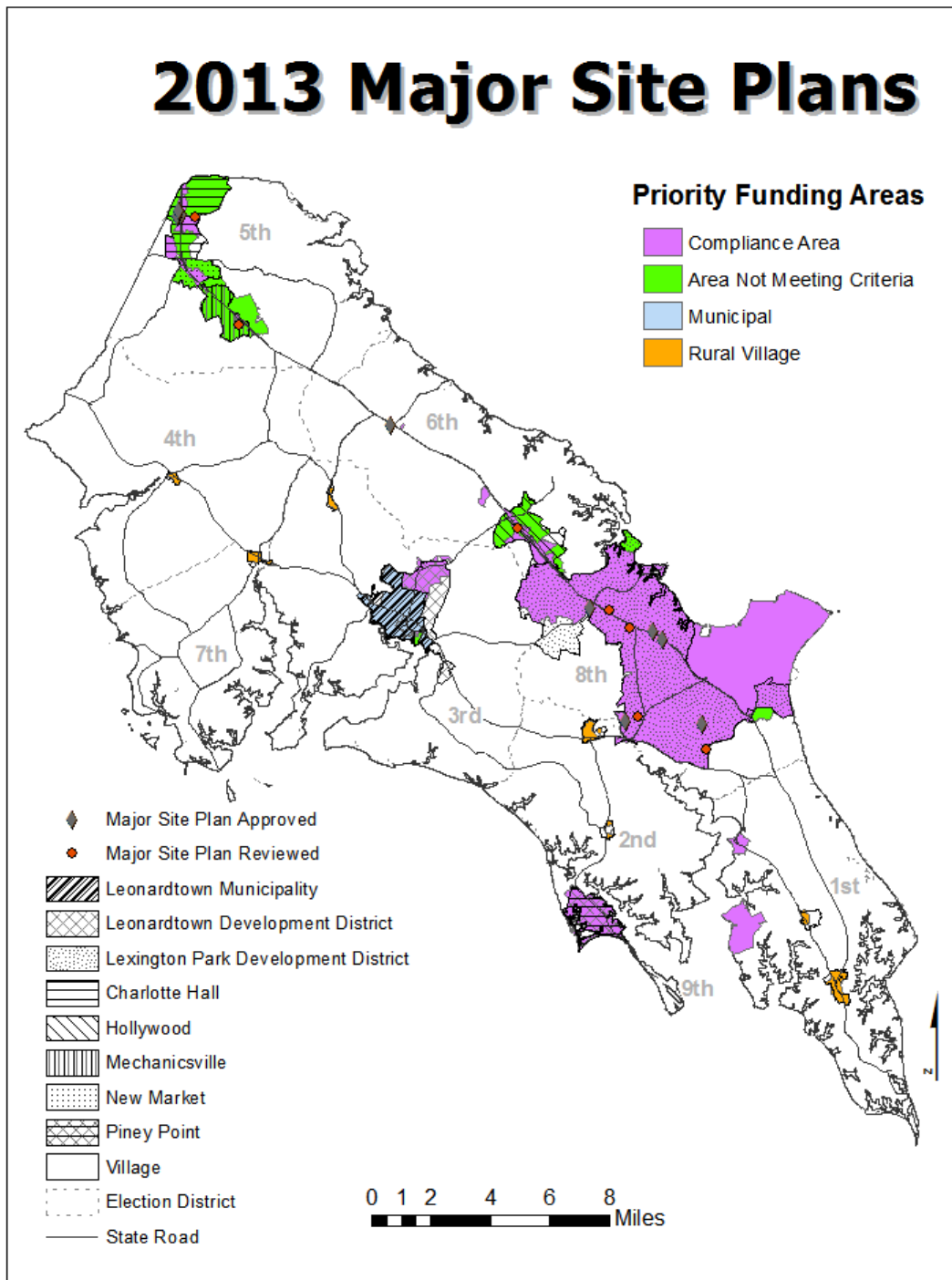
Table 15

Minor Subdivisions Put to Record by Election District

Election District	# Minor Subdivisions	# of Lots from Minor Subdivisions	Project Area in Acres	Average Lot Size <15 ac.	Average Farmstead Size >15 ac.
1	2	2	342.01	2.9	20
2	0	0	0	0	0
3	4	16	264.19	0.96	18.6
4	2	2	106.95	2.87	0
5	2	8	228.38	1.68	46.68
6	1	1	7.86	2.23	0
7	2	3	108.62	3.35	40.6
8	8	27	140.85	0.84	20
9	0	0	0	0	0
Total	21	59	1,198.86		
Average of All Lots or Farmsteads				1.26	23.41

B. Site Plans

1. Major site plans



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

Table 16

Major Site Plans Approved by PFA

Priority Funding Areas	# Major Site Plans	# of Lots or Dwelling Units if Residential	Square Footage
Compliance Area (Eligible for Funding)	8	281	359,059
Area Not Meeting Criteria	0	0	0
Rural Villages (Community with Water Only)	0	0	0
Total in PFA	8	281	359,059
Total Outside PFA	1	0	9,256
Total	9	281	368,315

Table 17

Major Site Plans Approved by Growth Area

Growth Areas	# Major Site Plans	# of Lots or Dwelling Units if Residential	Square Footage
Development District			
Leonardtown	0	0	0
Lexington Park	5	281	250,088
Town Center			
Charlotte Hall	3	0	108,971
Mechanicsville	0	0	0
New Market	0	0	0
Hollywood	0	0	0
Piney Point	0	0	0
Village Center			
Ridge	0	0	0
St. Inigoes	0	0	0
Valley Lee	0	0	0
Callaway	0	0	0
Clements	0	0	0
Chaptico	0	0	0
Loveville	0	0	0
Total in Growth Area	8	281	359,059
Total in Rural Area	1	0	9,256
Total	9	281	368,315

Table 18

Major Site Plans Approved by Election District

Election District	# Major Site Plans	# of Lots or Dwelling Units if Residential	Amount of Square Footage for Nonresidential
1	0	0	0
2	0	0	0
3	0	0	0
4	0	0	0
5	3	0	108,971
6	1	0	9,256
7	0	0	0
8	5	281	250,088
9	0	0	0
Total	9	281	368,315

Table 19

Major Site Plans Reviewed by PFA

Priority Funding Areas	# Major Site Plans	# of Lots or Dwelling Units if Residential	Amount of Square Footage for Nonresidential
Compliance Area (Eligible for Funding)	6	123	395,823
Area Not Meeting Criteria	2	0	4,474
Rural Villages (Community with Water Only)	0	0	0
Total in PFA	8	123	400,297
Total Outside PFA	0	0	0
Total	8	123	400,297

Table 20

Major Site Plans Reviewed by Growth Area

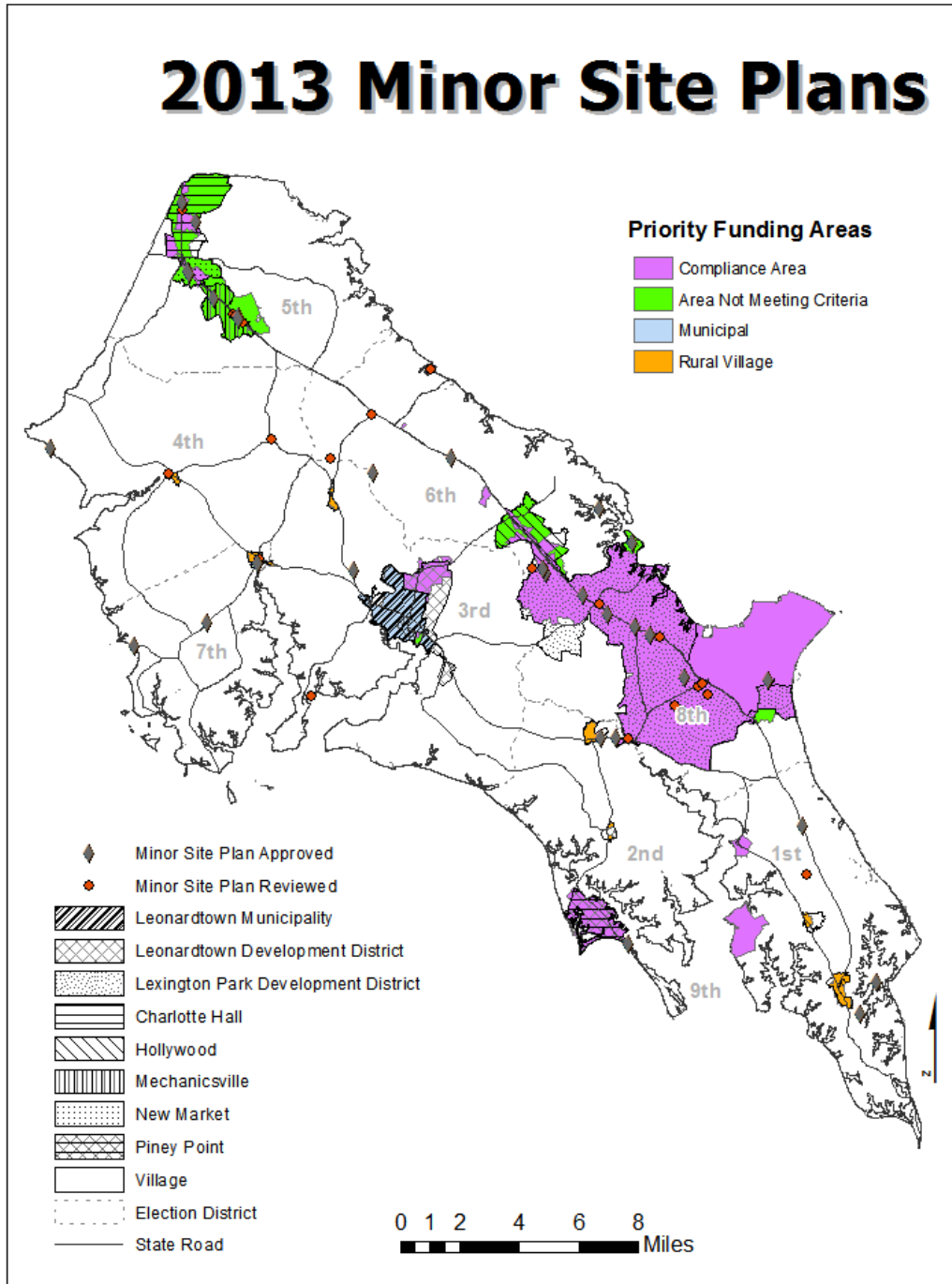
Growth Areas	# Major Site Plans	# of Lots or Dwelling Units from Major Site Plans	Amount of Square Footage for Nonresidential
Development District			
Leonardtown	0	0	0
Lexington Park	4	123	391,301
Town Center			
Charlotte Hall	2	0	4,102
Mechanicsville	1	0	2,432
New Market	0	0	0
Hollywood	1	0	2,462
Piney Point	0	0	0
Village Center			
Ridge	0	0	0
St. Inigoes	0	0	0
Valley Lee	0	0	0
Callaway	0	0	0
Clements	0	0	0
Chaptico	0	0	0
Loveville	0	0	0
Total in Growth Area	8	123	400,297
Total in Rural Area	0	0	0
Total	8	123	400,297

