



St. Mary's County Department of Land Use and Growth Management

23150 Leonard Hall Drive, P.O. Box 653 Leonardtown, Md. 20650

Phone (301) 475-4200, ext. 1500 Fax (301) 475-4672

REQUEST FOR CHANGE IN LAND USE DESIGNATION



Please carefully read the information provided before completing this form!

St. Mary's County is updating its Comprehensive Plan which will guide future land use decisions through 2050 and beyond. The St. Mary's 2050 Plan will help ensure that St. Mary's County continues to thrive while preserving its unique character, natural resources, and quality of life.

For over a year, residents have been asked to share their thoughts and ideas on the future of the County. In February 2026, the County released a draft of the St. Mary's 2050 Plan, which is available for public review and comment.

An important component of the Comprehensive Plan is the Land Use Map, which provides a high-level view of how certain areas within the County are marked for preservation or (re)development. Areas previously marked for development or redevelopment are located in Growth Areas: Development Districts, Town Centers, and/or Village Centers. In the 2010 Plan, there were 23 different land use areas, which were closely correlated with the various zoning districts (e.g., industrial, commercial, residential, etc.).

The St. Mary's 2050 Plan proposes to consolidate the number of land use categories from 23 to nine (as shown on page 28 in Table 2). To view the proposed land use category at the parcel level, residents should use the County's GIS map to locate their property. In the pop-up box called "Map Layers," click on the arrow next to the "Zoning and Other Regulatory" layer and select "Land Use (Proposed 2050)."

This form should be used to request a change of Land Use designation. In general, a property's Land Use designation could be changed if the requested designation is consistent with the Land Use designation of surrounding properties. Please note that this is not a request to change the zoning designation of a property. All requests for a change in zoning designation will be accepted and processed at a later date.

Note: At this time, properties in the Lexington Park Development District (LPDD) are not eligible for a change in Land Use designation.

Questions? Stop by or call our office (301) 475-4200, ext. 1500 and ask to speak to a member of our staff.

Submit form in person, via first-class mail, or via e-mail: StMarys2050@stmaryscountymd.gov

PROPERTY OWNER INFORMATION

Printed Name(s) of all Property Owner(s):*

Bumpy Oak Corp. Retirement Plan Trust - 44249 Clarkes Landing Rd.

Christopher Turner - Tax ID: 06-032796 - Bumpy Oak Corp. Retirement Plan Trust is equitable owner/contract purchaser

* *If more than one, list the name of the primary point of contact first. If owner is an entity (e.g. LLC, Inc., etc.), print name and title of authorized person.*

E-mail address: chris@paxlawyers.com Phone Number: 301-862-3764

Mailing address (if different from premises address): Christopher T. Longmore, Dugan, McKissick

& Longmore, L.L.C., 22738 Maple Road, Suite 210, Lexington Park, Maryland 20653





DUGAN, McKISSICK
& LONGMORE LLC
ATTORNEYS AT LAW

CHRISTOPHER T. LONGMORE
Managing Partner
22738 Maple Rd, Suite 210
Lexington Park, MD 20653
P: 301-862-3764 | F: 301-500-2176
E-mail: chris@paxlawyers.com

Admitted in Maryland and District of Columbia

March 25, 2026

Jessica A. Andritz, Director
Department of Land Use & Growth Management
23150 Leonard Hall Drive
P.O. Box 653
Leonardtown, Maryland 20650

**Re: Letter in Support of Request for Change in Land Use Designation
On behalf of Bumpy Oak Corp. Retirement Plan Trust
Tax Map 34, Parcels 320 & 437, Tax Account No's. 06-033067 & 06-032796**

Dear Ms. Andritz:

Please accept this letter in support of the request of the property owner, Bumpy Oak Corp. Retirement Plan Trust, to request that the properties located at 44249 Clarkes Landing Road, Hollywood, Maryland and tax account number: 06-032796 (also on Clarkes Landing Road but does not have a five digit address), and further identified as set forth above (hereinafter, the "Properties"). A copy of the Maryland Department of Assessments and Taxation database information for these properties are attached as Attachment 1. My client has two requests. The immediate request to change from the proposed 2050 Land use of Rural Preservation to make the Land Use Residential Low Density. Second, my client is requesting that the Properties be added into the Hollywood Town Center.

My client is proposing this Land Use Designation change because of its desire to develop the Properties, in the near future, with single family residences. The Draft plan includes the following language: *St. Mary's 2050 encourages diverse housing options at various price points to meet the needs of residents across all income levels.* The plan also acknowledges the housing affordability challenges facing our community and Maryland as a whole. The Plan acknowledges the need for additional housing supply and promotes the development of more housing in appropriate locations, like the development districts, town centers and other growth areas.

The Properties are currently located immediately adjacent to the Hollywood Town Center. This is one of the County's growth areas, as identified in the current and proposed comprehensive plans. Importantly, The Properties are also in very close proximity to the St. Mary's County AeroPark Innovation District. The development of this Innovation District has been a focus of our County's efforts to continue to diversify our economy and "to attract to firms, workers and residents while leveraging development of the area to promote research, foster new technology and boost new and expanded business."¹ One of the challenges identified in the 2020 St. Mary's County Innovation

¹ This quote is from the St. Mary's County Department of Economic and Community Development's webpage describing the Innovation District. <https://www.yesstmarysmd.com/doing-business-here/innovation-in-stmaryscounty/>

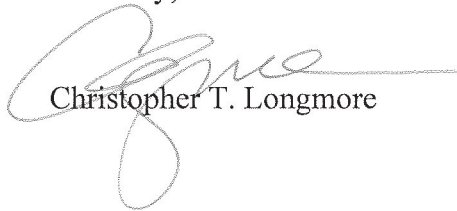
District Master Plan is the challenge of “[l]imited options for housing.”² Granting my client’s requested change in Land Use designation would allow my client to develop the Property in a way that would directly address this challenge.

