

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



**COMMISSIONERS OF ST. MARY'S COUNTY:**

James R. Guy, President  
Michael L. Hewitt, Commissioner  
Tom Jarboe, Commissioner  
Todd B. Morgan, Commissioner  
John E. O'Connor, Commissioner

William B. Hunt, AICP, Director

August 30, 2017

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

Re: Planning Commission amendment to the 2016 Planning Commission Annual Report

Dear President and Commissioners:

The Planning Commission has amended its previously submitted Annual Report for 2016 that was approved May 22, 2017. Changes include the addition of the "Population by Election District" table. It was not included in the annual report for 2016 as it was not required by Maryland Department of Planning. Land Use and Growth Management staff later learned that the County Alcohol Beverage Board uses this table to determine the number of liquor licenses each district can be issued.

Section VII: Local Land Use Percentage Goal has been revised to remove any reference to the annual growth policy (Ordinance 2016-22) as it was rescinded. These changes are shown on page 10 of the report. Also, the "Trends in Construction" table has been updated to include 2016 numbers.

The Planning Commission reviewed and approved the changes at the August 28, 2017, meeting and is now submitting the revised report to you for your records.

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

**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
(§1-207, §1-208, and §1-704)**

**Jurisdiction Name:** St. Mary's County

**Planning Contact Name:** Kathleen Easley

**Planning Contact Phone Number:** 301-475-4200

**Planning Contact Email:** Kathleen.Easley@stmarysmd.com

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**Section I: Amendments and Growth Related Changes In Development Patterns**

**(A)** Were any new comprehensive plan or plan elements adopted? Y  N

1. If no, go to (B).
2. If yes, briefly summarize what was adopted.

- The Lexington Park Development District Master Plan was adopted February 9, 2016, with an effective date of February 23, 2016.

**(B)** Were there any growth related changes in development patterns? Y  N

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

1. If no, go to (C).
2. If yes, briefly summarize each growth related change(s).

- There were 4 major subdivisions recorded in 2016 adding 135 new lots, all inside the Priority Funding Areas.
- There were 19 minor subdivisions recorded adding 30 lots, 5 in the PFA, 25 outside the PFA.
- On November 15, 2015, the Commissioners of St. Mary's County approved an amendment to the Charlotte Hall Town Center water service area. This amendment was approved by MDE on February 10, 2016.
- Portions of FDR Boulevard were constructed within the Lexington Park Development District.

**(C)** Were any amendments made to the zoning regulations? Y  N

1. If no, go to (D).
2. If yes, briefly summarize each amendment(s) that resulted in changes in development patterns.

**(D)** Were any amendments made to the zoning map? Y  N

1. If no, go to *Section II: Mapping and GIS Shapefiles*.
2. If yes, briefly summarize each amendment(s).

**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
(§1-207, §1-208, and §1-704)**

**Section II: Mapping and GIS Shapefiles**

**(A)** Does your jurisdiction utilize GIS to prepare planning related maps? Y  N

1. If no, please include an address, parcel identification number or other means to identify the type and location of all new growth related changes or zoning map amendments listed in *Sections I(B)* and *I(D)*. Provide a paper map(s) that indexes the general location(s) of the growth related changes or zoning map amendment(s). Contact [Planning](#) for mapping assistance.
  
2. If yes, include a map(s) of the location(s) of the amendment(s) and submit applicable GIS shapefiles for all new growth related changes and zoning map amendments listed in *Sections I(B)* and *I(D)*. GIS shapefiles may be submitted via email or cd/dvd disc.

Attached

**(B)** Were there any growth related changes identified in *Sections I(B)* ? Y  N

1. If no, go to (C).
2. If yes, then include GIS shapefiles and map(s), that identify the location of each growth related change identified in *Section I(B)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s).

Attached

**(C)** Were there any zoning map amendments identified in *Section I(D)*. Y  N

1. If no to (A) and (B), skip to *Section III: Consistency of Development Changes*.
2. If yes, then include GIS shapefiles and map(s), that identify the location of each zoning map amendment identified in *Section I(D)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s). Contact [Planning](#) for mapping assistance.

**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
(§1-207, §1-208, and §1-704)**

**Section III: Consistency of Development Changes**

**(A)** Were there any growth related changes identified in *Sections I(B) through (D)*? Y  N

1. If no, skip to *Section IV: Planning and Development Process*.
2. If yes, go to (B).

**(B)** For each growth related change listed in *Sections I(B) through (D)*, please state how the development changes were determined by the Planning Commission to be consistent with:

1. Each other;
2. Any recommendations of the last annual report;
3. The adopted plans of the local jurisdiction;
4. The adopted plans of all adjoining jurisdictions;
5. Any adopted plans of the State and local jurisdictions that have responsibility for financing or constructing improvements necessary to implement the jurisdiction's plan.

During the reporting period, changes to development patterns included:

- The Lexington Park Development District Master Plan was adopted in February 2016. The LPDD Master Plan is consistent with the 2010 Comprehensive Plan including the growth management strategy, quality of life, sustainability, clustering new development in this particular development district, planning for infrastructure needs, preserving the rural areas and ecosystems, public participation, and providing compact, mixed-use, walkable design.
- The construction of FDR Boulevard continued. This project is specifically listed in the 2010 Comprehensive Plan.
- New subdivisions and the creation of new lots. The majority of new lots created through recording of subdivision plats are in PFAs in accordance with the Growth Area Concept of the 2010 Comprehensive Plan.
- Planning projects in the Charlotte Hall area, including the amendment to the water service area of the County Comprehensive Water and Sewer Plan, are consistent with the 2010 Comprehensive Plan, specifically the goal to concentrate development in suitable areas i.e. town centers, including Charlotte Hall.

**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
(§1-207, §1-208, and §1-704)**

**Section IV: Plan Implementation and Development Process  
(5-Year Mid-Cycle Review/5-Year Report)**

**(A)** Has your jurisdiction completed a 5-Year Mid-Cycle comprehensive plan implementation review and submitted to Planning a 5-Year Report, as required under [§1-207\(c\)\(6\)](#) of the Land Use Article?

Y  N

1. If yes, skip to (B). Please identify 5 Year Mid-Cycle Report month and year:
2. If no, please include a summary of the following, which will be considered the submission of your jurisdiction's 5-Year Report:
  - (i). Development trends contained in the previous annual reports filed during the period covered by the narrative; **Attached**
  - (ii). The status of comprehensive plan implementation tools such as comprehensive rezoning to carry out the provisions of the comprehensive plan; **below**
  - (iii). Identification of any significant changes to existing programs, zoning ordinances, regulations, financing programs, or State requirements necessary to achieve the visions and goals of the comprehensive plan during the remaining planning timeframe; **below**
  - (iv). Identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the comprehensive plan and recommendations to remove any impediments; **below**
  - (v). Future land use challenges and issues; and
  - (vi). A summary of any potential updates to the comprehensive plan. **below**

2016:

- Adoption of the Lexington Park Development District Master Plan
- Work on the Charlotte Hall North County Area Plan update
- FDR Boulevard funding and construction

All projects, updates, efforts that occurred between 2010 and 2016 and potential future updates will be identified in the 5 year mid-cycle review scheduled to be complete this year: 2017.