Table 21

Major Site Plans Reviewed by Election District

Election District	# Major Site Plans	# of Lots or Dwelling Units if Residential	Amount of Square Footage for Nonresidential
1	0	0	0
2	0	0	0
3	0	0	0
4	0	0	0
5	3	0	6,534
6	1	0	2,462
7	0	0	0
8	4	123	391,301
9	0	0	0
Total	8	123	400,297

2. Minor site plans



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

Table 22

Minor Site Plans Approved by PFA

Priority Funding Areas	# Minor Site Plans	Square Footage From Minor Site Plans
Compliance Area (Eligible for Funding)	15	26,987
Area Not Meeting Criteria	3	199,206
Rural Villages (Community with Water Only)	1	2,400
Total in PFA	19	228,593
Total Outside PFA	13	28,101
Total	32	256,694

Table 23

Minor Site Plans Approved by Growth Area

Growth Areas	# Minor Site Plans	Square Footage From Minor Site Plans
Development District		
Leonardtown	0	0
Lexington Park	9	13,505
Town Center		
Charlotte Hall	2	1,100
Mechanicsville	3	196,788
New Market	2	7,000
Hollywood	0	0
Piney Point	1	4,000
Village Center		
Ridge	0	0
St. Inigoes	0	0
Valley Lee	0	0
Callaway	1	2,648
Clements	1	2,400
Chaptico	0	0
Loveville	0	0
Total in Growth Area	19	227,441
Total in Rural Area	13	29,253
Total	32	256,694

Table 24

Minor Site Plans Approved by Election District

Election District	# Minor Site Plans	Square Footage From Minor Site Plans
1	4	6,380
2	3	7,148
3	1	288
4	1	464
5	7	204,888
6	6	17,263
7	3	6,786
8	7	13,477
9	0	0
Total	32	256,694

Table 25

Minor Site Plans Approved by PFA

Priority Funding Areas	# Minor Site Plans	Square Footage From Minor Site Plans
Compliance Area (Eligible for Funding)	10	50,984
Area Not Meeting Criteria	2	7,019
Rural Villages (Community with Water Only)	2	7,019
Total in PFA	14	65,022
Total Outside PFA	6	145,390
Total	20	210,412

Table 26

Minor Site Plans Reviewed by Growth Area

Growth Areas	# Minor Site Plans	Square Footage From Minor Site Plans
Development District		
Leonardtown	0	0
Lexington Park	8	47,764
Town Center		
Charlotte Hall	1	2,020
Mechanicsville	3	8,219
New Market	0	0
Hollywood	0	0
Piney Point	0	0
Village Center		
Ridge	0	0
St. Inigoes	0	0
Valley Lee	0	0
Callaway	0	0
Clements	1	2,100
Chaptico	1	816
Loveville	0	0
Total in Growth Area	14	60,919
Total in Rural Area	6	149,493
Total	20	210,412

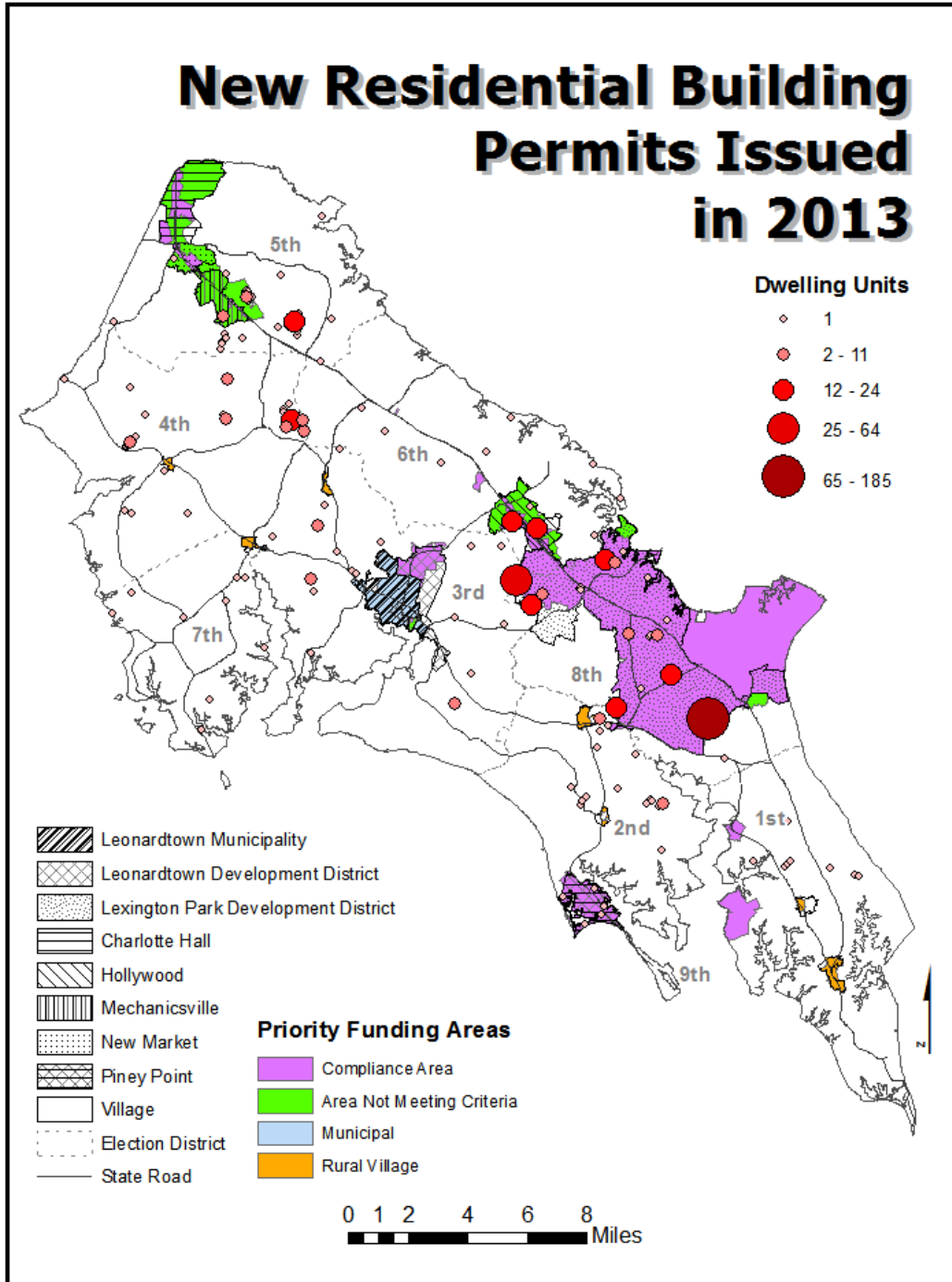
Table 27

Minor Site Plans Reviewed by Election District

Election District	# Minor Site Plans	Square Footage From Minor Site Plans
1	1	2,636
2	0	0
3	1	922
4	2	5,848
5	4	10,239
6	4	144,913
7	1	2,100
8	7	43,754
9	0	0
Total	20	210,412

