



**Council of the Town of Leonardtown  
Ordinance No. 209  
Subject: Leonardtown Comprehensive Land Use Plan**

---

**Date Introduced on First Reading: May 10, 2021**  
**Council Public Hearing: June 14, 2021**  
**Date Passed on Second Reading: June 14, 2021**  
**Date Effective: July 5, 2021**

---

**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 the Town of Leonardtown; providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to the Comprehensive Land Use Plan for the Town of Leonardtown.

RECITALS

**WHEREAS**, a petition has been filed with the Town of Leonardtown (the "Town") to annex two (2) parcels of real property into the corporate limits of the Town known as: 1) 23055 Newtowne Neck Road, shown on Tax Map 32, Grid 21 as Parcel 192, consisting of 29.89 acres of land, more or less; and 2) Newtowne Neck Road, shown on Tax Map 32, Grid 14 as Parcel 414, consisting of 65.9 acres of land, more or less (the "Annexation Properties"), which are contiguous and adjacent to the northwestern boundaries of the Town; and

**WHEREAS**, prior to annexing any real property not included in the Growth and Annexation Plan, the Council of the Town of Leonardtown (the "Council") shall first consider appropriate amendments to the Comprehensive Land Use Plan for the Town of Leonardtown (the "Comprehensive Plan") and follow the procedural requirements for comprehensive plan amendments and annexations set forth in Md. Code Ann., Land Use § 3-201, et seq. and Md. Code Ann., Local Gov't § 4-401, et seq., respectively, to ensure that the proposed annexation is consistent with the goals and objectives of the Comprehensive Plan, that appropriate consideration has been given to the adequacy of public facilities and services and that County

**SECTION VI. AND BE IT FURTHER ORDAINED** that this Ordinance shall become effective twenty (20) days following approval by the Mayor or passage by the affirmative vote of four-fifths of the Councilpersons after veto by the Mayor.

Attest:

Councilpersons of Leonardtown:



Laschelle E. McKay  
Town Administrator



J. Maguire Mattingly, IV  
Vice President



Tyler Alt  
Councilperson

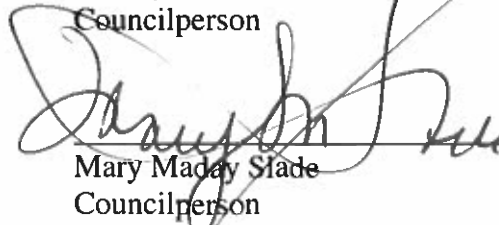
Seal:



Nick Colvin  
Councilperson

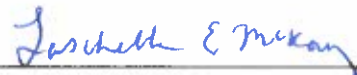


Christy Hollander  
Councilperson



Mary Maddy Slade  
Councilperson

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 14<sup>th</sup> day of June, 2021.



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 this 14<sup>th</sup> day of June, 2021.



Daniel W. Burris, Mayor

## **Section 11 - Municipal Growth Plan Element- Revision for Proposed Newtowne Neck Road Annexation**

### **Background**

The Leonardtown Comprehensive Plan was adopted April of 2010 and is scheduled for update in 2022-2025 per the 10-year cycle. The last revision was August 31, 2020 adopted by Ordinance No. 200 initiated by a previous annexation request. Leonardtown has received a recent request to annex two properties totaling 95.7900 acres of land more or less on the northwestern side of the town boundaries. This request has prompted this recent revision to the Leonardtown Comprehensive Plan.

### **Growth Trends and Patterns**

Leonardtown lead the State in growth, percentagewise, over the last decade with an astonishing 28.9% growth. Maryland Department of Planning projections for St. Mary's County show that the area will continue to grow significantly over the next 25 years and Leonardtown will continue to be a prime choice for those relocating to St. Mary's.

### **Leonardtown Development Capacity Analysis**

Within the Leonardtown existing boundaries there are 251 acres currently under development at the Clark's Rest and Meadows at Leonardtown neighborhoods. Leonardtown is positioned well for future residential growth as there remain 668.5 acres remaining available for residential or mixed-use growth. All of these properties are zoned PUD-M for the most flexible zoning with a density of up to 5 units per acre. The Tudor Hall Farm project has begun to design the 390 acres directly adjacent to the downtown. This will be a spectacular waterfront community that will continue to ensure successful growth for the Town.

### **Impact on Public Facilities**

Leonardtown has done a significant amount of planning of our road network system. A major connector road opened in 2020 between Clark's Rest and Leonard's Grant and a link to the downtown from Rt. 5 is planned in the Tudor Hall development. This would complete a circular connection to downtown from the major neighborhoods that avoids Rt. 5.

The Town is bisected by 2 major state highways (Rt. 5 and Hollywood Road). Work continues with SHA to complete the widening of Rt. 5 and the Hollywood Road sidewalk project. Traffic on Rt. 5 is currently at 30,440 cars per day and is projected to reach 38,100 per day by 2040. The widening project from Hollywood Road to Newtowne Neck Road in its entirety is vital to the Town. The proposed project would have no traffic impact on the road system as a very limited number of participants would be scheduled by reservation only.