**(B)** In the current reporting year, did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction?

Y  N

1. If no, go to (C).
2. If yes, what were those recommendations?

The Commissioners of St. Mary's County hired a consultant to review the development review process and make recommendations for improvement. As of the end of 2016, the report was not finalized. Also, significant reorganization occurred in the Land Use and Growth Management Department to enhance productivity and utilize the employees' knowledge, skills and efficiency. Three staff were relocated to the newly-formed GIS Division in the Emergency Services and Technology Department. An experienced land use and environmental planner was transferred to the Department of Economic Development in order to be present for the initial contact made by a developer seeking to start a project in the County.

**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
(§1-207, §1-208, and §1-704)**

(C) In the current reporting year, did your jurisdiction adopt any ordinances or regulations needed to implement the 12 planning visions under [§1-201](#) of the Land Use Article?

Y  N

1. If no, go to *Section V: Measures and Indicators*.
2. If yes, what were those changes?

- 2016-01: Ordinance rezoning the Earley Property to Town Center Mixed Use – property is within Hollywood Town Center (Vision #3)
- 2016-05: Resolution authorizing the Commissioners of St. Mary’s County to apply for a grant through the Maryland Transit Administration (Vision #6 and #12)
- 2016-006: Resolution establishing Administrative Procedures for the Adoption of Ordinances and Resolutions and for Notices of Public Hearings and Proposed Actions (Vision #2)
- 2016-013: Ordinance for levying rates for county revenue taxes, emergency services tax rates, property tax rate, service charges, energy and fuel tax rates (Vision #12)

**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
(§1-207, §1-208, and §1-704)**

**Section V: Measures and Indicators**

**(Note: The Measures and Indicators Sections (D) – (G) are only required for jurisdictions issuing more than 50 new residential building permits in the reporting year).**

**(A)** In the **Total** column in *Table 1, New Residential Permits Issued (Inside and Outside the PFA)* in (C) below, enter the total number of new residential building permits issued in calendar year (2016).

*(Note: For annual reporting purposes, tabulate the amount of new residential building permits issued during the calendar year. It does not mean that the unit has been constructed, will be constructed, or is occupied. If your local definition of building permit varies, please indicate the definition used to tabulate new residential building permits. Reconstruction or replacement permits should be included as new residential permits. Additionally, tracking the amount of reconstruction, replacement or demolition of residential units in Table 2A may be beneficial when conducting the Development Capacity Analysis in Section VIII.)*

**(B)** In the **PFA** column in *Table 1*, enter the total number of permits issued inside the Priority Funding Area (PFA).

**(C)** In the **Non-PFA** column in *Table 1*, enter the total number of permits issued outside the PFA.

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

<u>Residential</u>	PFA	Non - PFA	Total
<b># New Residential Permits Issued</b>	231	117	348

*(Note: At a minimum, each jurisdiction should submit the information requested in Table 1: New Residential Permits Issued (Inside and Outside the PFA) as part of their Annual Report. If no residential permits were issued, then indicate 0 instead of leaving blank.)*

**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
(§1-207, §1-208, and §1-704)**

(D) Use Tables 2A and 2B to Identify the amount of residential and commercial development approved, including number of minor and major subdivisions, subdivision area, lots approved and lot sizes, total commercial square feet approved and constructed. The amount of reconstruction, replacement or demolition of residential units rows listed in Table 2A, are not required but it may be beneficial for a jurisdiction to track when the Planning Commission completes its' Development Capacity Analysis in Section VIII.

**Table 2A: Amount of Residential Growth (Inside and Outside the PFA)**

<u>Residential</u>	<b>PFA</b>	<b>Non - PFA</b>	<b>Total</b>
<b># Units Approved</b>	231	117	348
<b># Units Constructed</b>	220	90	310
<b># Minor Subdivisions Approved</b>	3	16	19
<b># Major Subdivisions Approved</b>	4	0	4
<b>Total Approved Subdivision Area (Gross Acres)</b>	263.34	1003.54	1266.88
<b># Lots Approved</b>	140	25	165
<b>Total Approved Lot Area (Net Acres)</b>	22.45	161.10	183.55
<b># Units Demolished*</b>			
<b># Units Reconstructed/Replaced*</b>	7	55	62

\*Not required.

**Table 2B: Amount of Commercial Growth (Inside and Outside the PFA)**

<u>Commercial</u>	<b>PFA</b>	<b>Non - PFA</b>	<b>Total</b>
<b># Permits Issued</b>	23	2	25
<b># Lots Approved</b>	1	0	1
<b>Total Building Square Feet Approved (Gross)</b>	129,970	50,358	180,328
<b>Total Square Feet Constructed (Gross)</b>	58,860	30,707	89,567

(E) Were more than **50** new residential building permits issued in 2016?      Y     N

1. If no, then the remainder of this Section is optional. Skip to *Section VI: Locally Funded Agricultural Land Preservation*.
2. If yes, then complete *Tables 3 through 5* for Residential Growth and *Tables 6 through 8* for Commercial Growth in (F) and (G) below.



**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
(§1-207, §1-208, and §1-704)**

**(F) Amount, Net Density and Share of Residential Growth:**

*(Note: To calculate the amount, net density and share of residential growth, jurisdictions must identify the total number of new residential building permits issued; the total number of new residential units approved; the total number of new residential lots approved; the total approved gross acreage of new residential subdivisions; and net lot area. A number of values are repeated in Tables 1 through 5. Be sure to enter consistent values for each similar category used in these tables.)*

**Table 3: Amount of Residential Growth (Inside and Outside the PFA)**

<u>Residential</u>	PFA	Non - PFA	Total
# Permits Issued	231	117	348
# Units Approved	351	117	468
# Units Constructed	220	90	310
Total Approved Subdivision Area (Gross Acres)	263.34	1003.54	1266.88
# Lots Approved	140	25	165

**Table 4: Net Density of Residential Growth (Inside and Outside the PFA)**

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	231	117	348
Total Approved Lot Size (Net Acres)	22.45	161.10	183.55

**Table 5: Share of Residential Growth (Inside and Outside the PFA)**

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	351	117	468
% of Total Units (# Units/Total Units)	75%	25%	100%

**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
(§1-207, §1-208, and §1-704)**

**(G) Amount, Net Density and Share of Commercial Growth:**

*(Note: To calculate the amount, net density and share of commercial growth, jurisdictions must identify the total number of new commercial permits issued; the total square footage of the commercial building approved; the total number of new commercial lots approved; the total new commercial subdivision area (gross acres); and the total approved subdivision net lot area, in acres for all new commercial subdivisions. The total building square footage (gross) and total lot size values (net acres) should be the same for Tables 6 through 8. For annual report purposes, all approved square footage (gross) should be tabulated, with the understanding that not all building square footage reported may be used for commercial or retail related activities. Commercial growth should include retail, office, hotel, industrial uses and may include other uses, such as, mixed-use, institutional and agricultural structures, if approved for commercial use.)*

**Table 6: Amount of Commercial Growth (Inside and Outside the PFA)**

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	23	2	25
<b>Total Building Square Feet Approved (Gross)</b>	129,970	50,358	180,328
# Lots Approved	1	0	1
<b>Total Subdivision Area (Gross Acres)</b>	5.66	0	5.66

**Table 7: Net Density of Commercial Growth (Inside and Outside the PFA)**

<u>Commercial</u>	PFA	Non – PFA	Total
<b>Total Building Square Feet Approved (Gross)</b>	129,970	50,358	180,328
<b>Total Lot Size (Net Acres)</b>	3.48	0	3.48

**Table 8: Share of Commercial Growth (Inside and Outside the PFA)**

<u>Commercial</u>	PFA	Non – PFA	Total
<b>Total Building Square Feet Approved (Gross)</b>	129,970	50,358	180,328
<b>% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)</b>	72%	28%	100%

**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
(§1-207, §1-208, and §1-704)**

**Section VI: (Locally) Funded Agricultural Land Preservation**

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds.