C. Residential

1. Building permits for new dwellings.



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

Table 28

Building Permits Issued for New Dwellings by PFA

Priority Funding Areas	SFD - Detached	Mobile Home	Modular Home	SFD - Attached	Single Family Duplex	Multi Family 3-4 units	Multi Family 5+ units	Total # of dwelling units
Compliance Area (Eligible for Funding)	159	0	0	63	3	0	248	473
Area Not Meeting Criteria	9	0	0	0	0	0	0	9
Rural Villages (Community with Water Only)	0	0	0	0	0	0	0	0
Total in PFA	168	0	0	63	3	0	248	482
Total Outside PFA	152	3	2	0	0	0	0	157
Total	320	3	2	63	3	0	248	639

Table 29

Building Permits Issued for New Dwellings by Growth Area

Growth Areas	SFD - Detached	Mobile Home	Modular Home	SFD - Attached	Single Family Duplex	Multi Family 3-4 units	Multi Family 5+ units	Total # of dwelling units
Development District								
Leonardtown	0	0	0	0	0	0	0	0
Lexington Park	121	0	0	63	3	0	248	435
Town Center								
Charlotte Hall	0	0	0	0	0	0	0	0
Mechanicsville	2	0	0	0	0	0	0	2
New Market	1	0	0	0	0	0	0	1
Hollywood	35	0	0	0	0	0	0	35
Piney Point	5	0	0	0	0	0	0	5
Village Center								
Ridge	0	0	0	0	0	0	0	0
St. Inigoes	0	0	0	0	0	0	0	0
Valley Lee	0	0	0	0	0	0	0	0
Callaway	0	0	0	0	0	0	0	0
Clements	0	0	0	0	0	0	0	0
Chaptico	0	0	0	0	0	0	0	0
Loveville	0	0	0	0	0	0	0	0
Total in Growth Area	164	0	0	63	3	0	248	478
Total in Rural Area	156	3	2	0	0	0	0	161
Total	320	3	2	63	3	0	248	639

Chart 1

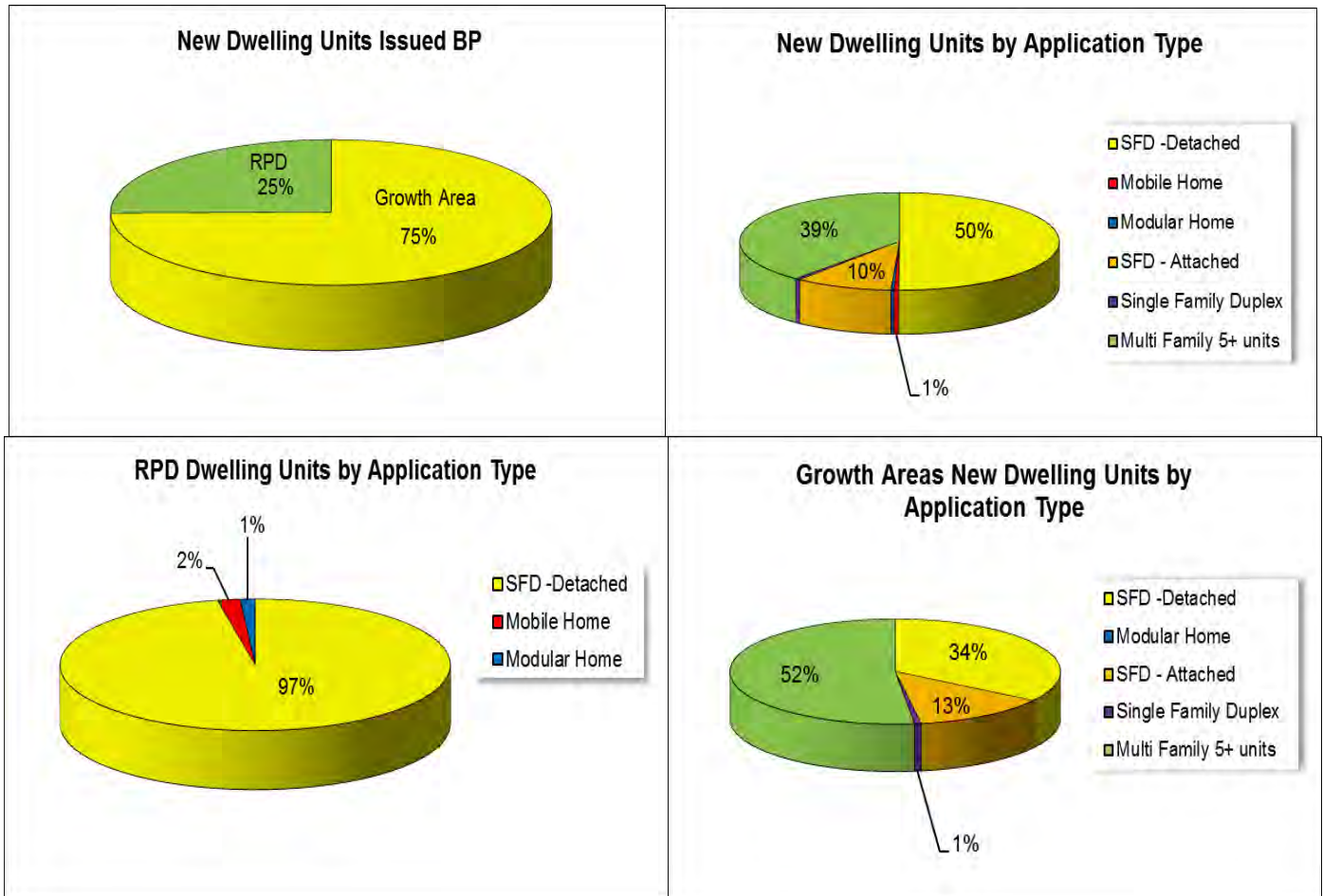
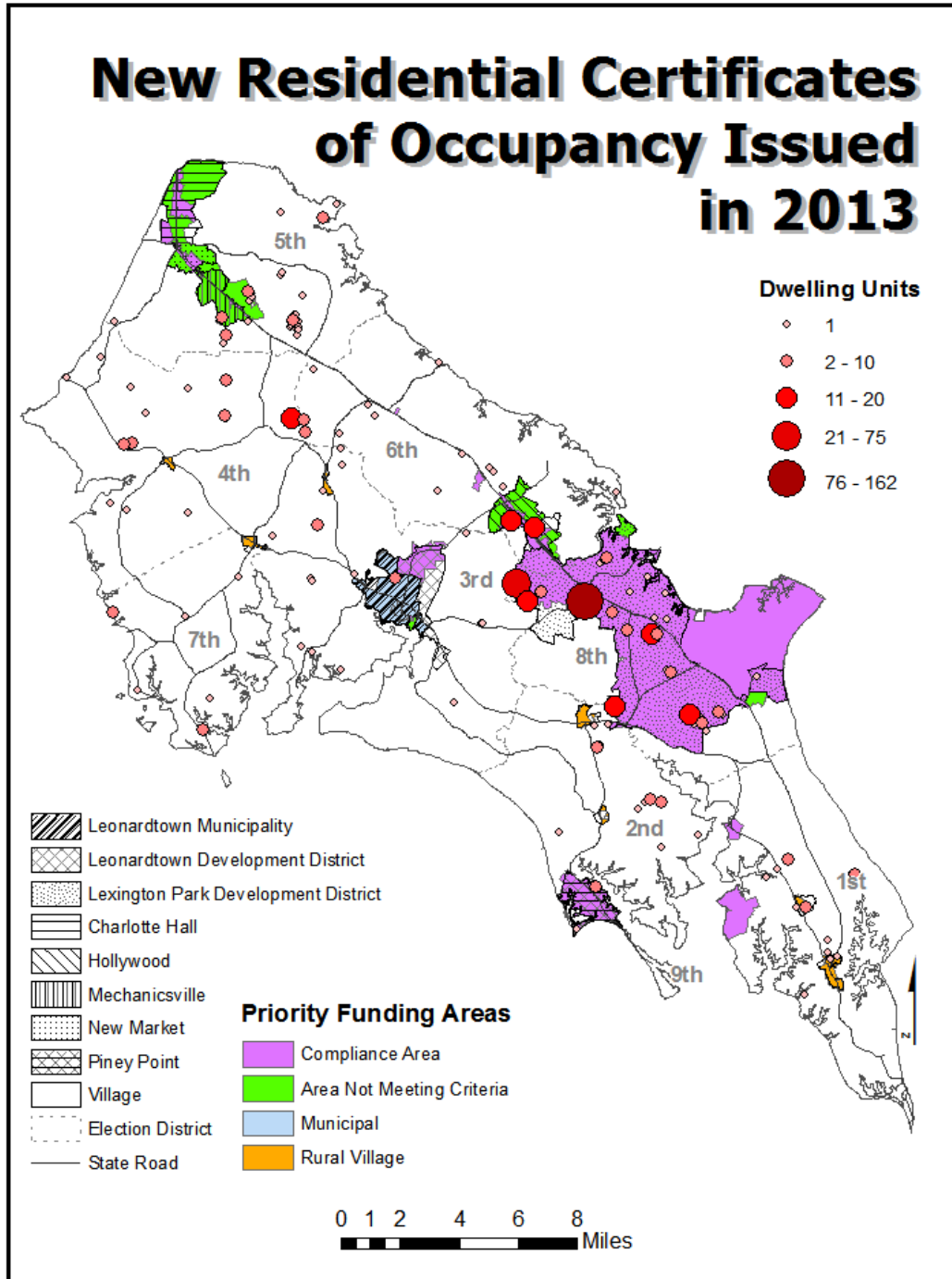


