

**ST. MARY'S COUNTY  
BOARD OF COUNTY COMMISSIONERS  
THURSDAY, JANUARY 26, 1995**

Present: Commissioner Barbara R. Thompson, President  
Commissioner D. Christian Brugman  
Commissioner Paul W. Chesser  
Commissioner Frances P. Eagan  
Commissioner Lawrence D. Jarboe  
Edward V. Cox, County Administrator

**ST. MARY'S COUNTY PLANNING AND ZONING**

Present: Jon Grimm, Director  
Joe Meinert, Deputy Director  
Jeff Jackman, Planner

The referenced representatives of the Department of Planning and Zoning appeared before the Commissioners to present an overview of the plans, policies and implementation relative to DPZ. The following is an outline of the presentation:

**Plans, Policies, and Implementation**

- I. "Article 66B" - State Enabling Legislation
  - \* Board of County Commissioners
  - \* Planning Commission
  - \* Board of Appeals
  - \* Department of Planning & Zoning (Includes Technical Evaluation Committee)
  - \* "Tools" - Planning Policies and Regulatory Mechanisms
  
- II. The Economic Growth, Resource Protection, and Planning Act of 1992 - State "Requiring" Legislation
  - \* Seven (7) Visions - The State's Growth Policy
  - \* Sensitive Areas Element
  - \* Regulatory Streamlining
  - \* Plan Update Intervals Set
  - \* Consistency of Capital Projects
  - \* Establish the EGRP&P Commission
  
- III. The St. Mary's County Comprehensive Plan
  - \* Historic and Projected Population & Development Trends
  - \* Land Use - Agriculture, Rural, Development Districts, Town Centers (Planning Districts)
  - \* Resource Protection Element
  - \* Transportation Element
  - \* Community Facilities Element
    - \* Water/Sewer Provision
    - \* Recreation/Parks
    - \* Schools, Libraries, etc.
  - \* Housing Element
  - \* Economic Development Element
  - \* Implementation: TDRs, Zoning Performance Standards, Density Limits, Intrafamily Transfers, Design Concepts for Town and Village Centers
  - \* The Citizen as "Planner" - Advisory Committee Process
  - \* Plan Review and Update
  - \* Annual Report
  
- IV. Functional and Area or Master Plans
  - \* Comprehensive Water & Sewerage Plan
  - \* Recreation, Transportation, School Facilities, Airport, Lexington Park
  
- V. Zoning Ordinance
  - \* Zoning Purpose
  - \* Districts and Maps
  - \* Permitted and Conditional Uses
 Special Districts and Applications
  - \* AICUZ
  - \* Critical Area
  - \* Floodplains
  - \* Historic Districts
  - \* PUDs

Article 4 and 5 Standards

- \* Adequate Facilities
- \* Cluster Provisions
- \* Forest Conservation
- \* Nonconforming Uses
- \* Resource Protection
- \* Site Planning/ Approval
- \* Design Standards
- \* Buffers
- \* Signs

Administration, Enforcement and Amendment

- \* Variance
- \* Rezoning

VI. Subdivision Regulation

- \* Purpose
- \* Major Subdivisions
- \* Basic, Minor, Farmsteads, Agricultural Divisions
  - Definition
  - Deed Transfers
- \* Processing - Concept, Preliminary, Record Plat
- \* The Parcel of Record Problem

VII. Financing

- \* Capital Improvement Program
- \* Impact Fees, Developer Agreements

VIII. Building Code and Permit Process

- \* BOCA 1990
- \* CABO 1989
- \* National Electric Code
- \* State Plumbing Code
- \* State Livability Code
- \* State Handicapped Code
- \* Pending HVAC Licensing
- \* Permitting and Inspections
  - Contract Services vs County Staff

**ADJOURNMENT**

The meeting adjourned at 4:45 p.m.

**Minutes Approved by Board of  
County Commissioners on 2/12/95**

*Judith A. Spalding*  
**Recording Secretary**