413 acres\* agricultural land preserved using county funds.

\*added county funded projects: 83.36 + 54.62 + 275 = 413 acres

Acreage	County Funds	State Funds	Federal Funds	Tobacco Funds	Total
MALPF					
117.61		\$807,007.02		\$407,740.60	\$1,214,747.62
83.3618	120,150.00				\$120,150.00
54.6200	140,400.00				\$140,400.00
<b>255.59</b>	<b>\$260,550.00</b>	<b>\$807,007.02</b>	<b>\$0.00</b>	<b>\$407,740.60</b>	<b>\$1,475,297.62</b>
Rural Legacy					
275	\$800,000.00	\$351,913.00	\$330,000.00		\$1,481,913.00
156.37		\$350,000.00	\$247,046.00	\$521,000.00	
<b>431.37</b>	<b>\$800,000.00</b>	<b>\$701,913.00</b>	<b>\$577,046.00</b>	<b>\$521,000.00</b>	<b>\$1,481,913.00</b>

Source: St. Mary's County Department of Economic Development - Agriculture & Seafood Division

**Section VII: Local Land Use Percentage Goal**

(A) Is all land within the boundaries of the jurisdiction in the PFA? Y  N

- If yes, then the local land use percentage goal does not need to be established. Skip to *Section VIII: Development Capacity Analysis*.
- If no, then the jurisdiction must establish a local percentage goal to achieve the statewide land use goal, under §1-208(2) of the Land Use Article, to increase the current percentage of growth located inside the PFAs and decrease the percentage of growth (new lots and new residential units) located outside the PFAs. Go to (B).

(B) What is the jurisdiction's established local land use percentage goal?  
To direct at least 70% of growth in PFA and not more than 30% be permitted outside the PFA.

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

(D) What progress has the jurisdiction made in achieving the local land use percentage goal?  
The county employs a zoning ordinance and a water and sewerage plan to manage land use and infrastructure. The capital improvements program and the annual report help measure the success of achieving this goal.

(E) What resources are necessary for infrastructure upgrades inside the PFAs?  
The Land Use and Growth Management Element of the comprehensive plan specifically states infrastructure must be built and maintained in existing communities. The basics: water, sewer, schools and roads are absolute prerequisites for denser and walkable communities, libraries, parks, cultural and recreational and other similar facilities and amenities enrich local communities. Being identified in the comprehensive plan sets up the framework for their implementation. By identifying growth areas and preservation areas, infrastructure can be built and maintained in specific areas where resources can be focused.

(F) What resources are necessary for land preservation outside the PFAs?  
Agricultural preservation programs, the county's comprehensive plan, zoning ordinance, subdivision ordinance, water sewer plan, TDRs, and septic law.

**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
(§1-207, §1-208, and §1-704)**

**Section VIII: Development Capacity Analysis (DCA)**

**(A)** Has an updated DCA been submitted with your Annual Report or to Planning within the last three years?

*(Note: A DCA is required at least once every 3-years and whenever there is a significant change in zoning or land use pattern. See [§1-208\(c\)\(iii\)](#) of the Land Use Article. A DCA may be submitted independently from the Annual Report, such as, part of a comprehensive plan update. Please contact your [Regional Planner](#) if you require assistance.)*

Y  N

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.
  
2. If yes, then skip to *Section IX: Adequate Public Facility Ordinance (APFO) Restrictions.*

*(Note: MDP provides technical assistance to local governments in completing development capacity analyses. Please contact your regional planner at [Planning](#) for more information.)*

**(B)** If your DCA is not submitted this year, when was the last DCA submitted?

Identify Month and Year:

**(C)** If your DCA is submitted this year, then provide the following data on capacity inside and outside the PFA in *Table 9, Residential Development Capacity (Inside and Outside the PFA)*:

**Table 9: Residential Development Capacity (Inside and Outside the PFA)**

<b>Parcels &amp; Lots w/ Residential Capacity</b>	<b>PFA</b>	<b>Non – PFA</b>	<b>Total</b>
<b>Residentially Zoned Acres w/ Capacity</b>	6,183	93,676	99,860
<b>Residential Parcel &amp; Lots w/Capacity</b>	1,966	4,256	6,222
<b>Residential Capacity (Units)</b>	10,876	14,590	25,466

**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
(§1-207, §1-208, and §1-704)**

**Section IX: Adequate Public Facility Ordinance (APFO) Restrictions  
(Section IX is only required by jurisdictions with adopted APFOs)**

**(A)** Does your jurisdiction have any adopted APFOs? Y  N

1. If no, skip to Section X.
2. If yes, go to (B).

**(B)** Has your jurisdiction submitted a Bi-Annual APFO Report under [§7-104](#) of the Land Use Article? Y  N

1. If yes, skip to Section X.
2. If no, then please complete (C) through (I) below for each restriction.

St. Mary's County had no restrictions within the PFA so no bi-annual report was required, therefore items (C) through (I) do not apply.

*(Note: Jurisdictions with adopted APFOs must submit a biennial APFO report **when a restriction within the PFA occurs** within the reporting period. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. The last cycle included years 2014 and 2015 and the APFO report was due by July 1, 2016. APFO reports for 2016 and 2017 are due July 1, 2018.)*

**(C)** What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.)

**(D)** Where is each restriction located? (Identify on a map if possible).

**(E)** Describe the nature of what is causing each restriction.

**(F)** What is the proposed resolution of each restriction (if available)?

**(G)** What is the estimated date for the resolution of each restriction (if available)?

**(H)** What is the resolution that lifted each restriction (if applicable)?

**(I)** When was each restriction lifted (if applicable)?

**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
(§1-207, §1-208, and §1-704)**

**Section X: Submitting Annual Reports and Technical Assistance**

**(A)** Annual Reports may be submitted via email to [david.dahlstrom@maryland.gov](mailto:david.dahlstrom@maryland.gov) or one copy may be mailed to:

Office of the Secretary  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305  
Attn: David Dahlstrom, AICP

**(B)** Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should also indicate a point of contact(s) if there are technical questions about your Annual Report. Before emailing the Annual Report please ensure the following:

1. Was this Annual Report approved by the planning commission/board?    Y     N
2. Was this Annual Report filed with the local legislative body?    Y     N
3. Does the cover letter:
  - a. Acknowledge that the planning commission/board has approved the Annual Report.    Y     N
  - b. Acknowledge that the Annual Report has been filed with the local legislative body?    Y     N
  - c. Answer if all members of the Planning Commission/Board and Board of Appeals have completed an educational training course as required under under [§1-206\(a\)\(2\)](#) of the Land Use Article?    Y     N   
(See [Planning.Maryland.gov/YourPart/MPCA/PCBZACompletedEd.shtml](http://Planning.Maryland.gov/YourPart/MPCA/PCBZACompletedEd.shtml) for a list having completed the course.)
  - d. Indicate a point of contact(s)?    Y     N

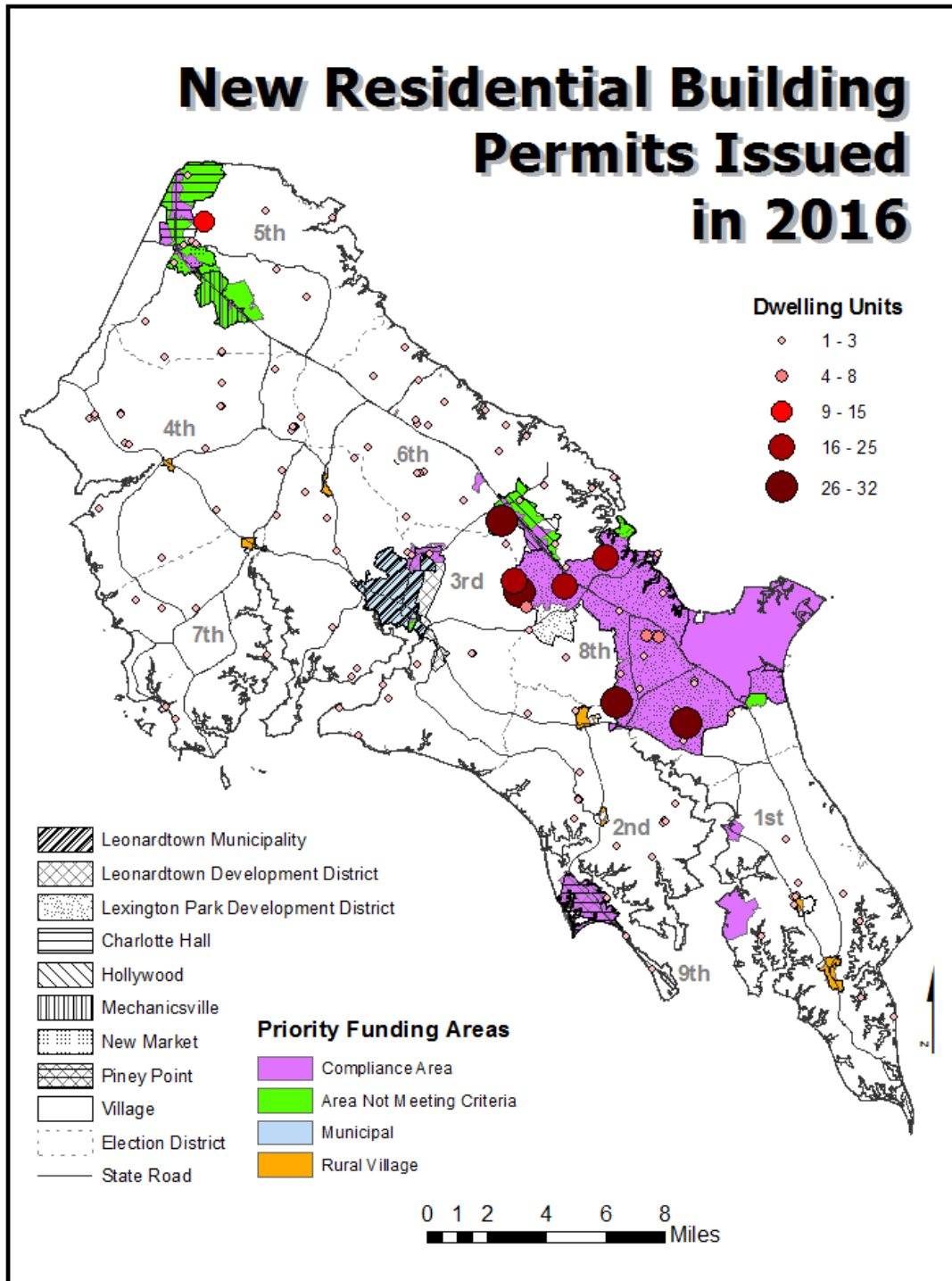
**(C)** You may wish to send an additional copy of your Annual Report directly to your Maryland Department of Planning Regional Office via email or hardcopy.

**(D)** If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you at: [Planning.Maryland.gov/OurWork/local-planning-staff.shtml](http://Planning.Maryland.gov/OurWork/local-planning-staff.shtml)

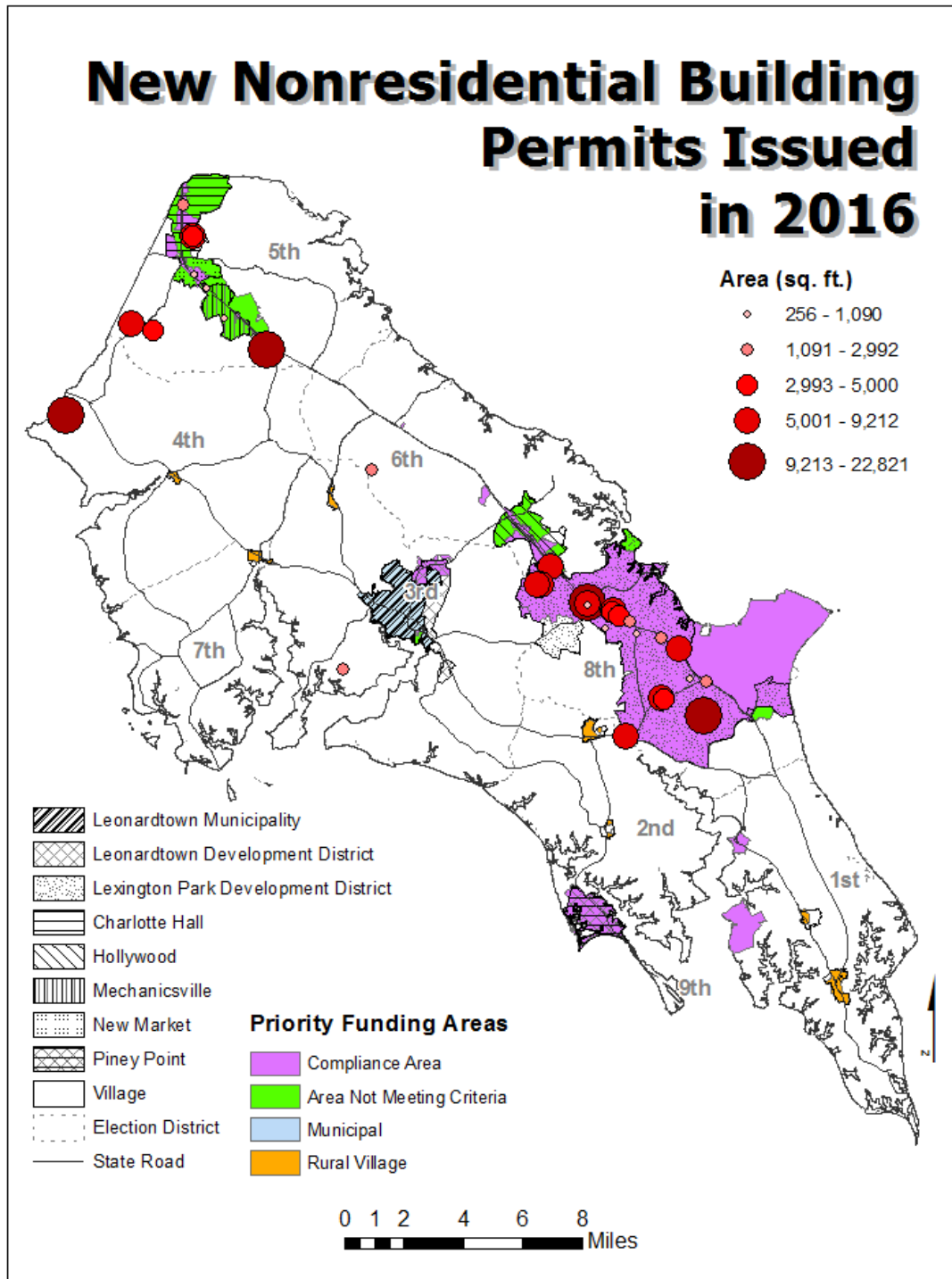
**(E)** Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website: [Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml](http://Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml)