Table 30

Building Permits Issued for New Dwellings by Election District

Election District	SFD - Detached	Mobile Home	Modular Home	SFD - Attached	Single Family Duplex	Multi Family 3-4 units	Multi Family 5+ units	Total # of dwelling units
1	8	0	0	0	0	0	0	8
2	22	1	0	0	0	0	0	23
3	59	0	0	41	0	0	0	100
4	58	1	1	0	0	0	0	60
5	39	0	0	0	0	0	0	39
6	42	1	0	0	0	0	0	43
7	8	0	1	0	0	0	0	9
8	84	0	0	22	3	0	248	357
9	0	0	0	0	0	0	0	0
Total	320	3	2	63	3	0	248	639

2. Certificates of occupancy for new dwellings.



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

Table 31

Certificates of Occupancy Issued for New Dwellings by Priority Funding Area

Priority Funding Areas	SFD - Detached	Mobile Home	Modular Home	SFD - Attached	Single Family Duplex	Multi Family 3-4 units	Multi Family 5+ units	Total # of dwelling units
Compliance Area (Eligible for Funding)	165	0	1	68	2	0	192	428
Area Not Meeting Criteria	14	0	0	0	0	0	0	14
Rural Villages (Community with Water Only)	0	0	1	0	0	0	0	1
Total in PFA	179	0	2	68	2	0	192	443
Total Outside PFA	136	6	4	0	2	0	0	148
Total	315	6	6	68	4	0	192	591

Table 32

Certificates of Occupancy Issued for New Dwellings by Growth Area

Growth Areas	SFD - Detached	Mobile Home	Modular Home	SFD - Attached	Single Family Duplex	Multi Family 3-4 units	Multi Family 5+ units	Total # of dwelling units
Development District								
Leonardtwn	0	0	0	0	0	0	0	0
Lexington Park	121	0	1	68	2	0	192	384
Town Center								
Charlotte Hall	0	0	0	0	0	0	0	0
Mechanicsville	6	0	0	0	0	0	0	6
New Market	0	0	0	0	0	0	0	0
Hollywood	34	0	0	0	0	0	0	34
Piney Point	10	0	0	0	0	0	0	10
Village Center								
Ridge	0	0	1	0	0	0	0	1
St. Inigoes	3	0	0	0	0	0	0	3
Valley Lee	0	0	0	0	0	0	0	0
Callaway	0	0	0	0	0	0	0	0
Clements	0	0	0	0	0	0	0	0
Chaptico	0	0	0	0	0	0	0	0
Loveville	1	0	0	0	0	0	0	1
Total in Growth Area	175	0	2	68	2	0	192	439
Total in Rural Area	140	6	4	0	2	0	0	152
Total	315	6	6	68	4	0	192	591