The Town works closely with St. Mary's County government and St. Mary's County Public School system to plan for the growth in town. The new Captain Walter Francis Duke Elementary School opened in 2015. A site for a middle school is available on the same campus. The Town collects the County school impact fee and passes it on to the County to aid in school funding. This project would not add any residential homes to the town and have no impact on the school system.

The Town completed a Water Capacity Management Plan with our engineers, GHD, Inc. in 2019 and are in design for a 800,000-gallon water storage tank to be located on the Wilkinson Farm and should be complete by FY23. A new well is also slated to be built by FY24/25 to accommodate the demand.

In 2018 the expansion of the towns wastewater treatment plant was revisited and is now at 50% design completion and completion of an expanded facility to 1 mgd is to be complete by FY25. No municipal water or sewer is required for the proposed use. Porta Johns are planned to be used at the starting point of the trail.

### **Potential Future Growth Areas**

A petition has been filed with the Town of Leonardtown to annex two parcels of land at the northwestern most boundary of town to accommodate Leonardtown Overlanding to utilize wooded acreage as a much-needed outdoor recreational activity site on both parcels consisting of 95.7900 acres of land. No clearing or development is planned and the residential zoning would remain. The project would be a by reservation only jeep trail system.

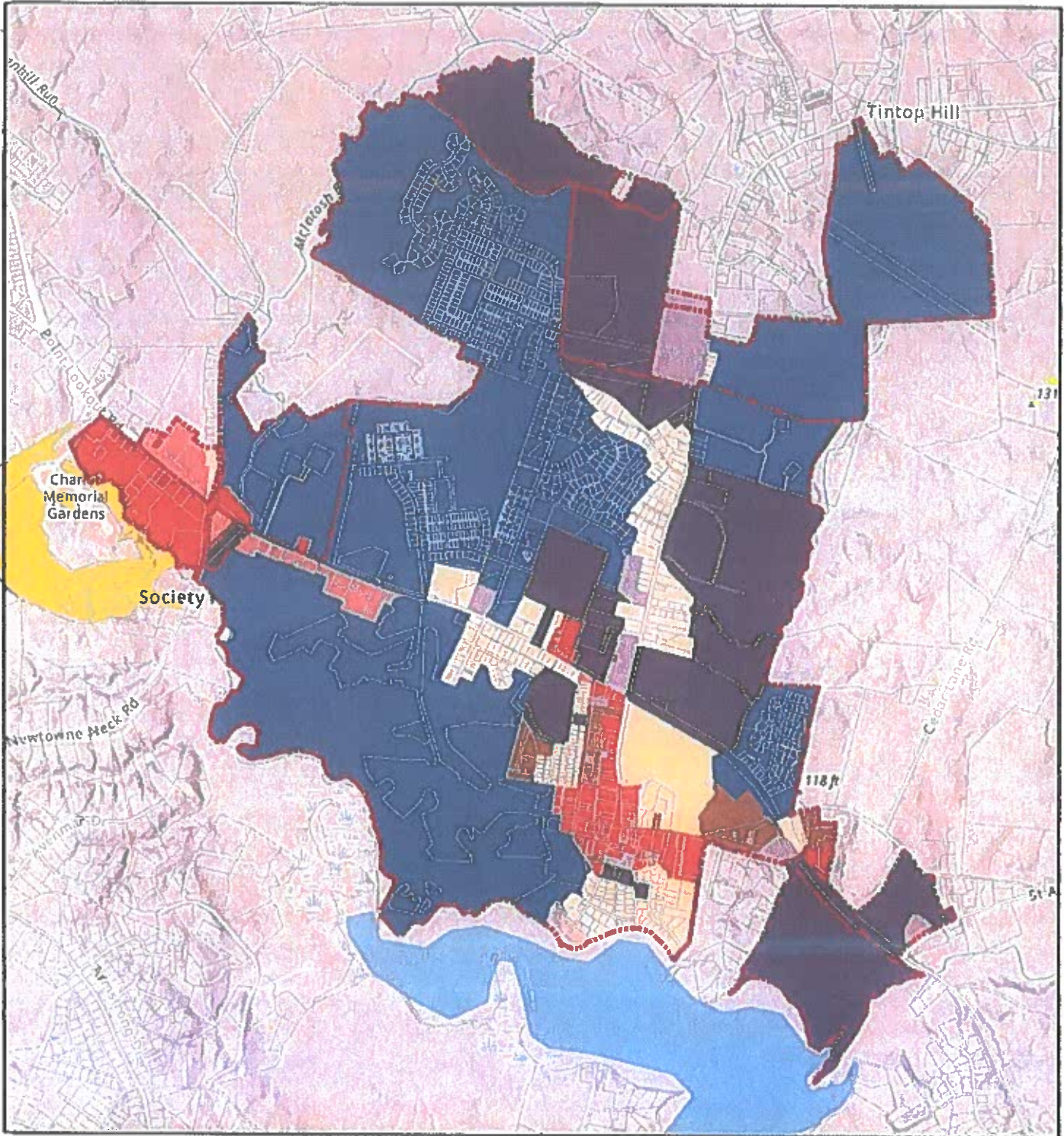
### **Protection of Sensitive Areas**

Leonardtown is fortunate to have a significant amount of waterfront, a majority of which is public land and can be planned to protect the area while keeping access to the public. The Town adopted update mapping of the Critical Area in December 2018 and updated its Critical Area Ordinance to comply with the CAC regulations in January 2021. The proposed use of the 95 acres of residential property will maintain the natural wooded beauty of the property and provide outdoor tourism/economic development for the town without changing the character of the land.

