

**Council of the Town of Leonardtown**

**Ordinance No. 168**

**Subject: Leonardtown Comprehensive Land Use Plan**

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**Date Introduced on First Reading: January 12, 2015**

**Planning and Zoning Commission Public Hearing: February 23, 2015**

**Town Commissioners Public Hearing: March 9, 2015**

**Date Adopted on Second Reading: 3/4/15**

**Date Effective: March 30, 2015**

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**AN ORDINANCE** concerning

**AN UPDATE TO SECTION 11 of THE LEONARDTOWN COMPREHENSIVE LAND USE PLAN**

**FOR** the purpose of adopting an update and revision of the Comprehensive Land Use Plan for the Town of Leonardtown prior to annexing additional land into the corporate limits of Leonardtown.

**EXPLANATORY STATEMENT:** Prior to annexing any land area not included in the Growth and Annexation Plan, the Town will first consider appropriate amendments to Leonardtown's Comprehensive Plan and will follow the procedural requirements for comprehensive plan amendments and annexation established in State law (Articles 66B and 23A), including those of Maryland House Bill 1141. This will ensure that the proposed annexation is consistent with the goals and objectives of this comprehensive plan, that appropriate consideration has been given to the adequacy of public facilities and services, and that County and State agencies are afforded an opportunity to comment on the proceedings.

The Town Planning and Zoning Commission has reviewed and held a public hearing on the Town's new, updated, Section 11 of the Comprehensive Land Use Plan and recommended the revisions to that plan.

The Town Council also has conducted a public hearing on the update and revisions to the Plan as recommended by the Planning and Zoning Commission and desires to adopt such update and revisions. Now therefore,

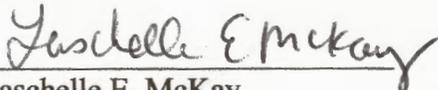
**SECTION I. BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF LEONARDTOWN** that Section 11- Municipal Growth Plan Element/Page 11-8- Potential Future Growth Within the Planning Area of the Comprehensive Land Use Plan

for the Town of Leonardtown, Maryland as recommended by the Town Planning and Zoning Commission, a copy of which is appended to this Ordinance, is hereby adopted as the Comprehensive Land Use Plan for the Town.

**SECTION II. AND BE IT FURTHER ORDAINED**, that this Ordinance shall become **ORDINANCE NO. 168**

Effective twenty (20) days following approval by the Mayor or passage by the affirmative vote of four-fifths of the whole Council after veto by the Mayor.

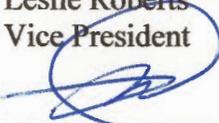
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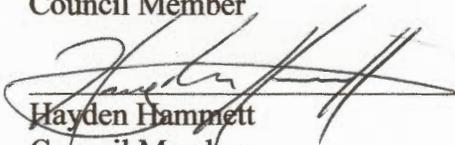
  
Laschelle E. McKay  
Town Administrator

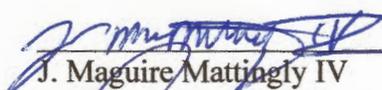
SEAL:

Commissioners of Leonardtown:

  
Leslie Roberts  
Vice President

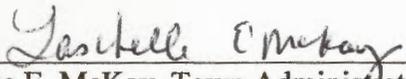
  
Thomas Combs  
Council Member

  
Hayden Hammett  
Council Member

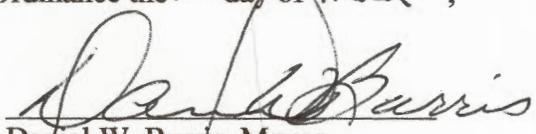
  
J. Maguire Mattingly IV  
Council Member

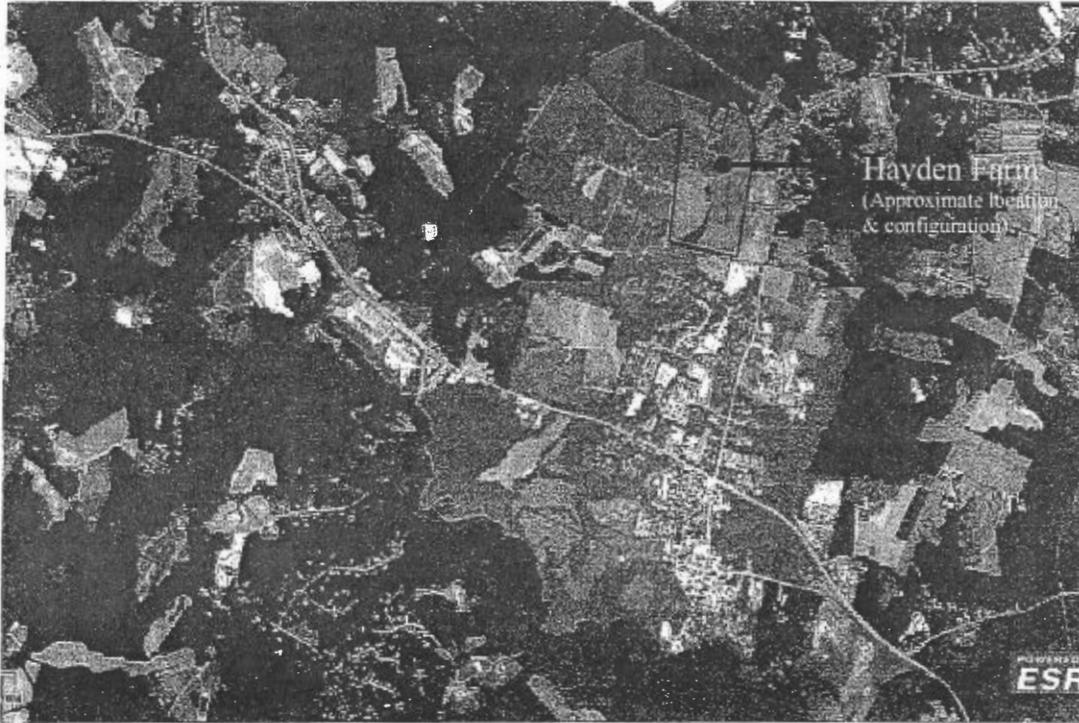
  
Roger Mattingly  
Council Member

This ordinance was presented to the Mayor for his approval or disapproval pursuant to Section 210 of the Charter of the Town of Leonardtown this 10<sup>th</sup> day of March, 2015.

  
Laschelle E. McKay, Town Administrator

In accordance with Section 210 of the Charter of the Town of Leonardtown, I hereby (Approve) or (Disapprove) Approve this Ordinance the 10<sup>th</sup> day of March, 2015.

  
Daniel W. Burris, Mayor



map to  
be updated.