Chart 2

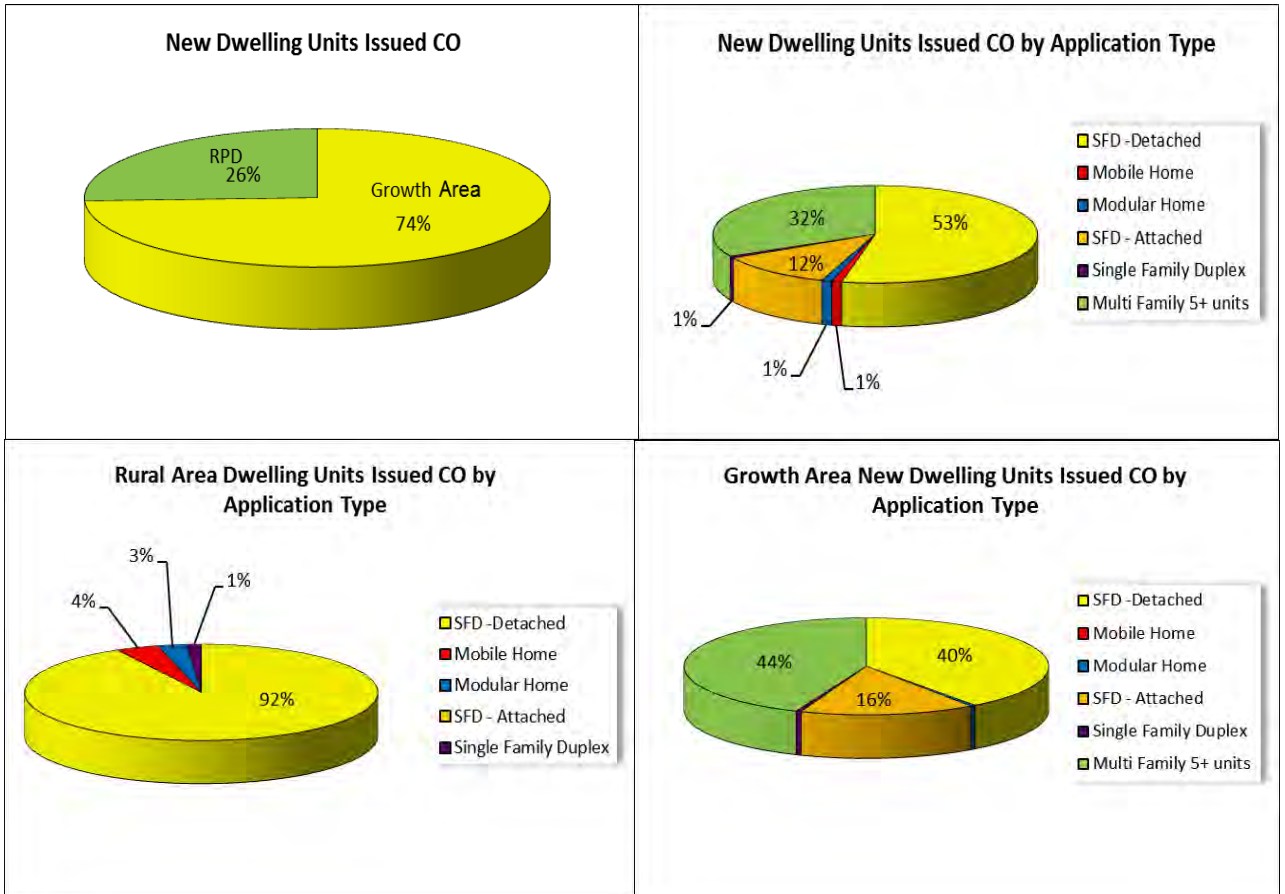


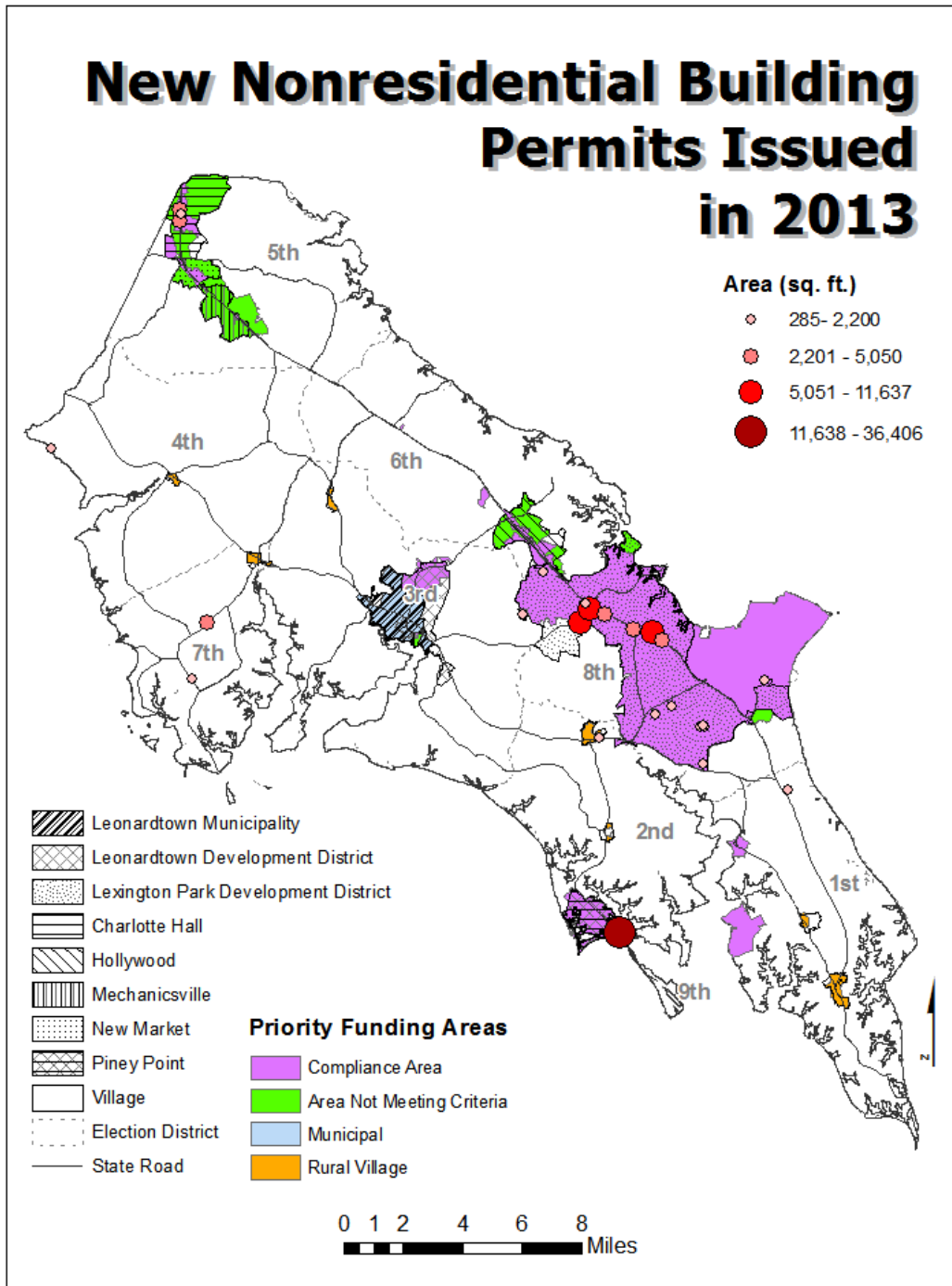
Table 34

Certificates of Occupancy Issued for New Dwellings by Election District

Election District	SFD - Detached	Mobile Home	Modular Home	SFD - Attached	Single Family Duplex	Multi Family 3-4 units	Multi Family 5+ units	Total # of dwelling units
1	13	2	2	0	0	0	0	17
2	23	1	0	0	0	0	0	24
3	56	0	1	47	2	0	0	106
4	49	1	0	0	0	0	0	50
5	43	1	0	0	0	0	0	44
6	44	0	1	0	0	0	0	45
7	6	1	1	0	0	0	0	8
8	81	0	1	21	2	0	192	297
9	0	0	0	0	0	0	0	1
Total	315	6	6	68	4	0	192	591

D. Nonresidential Uses

1. Building permits



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

Table 35

Building Permits Issued for Nonresidential Square Footage by Priority Funding Areas

Priority Funding Areas	Amusement & Recreational	Parking Garage	Office, Banks, Professional Building	Schools & Educational	Stores & Customer Service	Other Nonresidential	Nonresidential Addition	Total
Compliance Area (Eligible for Funding)	1,548	3,082	49,856	2,016	24,787	4,413	5,382	91,084
Area Not Meeting Criteria	0	0	0	0	0	0	0	0
Rural Villages (Community with Water Only)	0	0	0	0	0	0	0	0
Total SqFt in PFA	1,548	3,082	49,856	2,016	24,787	4,413	5,382	91,084
Total SqFt Outside PFA	0	0	10,388	5,568	0	4,468	4,900	25,324
Total SqFt	1,548	3,082	60,244	7,584	24,787	8,881	10,282	116,408

Table 36

Building Permits Issued for Nonresidential Square Footage Growth Area

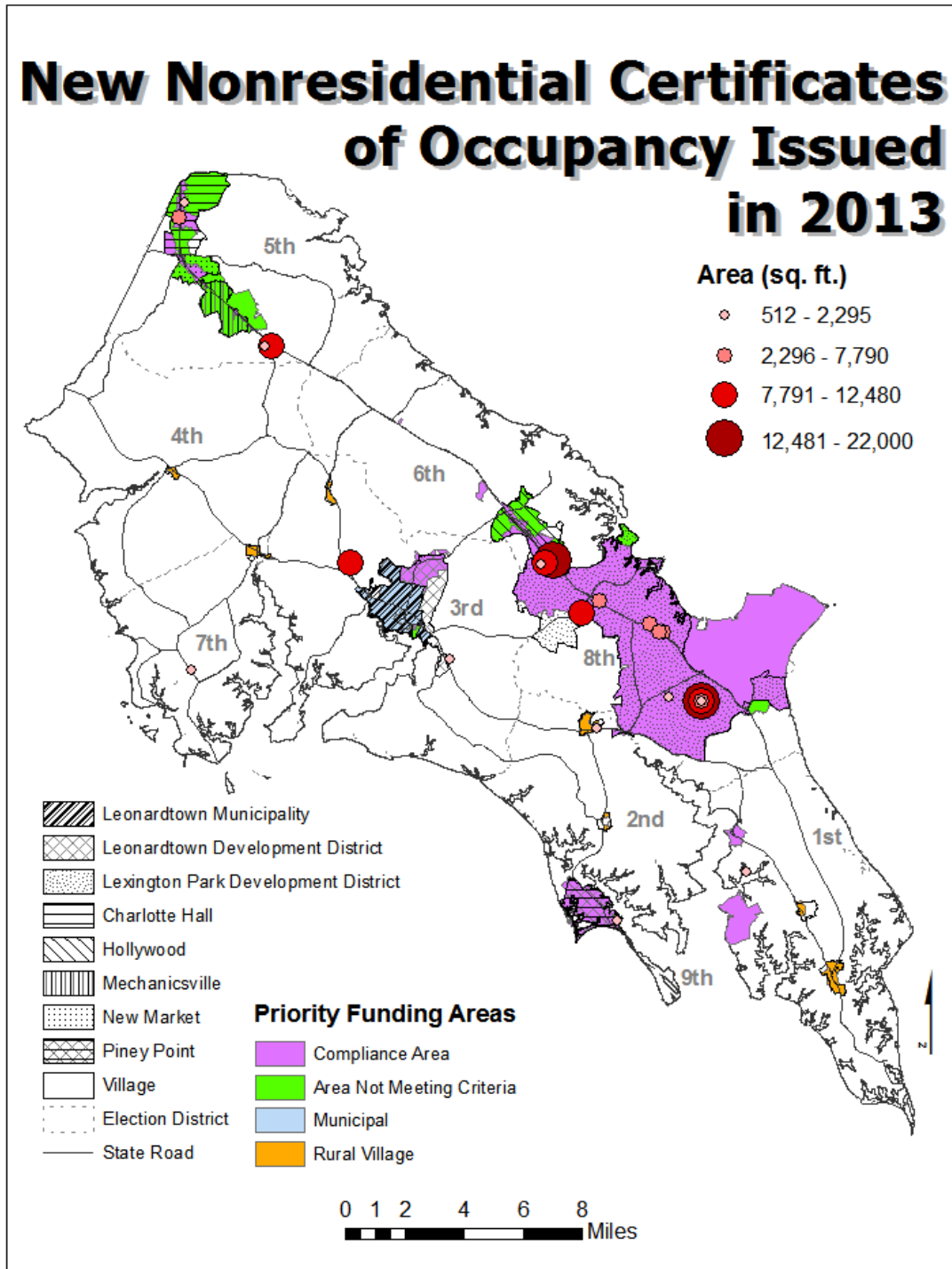
Growth Areas	Amusement & Recreational	Parking Garage	Office, Banks, Professional Building	Schools & Educational	Stores & Customer Service	Other Nonresidential	Nonresidential Addition	Total
Development District								
Leonardtwn	0	0	0	0	0	0	0	0
Lexington Park	1,548	3,082	18,788	3,808	19,901	2,208	5,382	54,717
Town Center								
Charlotte Hall	0	0	5,050	0	4,886	0	0	9,936
Mechanicsville	0	0	0	0	0	0	0	0
New Market	0	0	0	0	0	0	0	0
Hollywood	0	0	0	0	0	0	0	0
Piney Point	0	0	36,406	0	0	0	0	36,406
Village Center								
Ridge	0	0	0	0	0	0	0	0
St. Inigoes	0	0	0	0	0	0	0	0
Valley Lee	0	0	0	0	0	0	0	0
Callaway	0	0	0	2,048	0	0	3,364	5,412
Clements	0	0	0	0	0	0	0	0
Chaptico	0	0	0	0	0	0	0	0
Loveville	0	0	0	0	0	0	0	0
Growth Area	1,548	3,082	60,244	5,856	24,787	2,208	8,746	106,471
Rural Area	0	0	0	1,728	0	6,673	1,536	9,937
Total	1,548	3,082	60,244	7,584	24,787	8,881	10,282	116,408

Table 37

Building Permits Issued for Nonresidential Square Footage by Election District

Election District	Amusement & Recreational	Parking Garage	Office, Banks, Professional Building	Schools & Educational	Stores & Customer Service	Other Nonresidential	Nonresidential Addition	Total
1	0	0	1,728	0	0	0	0	1,728
2	0	36,406	2,048	0	0	3,364	0	41,818
3	0	0	1,792	0	0	0	0	1,792
4	0	0	0	0	468	0	0	468
5	0	5,050	0	4,886	0	0	0	9,936
6	0	0	0	0	1,440	0	0	1,440
7	0	0	0	0	4,000	1,536	0	5,536
8	1,548	3,082	18,788	2,016	19,901	2,973	5,382	53,690
9	0	0	0	0	0	0	0	0
Total	1,548	3,082	60,244	7,584	24,787	8,881	10,282	116,408

2. Certificates of occupancy



Map 11: Map showing locations of new nonresidential certificates of occupancy in 2013 and the site distribution in relation to PFAs, county Growth Areas and Election Districts.