**(F)** If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at [david.dahlstrom@maryland.gov](mailto:david.dahlstrom@maryland.gov).

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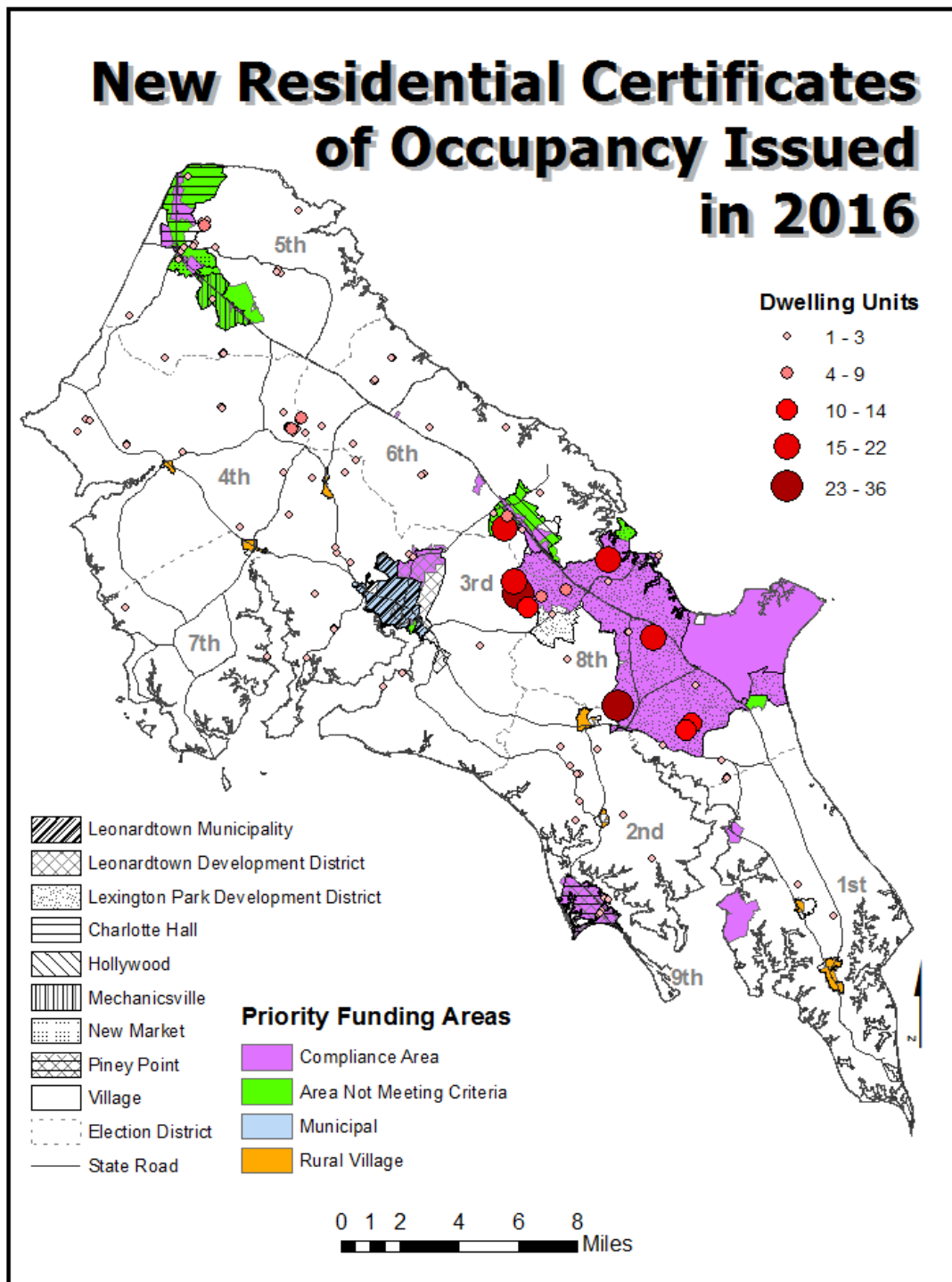