### **Annexation Policies**

Prior to annexing any land area, a comprehensive Annexation Plan is required to fully understand the impacts of parcels being annexed.

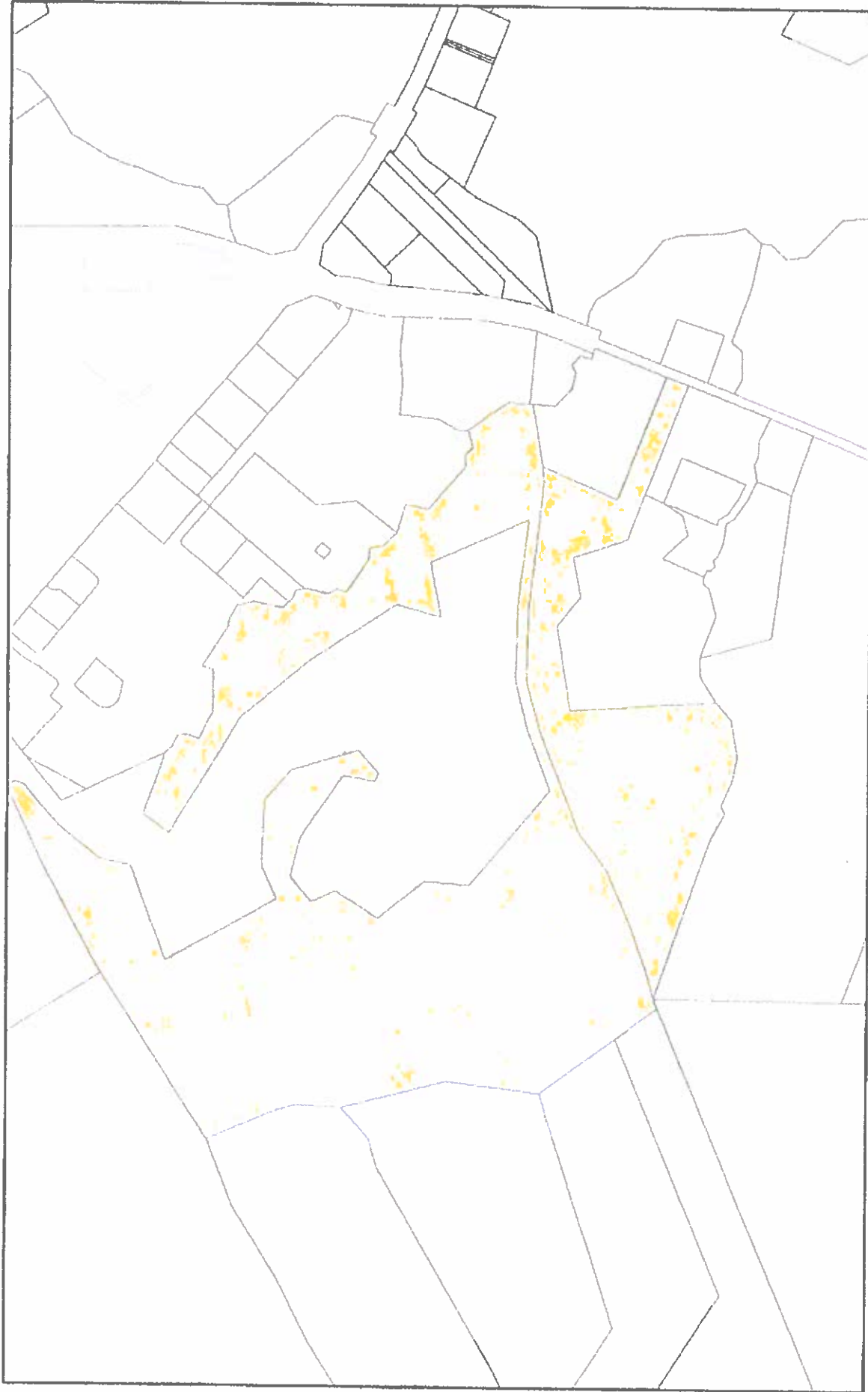
# Leonardtwn Zoning



Legend		
Zoning	Color	Code
RSF	Yellow	RSF
RMF	Brown	RMF
PUDM	Dark Blue	PUDM
CH	Light Red	CH
CB	Red	CB
CM	Light Orange	CM
CO	Pink	CO
IO	Black	IO
RP	Dark Grey	RP
Municipal Boundary	Dashed Red Line	Municipal Boundary



Prepared January 2021



2/16/2021, 11:02:19 AM

Property Boundaries

1:9,028