Table 38

Certificate of Occupancy Issued for New Nonresidential Square Footage by PFA

Priority Funding Areas		Parking Garage	Service Station/ Repair Garage	Office, Banks, Professional Building	Schools & Educational	Stores & Customer Service	Other Nonresidential	Nonresidential Addition	Total
Compliance Area (Eligible for Funding)	0	5,742	5,050	0	32,657	60,352	8,366	112,167	
Area Not Meeting Criteria	0	0	0	0	0	0	0	0	
Rural Villages (Community with Water Only)	0	0	0	2,048	0	0	0	2048	
Total SqFt in PFA	0	5,742	5,050	2,048	32,657	60,352	8,366	114,215	
Total SqFt Outside PFA	10,800	0	14,295	0	12,480	1,100	5,736	44,411	
Total SqFt	10,800	5,742	19,345	2,048	45,137	61,452	14,102	158,626	

Table 39

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

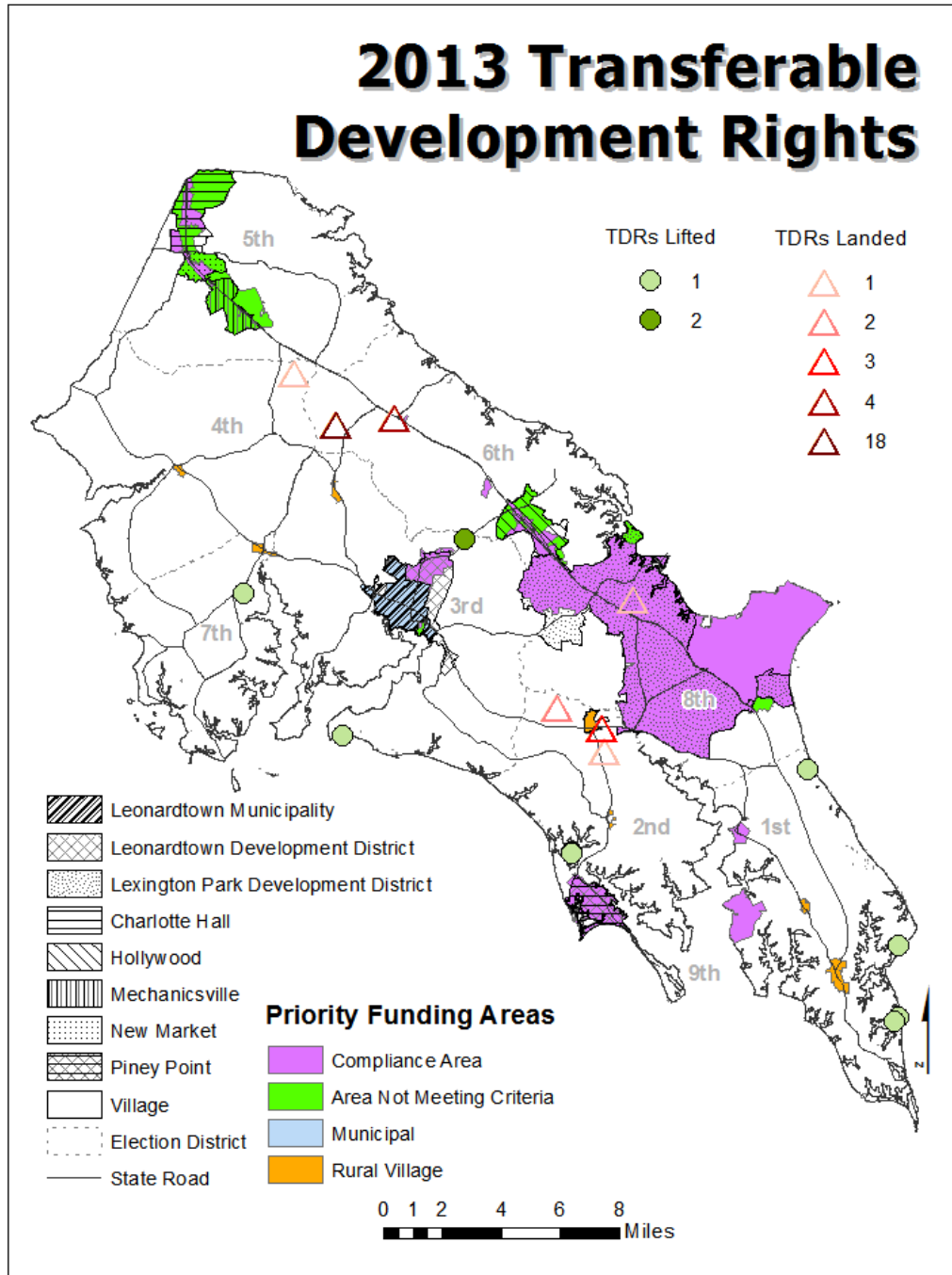
Growth Areas		Parking Garage	Service Station/ Repair Garage	Office, Banks, Professional Building	Schools & Educational	Stores & Customer Service	Other Nonresidential	Nonresidential Addition	Total
Development District									
Leonardtwn	0	0	0	0	0	1,100	0	1,100	
Lexington Park	0	5,742	0	0	10,684	59,840	8,366	84,632	
Town Center									
Charlotte Hall	0	0	5,050	0	1,876	0	0	6,926	
Mechanicsville	0	0	0	0	0	0	0	0	
New Market	0	0	0	0	0	0	0	0	
Hollywood	0	0	0	0	20,097	0	0	20,097	
Piney Point	0	0	0	0	0	512	0	512	
Village Center									
Ridge	0	0	0	0	0	0	0	0	
St. Inigoes	0	0	0	0	0	0	0	0	
Valley Lee	0	0	0	0	0	0	0	0	
Callaway	0	0	0	2,048	0	0	3,364	5,412	
Clements	0	0	0	0	0	0	0	0	
Chaptico	0	0	0	0	0	0	0	0	
Loveville	0	0	0	0	0	0	0	0	
Growth Area	0	5,742	5,050	2,048	32,657	61,452	11,730	118,679	
Rural Area	10,800	0	14,295	0	12,480	0	2,372	39,947	
Total	10,800	5,742	19,345	2,048	45,137	61,452	14,102	158,626	

Table 40

Certificates of Occupancy Issued for New Nonresidential Square Footage by Election District

Election District	Parking Garage	Service Station/ Repair Garage	Office, Banks, Professional Building	Schools & Educational	Stores & Customer Service	Other Nonresidential	Nonresidential Addition	Total
1	0	0	2,295	0	0	0	0	2,295
2	0	0	0	2,048	0	512	3,364	5,924
3	0	0	12,000	0	0	1,100	0	13,100
4	0	0	0	0	0	0	0	0
5	0	0	5,050	0	14,356	0	836	20,242
6	0	0	0	0	20,097	9,840	0	29,937
7	0	0	0	0	0	0	1,536	1,536
8	10,800	5,742	0	0	10,684	50,000	8,366	85,592
9	0	0	0	0	0	0	0	0
Total	10,800	5,742	19,345	2,048	45,137	61,452	14,102	158,626

E. Transferable Development Rights



Map 12: **Transferable Development Rights**. Map showing locations of the lifting or landing of transferable development rights (TDRs) and reviewed requests to lift TDRs in 2013 and the site distribution in relation to PFAs, County growth areas and Election Districts. In 2013, nine TDRs were lifted from property outside of the PFAs and Growth Areas to preserve 18.82 acres.

Table 41

Lifted TDRs by Election District

Election District	# of Approved Applications	# of TDRs Created	Acreage Preserved
1	4	4	1.65
2	2	2	2
3	2	3	10.17
4	0	0	0
5	0	0	0
6	0	0	0
7	1	1	5
8	0	0	0
9	0	0	0
Total	9	10	18.82

IX. Planning Commission Activities Planned for 2014

The following are some of the new and continuing projects for calendar year 2014:

1. Continue to implement the Sustainable Growth and Agricultural Preservation Act of 2012.
2. Prepare annual review and report on CWSP; submit recommendation to the Board of County Commissioners.
3. Recommend an updated master plan for the Lexington Park Development District.
4. Begin preparing small area plan for Charlotte Hall Town Center and vicinity.
5. Commence work on a county wide development capacity analysis.

X. Conclusions

A. Development Patterns

Development patterns in St. Mary’s County are in accordance with the latest comprehensive plan, adopted 2010. At least 70% of new development (residential and nonresidential) occurred in PFAs and Growth Areas with the exception of new lot creation, of which 55% was in the PFA. The current economic slowdown continues to impact most if not all facets of development. A total of 18.82 acres were preserved in 2013 under the Transferable Development Rights (TDR) program. No additional lands were preserved in agricultural preservation or Rural Legacy programs in 2013. Based on the pending applications, it was projected that the County would exceed the 500 acres preserved in 2012; however, those preservation easements were not put to record in 2013.

B. Continued Implementation of the Comprehensive Plan

The plan was adopted on March 23, 2010. In 2013, the following projects were underway to continue to implement it:

1. Revise and adopt the Comprehensive Water and Sewerage Plan.
2. Review and refine the extent of priority funding areas.
3. Implement the Sustainable Growth and Agricultural Preservation Act of 2012
4. Continue participation in The Watershed Implementation Plan.
5. Prepare and adopt a capital improvements program to support the recommendations of the comprehensive plan.
6. Continue to update the Critical Area program.
7. Revise the Lexington Park Development District Master Plan. A public hearing was conducted on September 9th. The Planning Commission's work on the draft continued through the end of the year.