**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
 (§1-207, §1-208, and §1-704)**

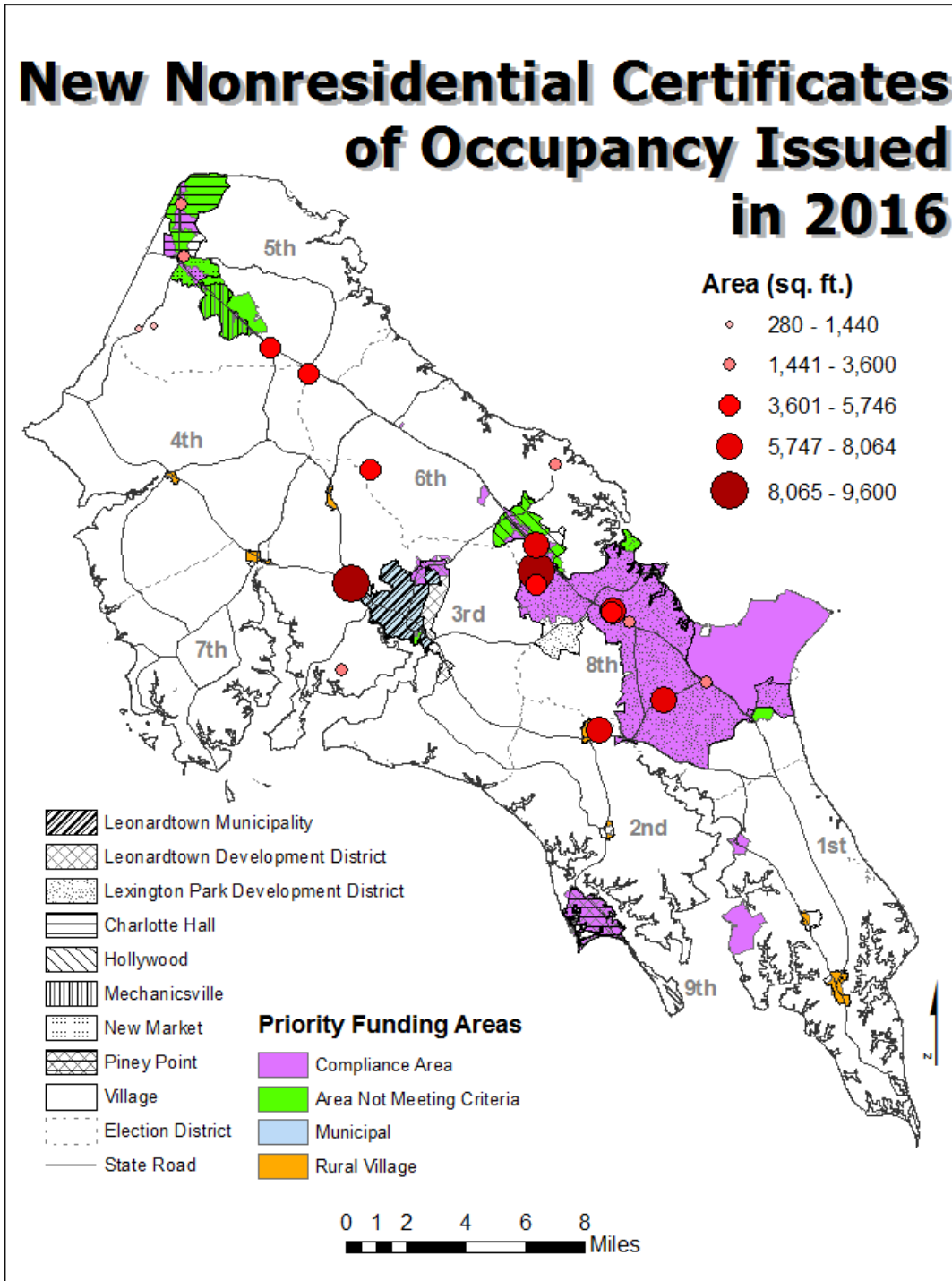




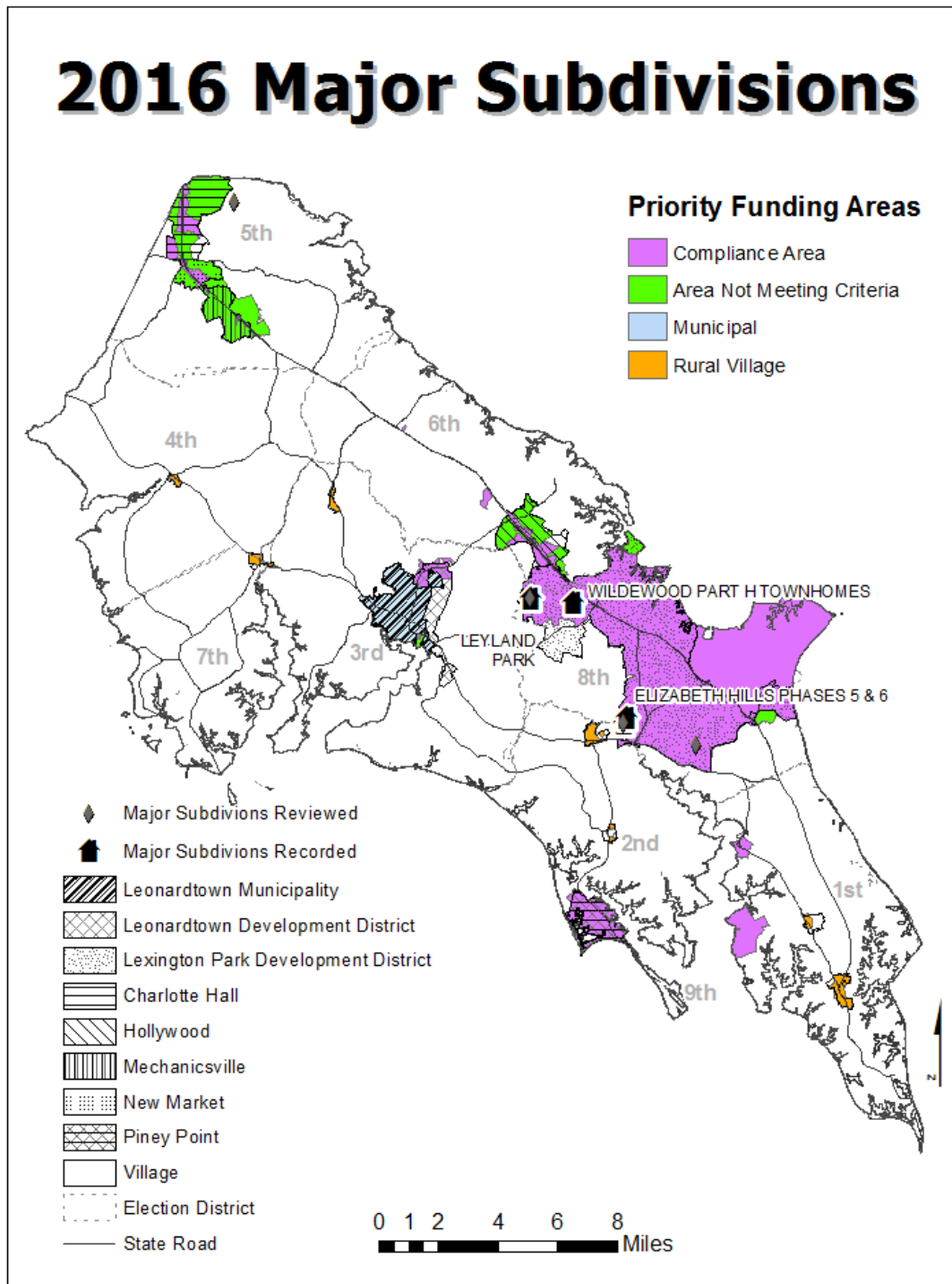
**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)  
Reporting (Calendar) Year 2016  
(§1-207, §1-208, and §1-704)**