## Priority Funding Areas

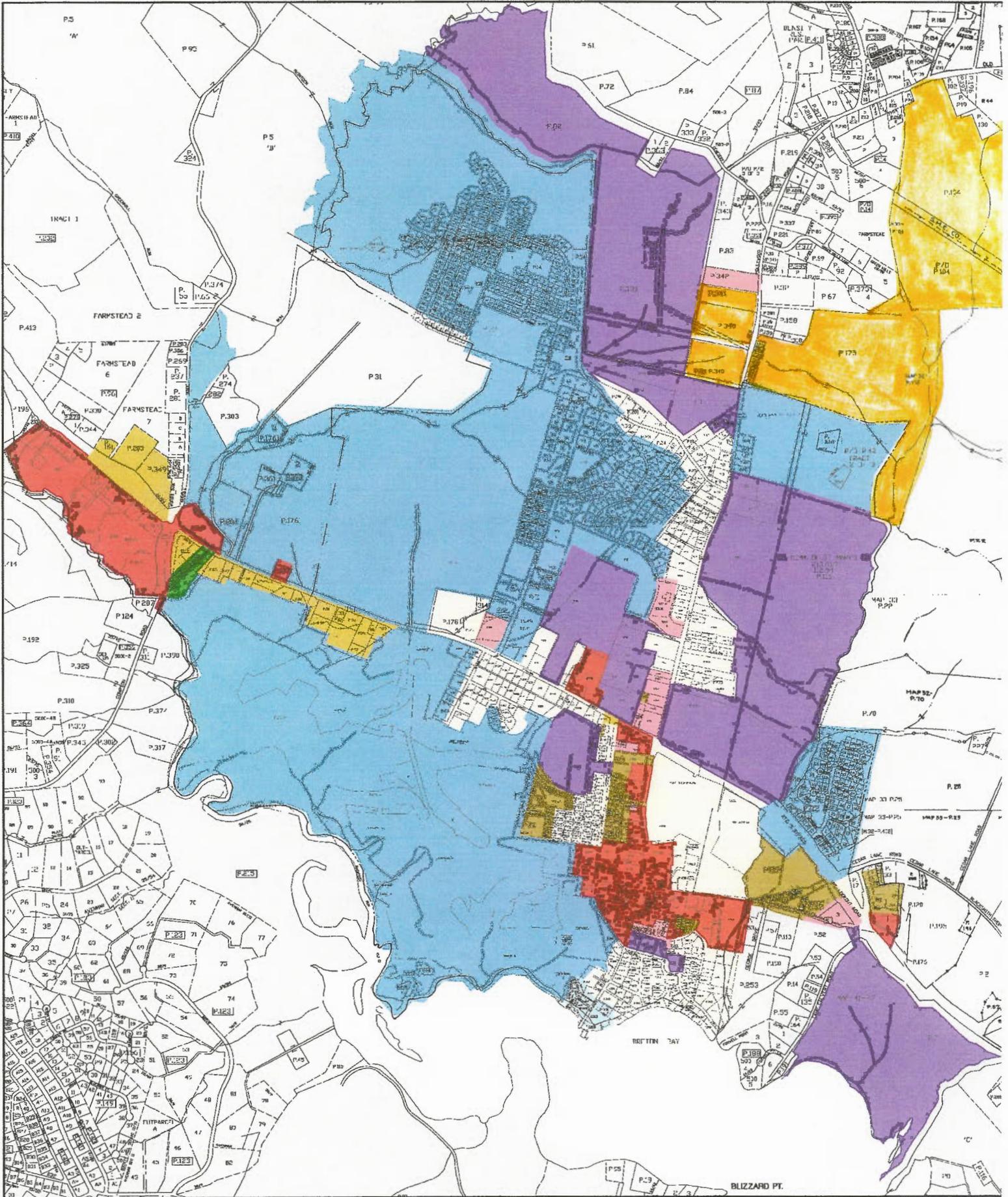
Leonardtown is a designated growth area in St. Mary's County and designated a "Priority Funding Area" (PFA). The requirement for designating PFAs was established under the 1997 *Neighborhood Conservation and Smart Growth Areas Act* (Smart Growth) and supports the State's "Visions" for growth as expressed in the 1992 Planning and Zoning Enabling Act (*Article 66B of the Annotated Code of Maryland*).

PFAs are locally designated areas targeted as eligible for State funding. PFA designations include municipalities, rural villages, communities, industrial areas, and planned growth areas to be served by public water and sewerage. The corporate boundaries of Leonardtown define the municipal portion of the PFA.

The intent of the State's "Smart Growth" legislation, as well as other recent changes to Maryland laws affecting PFAs, is to marshal the State's financial resources to support growth in existing communities and limit development in agricultural and other resource conservation areas. The designation of new PFAs in the State of Maryland must meet minimum density, water and sewer service and other criteria outlined in the law.

In addition to the Leonardtown municipal PFA there is a County designated PFA located adjacent to the Town, to the north. Total land area in the adjacent County PFA is estimated to total approximately 600 acres. The Hayden Farm and lands located between the Farm and the Route 245 corridor represent a substantial portion of this PFA.

# Leonardtwn Zoning



County Zoning	<span style="display:inline-block; width:15px; height:15px; background-color: #f08080; border: 1px solid black;"></span> L-CO	<span style="display:inline-block; width:15px; height:15px; background-color: #add8e6; border: 1px solid black;"></span> L-CM	<span style="display:inline-block; width:15px; height:15px; background-color: #ffff00; border: 1px solid black;"></span> L-RSF	<span style="display:inline-block; width:15px; height:15px; background-color: #6495ed; border: 1px solid black;"></span> L-PUDM
	<span style="display:inline-block; width:15px; height:15px; background-color: #ff0000; border: 1px solid black;"></span> L-CB	<span style="display:inline-block; width:15px; height:15px; background-color: #ffcc00; border: 1px solid black;"></span> L-CH	<span style="display:inline-block; width:15px; height:15px; background-color: #800080; border: 1px solid black;"></span> L-IO	<span style="display:inline-block; width:15px; height:15px; background-color: #b8860b; border: 1px solid black;"></span> L-RMF
		<span style="display:inline-block; width:15px; height:15px; background-color: #008000; border: 1px solid black;"></span> L-RP		

Map current as of 3/21/2014