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

1. Streamline the text amendment process.
2. Conclude updating small area plan for Lexington Park Development District.
3. Improve public participation in forums and expand the use of social media.
4. Coordinate efforts with the newly organized Southern Calvert – Lexington Park Metropolitan Planning Organization (MPO).

2013 Planning Commission Annual Report

XI. Summary of Planning Commission Meetings

Meeting Summaries

Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	Square Feet	No. of Lots	E.D.	Zoning	Action Taken
01/14/13	1	Election of Officers									Howard Thompson elected Chairman. Shelby Guazzo elected Vice-Chairman.
01/14/13	2	Work Session: Floor Area Ratio: Proposed text amendment to Chapter 32, "Property Development Regulations" Schedule 32.2, "Modifications to Development Standards," modify the methods for achieving an increase in floor area ratio by exempting public and semi-public uses from complying with this regulation.									None
01/28/13	1	Decision: Floor Area Ratio: In Chapter 32, "Property Development Regulations" Schedule 32.2, "Modifications to Development Standards," modify the methods for achieving an increase in floor area ratio by exempting public and semi-public uses from complying with this regulation.									Approved 4-3 vote (Not adopted by the Commissioners of St. Mary's County)
02/11/13	1	Development Review: CCSP #05-132-019, St. Mary's Market Place, Phase 1: Review and approval of the concept site plan for a pharmacy.	34	16	52, 53, & 422	14.00			8	CMX	Approved 4-3 vote
03/11/13	1	Development Review: CCSP #12-132-005, Hollywood Elevated Water Tank and Well: Approval of a concept site plan for a water tank and well.	26	18	481	0.71			6	TMX	Approved 7-0 vote
03/11/13	2	Discussion: Capital Improvement Program: Presentation by Elaine Kramer									Approved 7-0 vote
03/11/13	3	Briefing: Lexington Park Development District Plan: Update only.									None
04/08/13	1	Discussion: Metropolitan Commission Capital Improvement Plan and Budget for FY14-FY19: Request for approval									Approved 5-0 vote
04/08/13	2	Briefing: Improvements planned for Route 4 & 235 intersection: Informational									None

2013 Planning Commission Annual Report

Meeting Summaries

Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	Square Feet	No. of Lots	E.D.	Zoning	Action Taken
04/22/13	1	Development Review: CCSP #07-132-010 Glazed Pine Phase A & B: Request for approval of a concept site plan for 228 units.	5 & 1	12	319 & 417	55.90			8	RL & APZ-2	Withdrawn
04/22/13	2	Development Review: MSUB #13-120-002 Elizabeth Hills PH 4: Request for annual growth policy for 40 units in Phase 4.	50	12	36 & 292	101.50			8	RL	Approved 7-0 vote
05/13/13	1	Development Review: CCSP #07-132-010 Glazed Pine Phase A & B: Request for re-approval of a concept site plan for 200 townhouses, duplex, and multi-family units.	5	12	319 & 417	55.90			8	RL & APZ-2	Approved 5-0 vote
05/13/13	2	Development Review: CCSP #12-132-012 Charlotte Hall Dairy Queen: Request for approval of a concept site plan for a fast food restaurant.	1	22	18	1.85	2,460		5	TMX	Approved 5-0 vote
05/13/13	3	Development Review: CCSP #12-132-011 Koterwas Dental Office: Approval of a concept site plan for a dental office.	35A	0	1	1.60	3,120		8	RMX	Approved 5-0 vote
05/13/13	4	Discussion: Annual Growth Policy (AGP) Report									Approved 5-0 vote
05/13/13	5	Discussion: 2012 Annual Report									Approved 5-0 vote
06/10/13	1	Decision: Planning Commission (PC) Annual Report 2012: Request approval									Approved 7-0 vote
06/10/13	2	Development Review: CCSP #12-132-009 South Gate Self Storage: Request for four (4) storage buildings.	52	8	144	3.25	52,890		8	CMX & APZ-2	Approved 5-2 vote
06/10/13	3	Development Review: CCSP #13-132-006 Medical Office Building at East Run: Request for a Medical Office Building.	51	7	619 & 17	4.31	45,870		8	RH & RMX	Approved 7-0 vote
06/24/13	1	Public Hearing: CWSP #13-200-001 Norris Woods Subdivision: Request to amend service area map IV-42 to change the sewer service category from S-6D to S-3D.	42	18	79	21.08			8	RL	Approved 7-0 vote
06/24/13	2	Development Review: CCSP #12-132-013 Woods at Myrtle Point Section 3: Request approval of the concept site plan for 131 townhouse units.	34	11	752	22.65			8	RL & AE	Approved 7-0 vote
06/24/13	3	Discussion: Delegation of Administrative Authority: Request approval									Tabled to next meeting
07/08/13	1	Development Review: CCSP #05-132-036 Watts Commercial Center: Request for concept site plan approval of a commercial center.	9	21	327	1.06	6,086		6	RCL	Approved 7-0 vote

2013 Planning Commission Annual Report

Meeting Summaries

Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	Square Feet	No. of Lots	E.D.	Zoning	Action Taken
07/08/13	2	Discussion: Delegation of Administrative Authority: Request approval									Approved 4-3 vote
07/08/13	3	Discussion: Draft Lexington Park Development District Master Plan: Schedule public hearing									Hearing scheduled for 09/09/13
07/22/13	1	Discussion: North County Town Centers Master Plan Introduction: Recommendation to proceed.									Approved 6-0 vote
07/22/13	2	Discussion: Wildewood PUD Update									None
07/22/13	3	Discussion: Lexington Park Development District Master Plan Work Session Scheduling									Work sessions scheduled
08/12/13	1	Public Hearing: CWSP Review and Report, including MetCom FY 14 CIB: Requesting approval.									Approved 7-0 vote
08/12/13	2a	Public Hearing: Subdivision around Lawfully Existing Dwellings: Text amendment to provide an administrative method for subdividing around lawfully existing single-family dwellings on a single parcel or lot and provision of definition for single-family dwelling.									Continued to 10/28/13
08/12/13	2b	Public Hearing: Extensions of Time: Request to extend the validity period of approved projects by coordination with various state vesting deadlines.									Continued to 10/28/13
08/12/13	3	Development Review: PUD Amendment #04-132-010 Lexington Exchange aka Oak Crest Center: Request for a minor amendment to an approved Planned Unit Development Plan (PUD) to add a sign plan.	34	10	292	146.40			8	PUD-IP & AE	Approved 7-0 vote
08/12/13	4	Discussion: Additional Planning Commission Meetings									None
09/09/13	1	Public Hearing: Lexington Park Development District Master Plan: Request to close the public hearing and leave record open through October 11.									Approved 7-0 vote
09/23/13	1	Briefing: Shaping the Future: the 2013 Educational Facilities Master Plan									None
09/23/13	2	Development Review: CCSP #13-132-004 - Verizon Store: Request for concept site plan approval for a retail store.	1	22	45	2.65	3,000		5	TMX	Approved 7-0 vote

2013 Planning Commission Annual Report

Meeting Summaries

Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	Square Feet	No. of Lots	E.D.	Zoning	Action Taken
09/23/13	3	Development Review: CCSP #13-132-002 - Bauer Doctor Office: Request for concept site plan approval for a doctor's office.	1	13	319	0.93	2,432		5	RMX	Approved 6-0-1 vote
09/23/13	4	Work Session: Lexington Park Development District Master Plan: Work Session only.									None
10/07/13	1	Work Session: Lexington Park Development District Master Plan: Work Session only.									None
10/21/13	1	Work Session: Lexington Park Development District Master Plan: Work Session only.									None
10/28/13	1	Public Hearing: Subdivision around Lawfully Existing Dwellings: Request for approval.									Approved 6-0 vote
10/28/13	2	Public Hearing: Extensions of Time: Request for approval									Approved 6-0 vote
10/28/13	3	Public Hearing: 13-245-001 Zoning Map Amendment for Walden Sierra Property: Request for approval.	42	22	104	6			8	RPD to RMX	Approved 6-0 vote
10/28/13	4	Development Review: CCSP #11-132-003 Lot 19 St. Mary's Industrial Park: Requesting approval of a concept site plan for an office building.	34	7	548	4.33	29,872		6	I & E	Approved 6-0 vote
11/04/13	1	Work Session: Lexington Park Development District Master Plan: Work Session only.									None
11/04/13	1	Work Session: Lexington Park Development District Master Plan: Work Session only.									None
11/25/13	1	Public Hearing: CWSP #13-200-002 B. Morgan Property: Request to amend service area maps from S-6D to S-3D.	35A	16	14	1			8	RNC	Approved 7-0 vote
11/25/13	2	Development Review: CCSP #12-132-009 South Gate Self Storage: Request for four (4) storage buildings.	52	8	144	3.25	52,890		8	CMX & APZ-2	Approved 5-2 vote
11/25/13	3	Development Review: PUD #04-132-010 Lexington Exchange (aka) Oak Crest Center: Request review and approval of a minor amendment to an approved PUD.	34	10	292	146.40			8	PUD-IP & AE	Approved 7-0 vote
11/25/13	4	Briefing: PC and TEC Schedule for 2014									None
11/25/13	5	Discussion: Citizens Advisory Committee									None