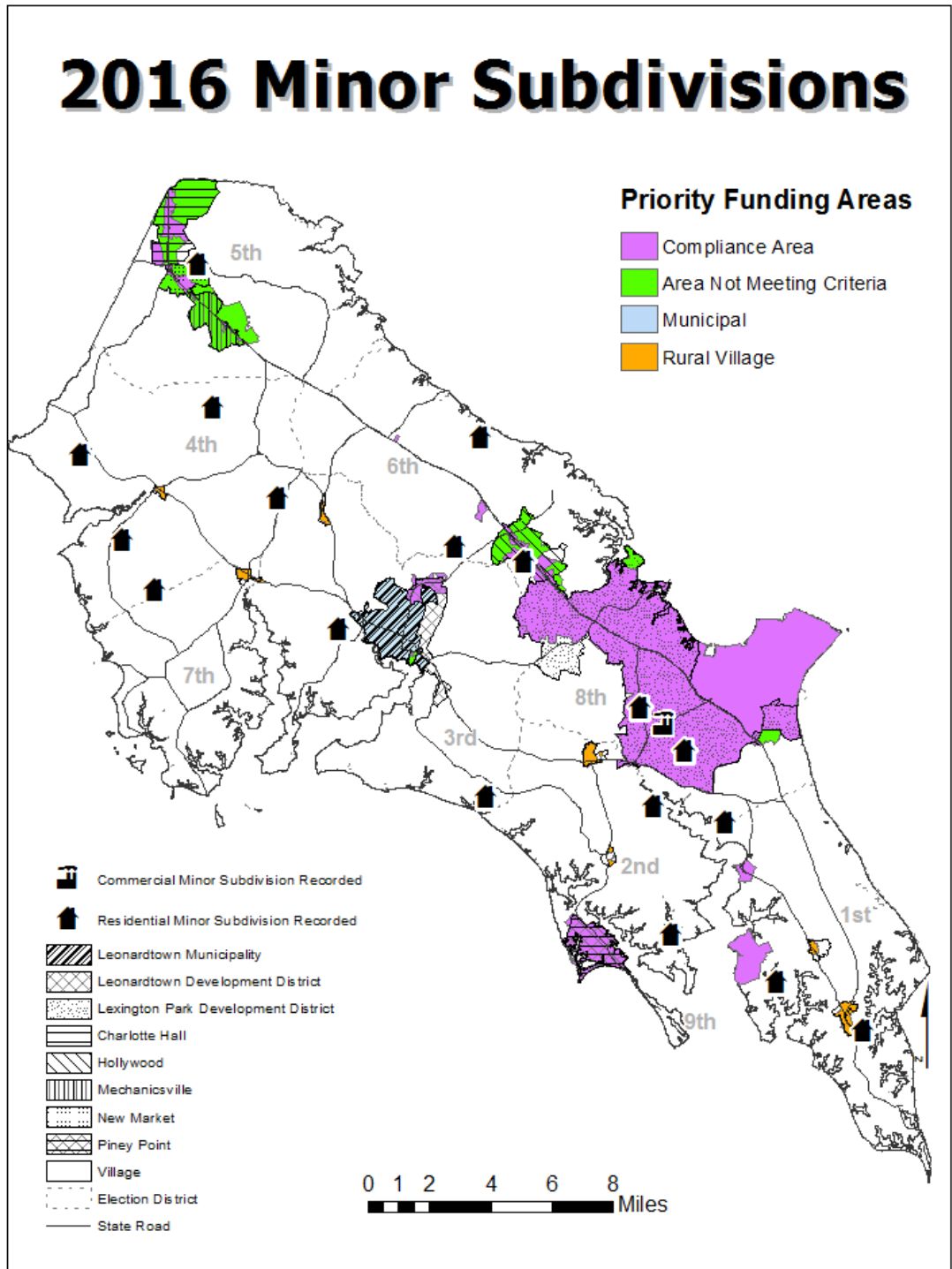
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(§1-207, §1-208, and §1-704)**



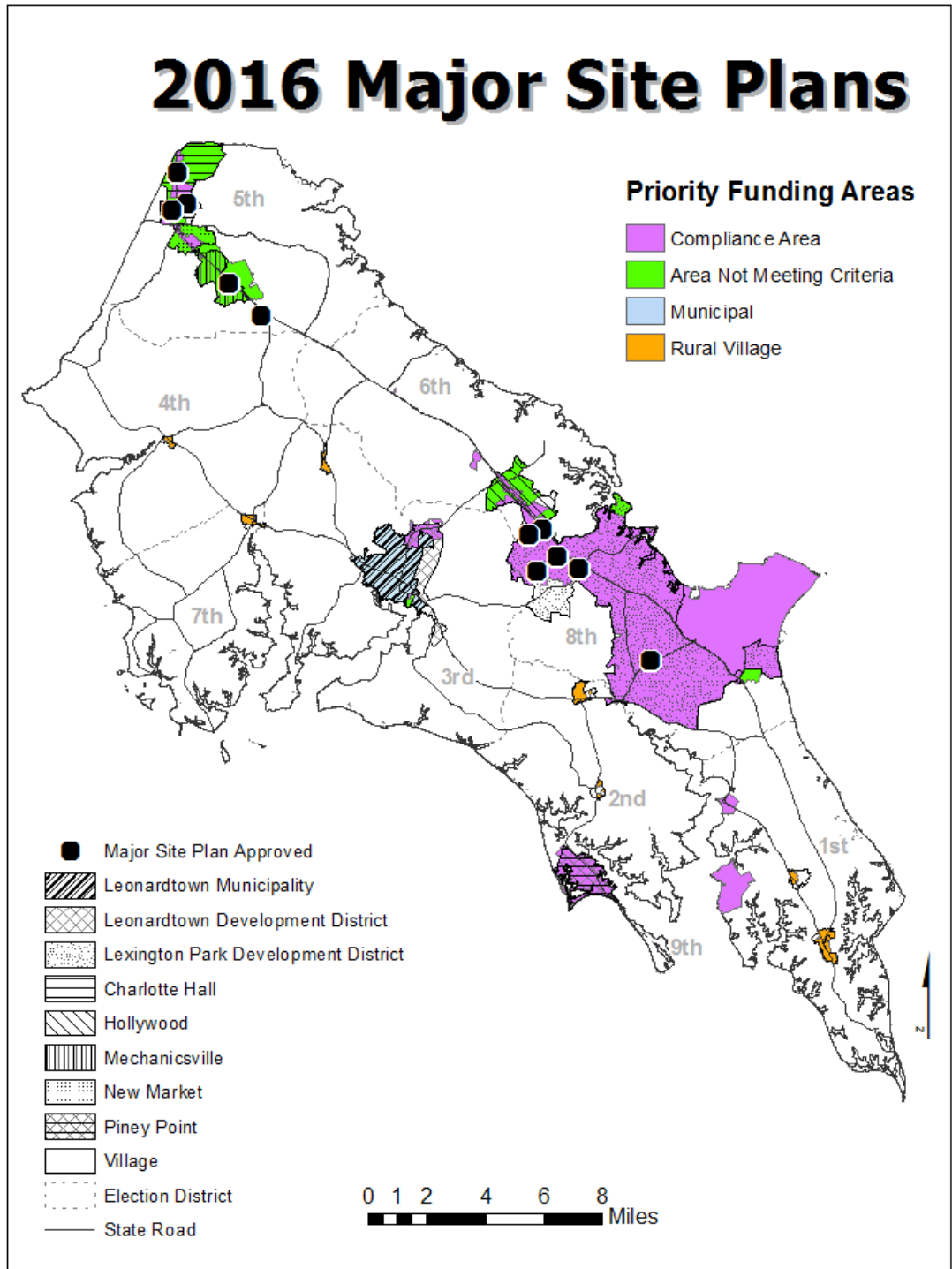
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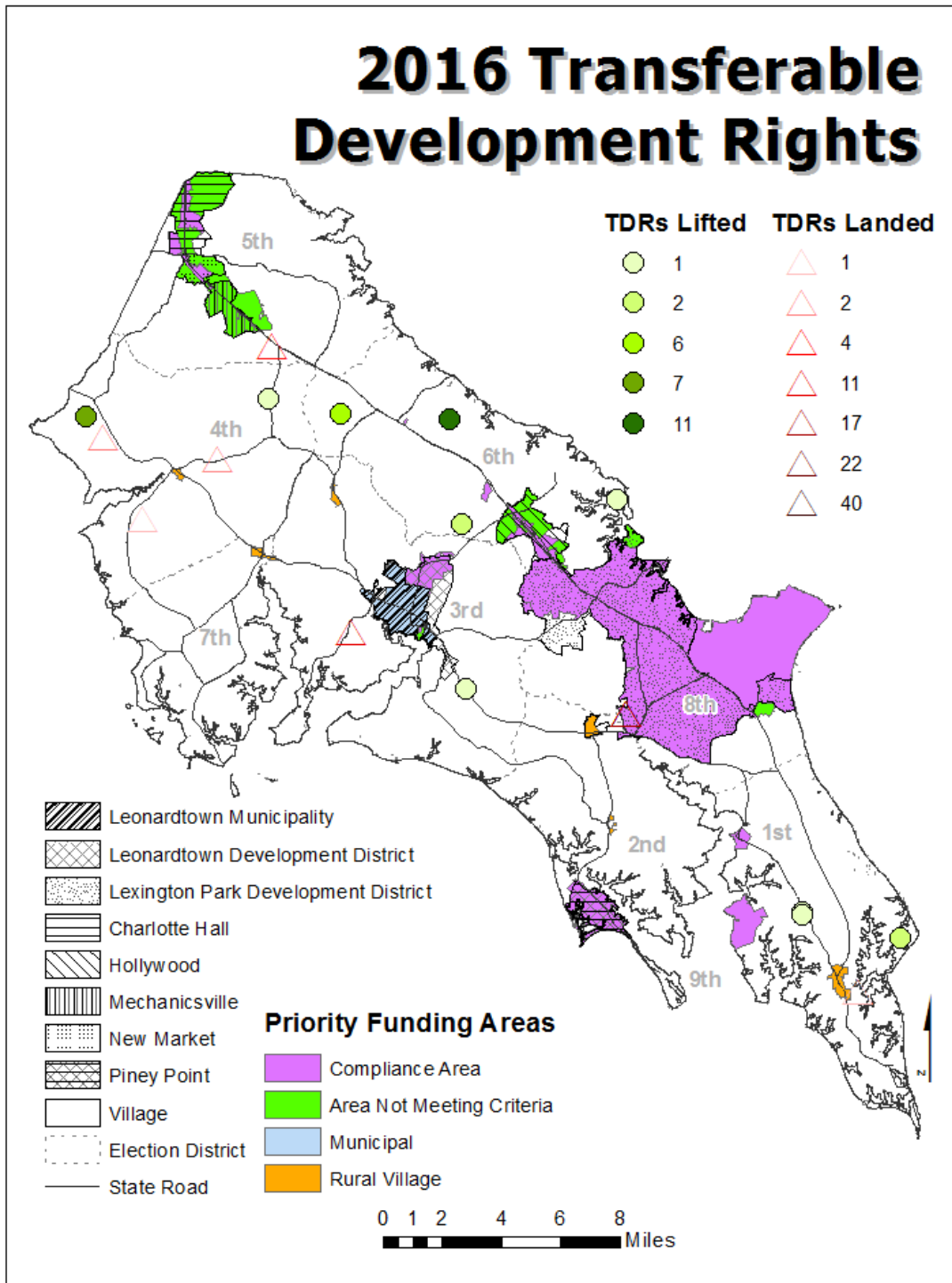
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**Trends in Permitted Construction**

		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%	
2014	Growth Area	216	56%	223	61%	326	83%
	Rural Area	168	44%	145	39%	65	17%
	Total	384		368		391	
	% Change from 2013	-40%		-38%		237%	
2015	Growth Area	205	63%	372	77%	209	87%
	Rural Area	118	37%	112	23%	32	13%
	Total	323		484		241	
	% Change from 2014	-16%		32%		-38%	
2016	Growth Area	232	67%	221	71%	130	72%
	Rural Area	116	33%	89	29%	50	28%
	Total	348		310		180	
	% Change from 2015	8%		-36%		-25%	

Source: St. Mary's County Land Use and Growth Management

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**Population Estimates and Projections by Election District - 1990 - 2040**

	% Total Population of St. Mary's County				July 1, 2010*	July 1, 2011*	July 1, 2012*	July 1, 2013*	July 1, 2014*	July 1, 2015*	July 1, 2016*	2020	2025	2030	2035	2040
	2010	2000	1990	Average *												
	105,151	86,211	75,974		105,741	107,756	108,993	109,633	110,531	111,413	112,587	125,150	137,200	148,750	156,150	163,350
Election District																
1	6.7%	6.6%	7.1%	<b>6.8%</b>	7,190	7,327	7,412	7,455	7,516	7,576	7,667	8,510	9,330	10,115	10,618	11,108
2	6.5%	8.0%	6.6%	<b>7.0%</b>	7,402	7,543	7,630	7,674	7,737	7,799	7,919	8,761	9,604	10,413	10,931	11,435
3	14.7%	12.6%	11.9%	<b>13.1%</b>	13,852	14,116	14,278	14,362	14,480	14,595	14,693	16,395	17,973	19,486	20,456	21,399
4	9.7%	11.1%	9.5%	<b>10.1%</b>	10,680	10,883	11,008	11,073	11,164	11,253	11,364	12,640	13,857	15,024	15,771	16,498
5	11.5%	11.6%	12.5%	<b>11.9%</b>	12,583	12,823	12,970	13,046	13,153	13,258	13,349	14,893	16,327	17,701	18,582	19,439
6	11.6%	15.2%	13.7%	<b>13.5%</b>	14,275	14,547	14,932	14,800	14,922	15,041	15,199	16,895	18,522	20,081	21,080	22,052
7	3.2%	3.3%	4.0%	<b>3.5%</b>	3,701	3,771	3,815	3,837	3,869	3,899	3,922	4,380	4,802	5,206	5,465	5,717
8	36.0%	31.3%	34.4%	<b>33.9%</b>	35,846	36,529	36,949	37,166	37,470	37,769	38,159	42,426	46,511	50,426	52,935	55,376
9	0.2%	0.3%	0.3%	<b>0.3%</b>	317	323	327	329	332	334	338	375	412	446	468	490

\* Sources: Maryland Department of Planning, Planning Data Services, [http://planning.maryland.gov/msdc/Pop\\_estimate/Estimate\\_15/county/table1A.pdf](http://planning.maryland.gov/msdc/Pop_estimate/Estimate_15/county/table1A.pdf). Actual population by Election District is available only for 1990, 2000, and 2010. Estimates by for other years are calculated by DLUGM based on the averages shown in the table.