2013 Planning Commission Annual Report

Meeting Summaries

Date	Item No.	Project Description	Tax Map	Grid	Parcel	Acreage	Square Feet	No. of Lots	E.D.	Zoning	Action Taken
11/25/13	6	Discussion: Lexington Park Development District Plan									None
12/02/13	1	Work Session: Lexington Park Development District Master Plan: Work Session only.									None
12/16/13	1	Work Session: Lexington Park Development District Master Plan: Work Session with Captain B. Shevchuk, NAS Commanding Officer.									None

Appendix A

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

New subdivisions created:

		Growth areas	Rural areas	Total	PFA	Non-PFA	Total
2011	Major subdivisions recorded (lots)	3 (47)	1 (19)	4 (66)	4 (66)	0 (0)	4 (66)
	Minor subdivisions recorded (lots)	9 (22)	40 (81)	49 (103)	8 (19)	41 (84)	49 (103)
	Site plan (dwelling units)	6 (126)	0(0)	6 (126)	6 (126)	0(0)	6 (126)
	Total lots	195	100	295	211	84	295
2012	Major subdivisions recorded (lots)	4 (247)	4 (26)	8 (273)	3 (246)	5 (27)	8 (273)
	Minor subdivisions recorded (lots)	7 (8)	26 (40)	33 (48)	7 (8)	26 (40)	33 (48)
	Site plan (dwelling units)	0 (0)	0(0)	0 (0)	0 (0)	0(0)	0(0)
	Total lots	255	66	321	254	67	321
	% Change of total lots from 2011	30.8%	-34.0%	8.8%	20.4%	-20.2%	8.8%
2013	Major subdivisions recorded (lots)	4 (103)	2 (46)	6 (149)	4 (103)	2 (46)	6 (149)
	Minor subdivisions recorded (lots)	4 (4)	25 (39)	29 (43)	4 (4)	29 (41)	33 (45)
	Site plan (dwelling units)	8 (281)	0(0)	8 (281)	8 (281)	0(0)	8 (281)
	Total lots	388	85	473	388	87	475
	% Change of total lots from 2012	52.2%	28.8%	47.4%	52.8%	29.9%	48%

New building permits issued:

		Growth areas	Rural areas	Total	PFA	Non-PFA	Total
2011	For single family dwellings	344	122	466	344	122	466
	For multiple family dwellings	240	0	240	240	0	240
	Total dwellings	584	122	706	584	122	706
2012	For single family dwellings	258	136	394	265	130	395
	For multiple family dwellings	31	0	31	30	0	30
	Total dwellings	289	136	425	295	130	425
	% Change of total dwellings from 2011	-50.5%	11.5%	-39.8%	-49.5%	6.6%	-39.8%
2013	For single family dwellings	230	161	391	234	157	391
	For multiple family dwellings	248	0	248	248	0	248
	Total dwellings	478	161	639	482	157	639
	% Change of total dwellings from 2012	65.4%	18.4%	50.4%	63.4%	20.8%	50.4%

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

		PFA	Non-PFA	Total
2011	Total lots	211	84	295
2012	Total lots	254	67	321
	% Change of total lots from 2011	20.4%	-20.2%	8.8%
2013	Total lots	107	87	194
	% Change of total lots from 2012	-57.9%	29.9%	-39.6%

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

		PFA	Non-PFA	Total
2011	Total square footage	79,328	1,728	81,056
2012	Total square footage	605,091	315,590	920,682
	% Change of total square footage from 2011	662.8%	18,163.3%	1,035.9%
2013	Total square footage	359,059	9,256	368,315
	% Change of total square footage from 2012	-40.7%	-97.1%	-60%

New residential certificates of occupancy:

		PFA	Non-PFA	Total
2011	For single family dwellings	295	107	402
	For multiple family dwellings	105	0	105
	Total dwellings	400	107	507
2012	For single family dwellings	282	139	421
	For multiple family dwellings	84	0	84
	Total dwellings	366	139	505
	% Change of total dwellings from 2011	-8.5%	29.9%	-0.4%
2013	For single family dwellings	251	148	399
	For multiple family dwellings	192	0	192
	Total dwellings	443	148	591
	% Change of total dwellings from 2012	21%	6.5%	17%

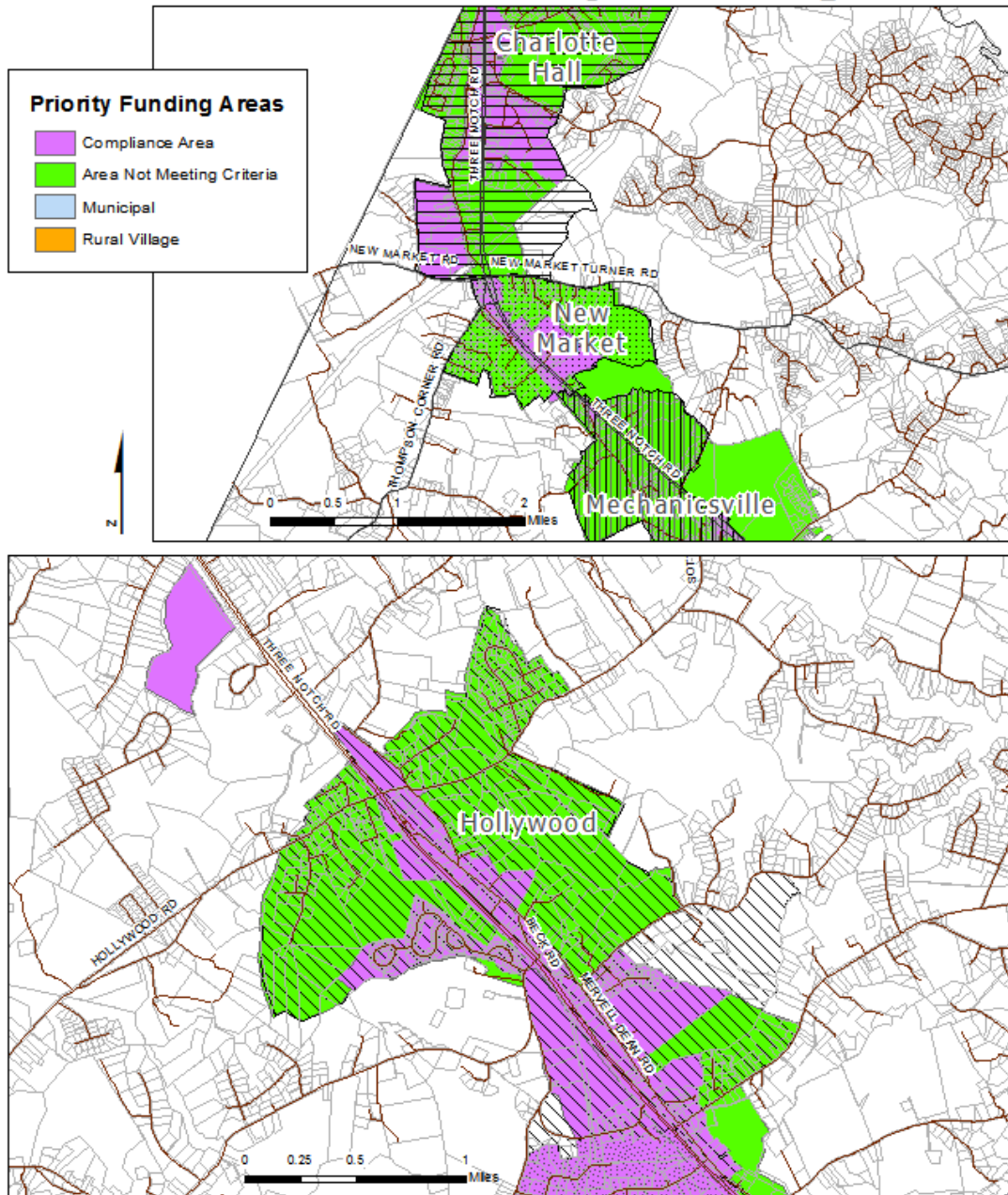
New nonresidential certificates of occupancy:

		PFA	Non-PFA	Total
2011	Total square footage	283,487	41,461	324,948
2012	Total square footage	605,091	315,590	920,682
	% Change of total square footage from 2011	-113.4%	661.2%	183.3%
2013	Total square footage	114,215	44,411	158,626
	% Change of total square footage from 2012	-81.1%	-85.9%	-82.8%

Appendix B

Since 1998 the growth areas defined by the comprehensive plan have been designated by the Commissioners of St. Mary's County as Priority Funding Areas (PFAs). The criteria for PFAs are defined in the Annotated Code of Maryland, State Finance and Procurement Article (SF&P), §5-7B-02 and §5-7B-03. The Maryland Department of Planning has identified portions of the growth areas that do not meet the criteria. When state funding is needed for a project within or affecting an area that does not meet the criteria, the county must provide justification, demonstrating that the project will result in or contribute to compliance with the criteria. In 2012 two such projects were proposed, and the county provided adequate justification to win approval by the state. There were no such projects in 2013.

Select Priority Funding Areas



Select Priority Funding Areas