The Properties are uniquely situated to allow for development into single family homes. They contain approximately 33.35 acres total. My client has begun its initial feasibility research, and believes it would support the development of approximately 70 single-family homes. Single family homes, in this area, would contribute to more options for individuals who want to live in this preferred location in the County while simultaneously providing a buffer between the TMX-Zoned properties immediately adjacent to the Southwest of the Property and the RPD-Zoned properties immediately adjacent to the Northeast of the Property. Additionally, my client is also the owner (under the name, Mervell Dean Commercial, LLC) of 23828 Mervell Dean Rd., and is proposing to use that property as the entrance to the proposed development as shown on Attachment 2.

As mentioned above, the Property is also immediately adjacent to properties that are currently zoned TMX (Town Center Mixed use) and in recent years, these properties have seen a significant uptick in commercial and retail development. The Properties are unique in that it includes enough acreage to allow for meaningful, single family residential development. A review of the current land use and zoning maps show there are no other, similarly situated parcels with that much acreage. Given the goals as stated in the draft 2050 Comprehensive Plan, the Property is a prime candidate for a change in land use (and ultimately in zoning) to allow for a reasonable sized development, to provide more housing options for the Hollywood Town Center area and just across Maryland Route 235 from the AeroPark Innovation District.

If I can provide any other information that would assist in your review of this request, please do not hesitate to let me know.

Sincerely,



Christopher T. Longmore

² A link to the 2020 Innovation District Master Plan is as follows:

<https://www.yesstmarysmd.com/docs/Innovation%20District%20Master%20Plan%20Final%20Report.pdf>

Real Property Data Search ()
 Search Result for ST MARY'S COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 06 Account Identifier - 033067

Owner Information

Owner Name: BUMPY OAK CORP RETIREMENT PLAN TRUST Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 11705 BERRY RD STE 302 Deed Reference: /06781/ 00364
 WALDORF MD 20603-

Location & Structure Information

Premises Address: 44249 CLARKS LANDING RD Legal Description: TR-2 33 ACRES
 HOLLYWOOD 20636-0000 S/S CLARKES LANDING RD
 HOLLYWOOD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0034 0002 0320 6010060.19 0000 2026 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1972 2,440 SF 33.0000 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 1 NO MANUFACTURED HOME SIDING/ 4 3 full 1 Detached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2026	07/01/2025	07/01/2026
Land:	432,500	453,800		
Improvements	88,500	92,800		
Total:	521,000	546,600	521,000	529,533
Preferential Land:	0	0		

Transfer Information

Seller: TURNER CHRISTOPHER M Date: 10/15/2025 Price: \$535,000
 Type: NON-ARMS LENGTH OTHER Deed1: /06781/ 00364 Deed2:

Seller: TURNER CHRISTOPHER M & Date: 06/09/2011 Price: \$0'
 Type: NON-ARMS LENGTH OTHER Deed1: /03582/ 00715 Deed2:

Seller: TURNER, NEILSON H JR TRUSTEE Date: 06/29/2009 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: JWW /03318/ 00605 Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2025 07/01/2026
 County: 000 0.00
 State: 000 0.00
 Municipal: 000 0.00|0.00 0.00|0.00
 Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Real Property Data Search ()
Search Result for ST MARY'S COUNTY

View Map No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 06 Account Identifier - 032796

Owner Information

Owner Name: TURNER CHRISTOPHER M Use: RESIDENTIAL
Principal Residence:NO
Mailing Address: 41170 GLENWOOD PL Deed Reference: /03582/ 00715
MECHANICSVILLE MD 20659-9822

Location & Structure Information

Premises Address: CLARKES LANDING RD Legal Description: 15,246 SQ FT
HOLLYWOOD 20636-0000 S/E CLARKES LANDING RD
HOLLYWOOD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0034 0002 0437 6010060.19 0000 2026 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
15,246 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value		
		As of 01/01/2026	As of 07/01/2025	As of 07/01/2026
Land:	19,700	20,700		
Improvements	0	0		
Total:	19,700	20,700	19,700	20,033
Preferential Land:	0	0		

Transfer Information

Seller: TURNER CHRISTOPHER M & Date: 06/09/2011 Price: \$0
Type: NON-ARMS LENGTH OTHER Deed1: /03582/ 00715 Deed2:
Seller: TURNER, NEILSON H JR TRUSTEE Date: 06/29/2009 Price: \$0
Type: NON-ARMS LENGTH OTHER Deed1: JWW /03318/ 00605 Deed2:
Seller: TURNER, NEILSON H JR Date: 06/29/2009 Price: \$0
Type: NON-ARMS LENGTH OTHER Deed1: JWW /03318/ 00585 Deed2:

Exemption Information

Partial Exempt Assessments:Class 07/01/2025 07/01/2026
County: 000 0.00
State: 000 0.00
Municipal: 000 0.00|0.00 0.00|0.00

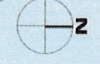
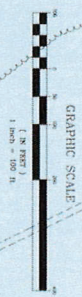
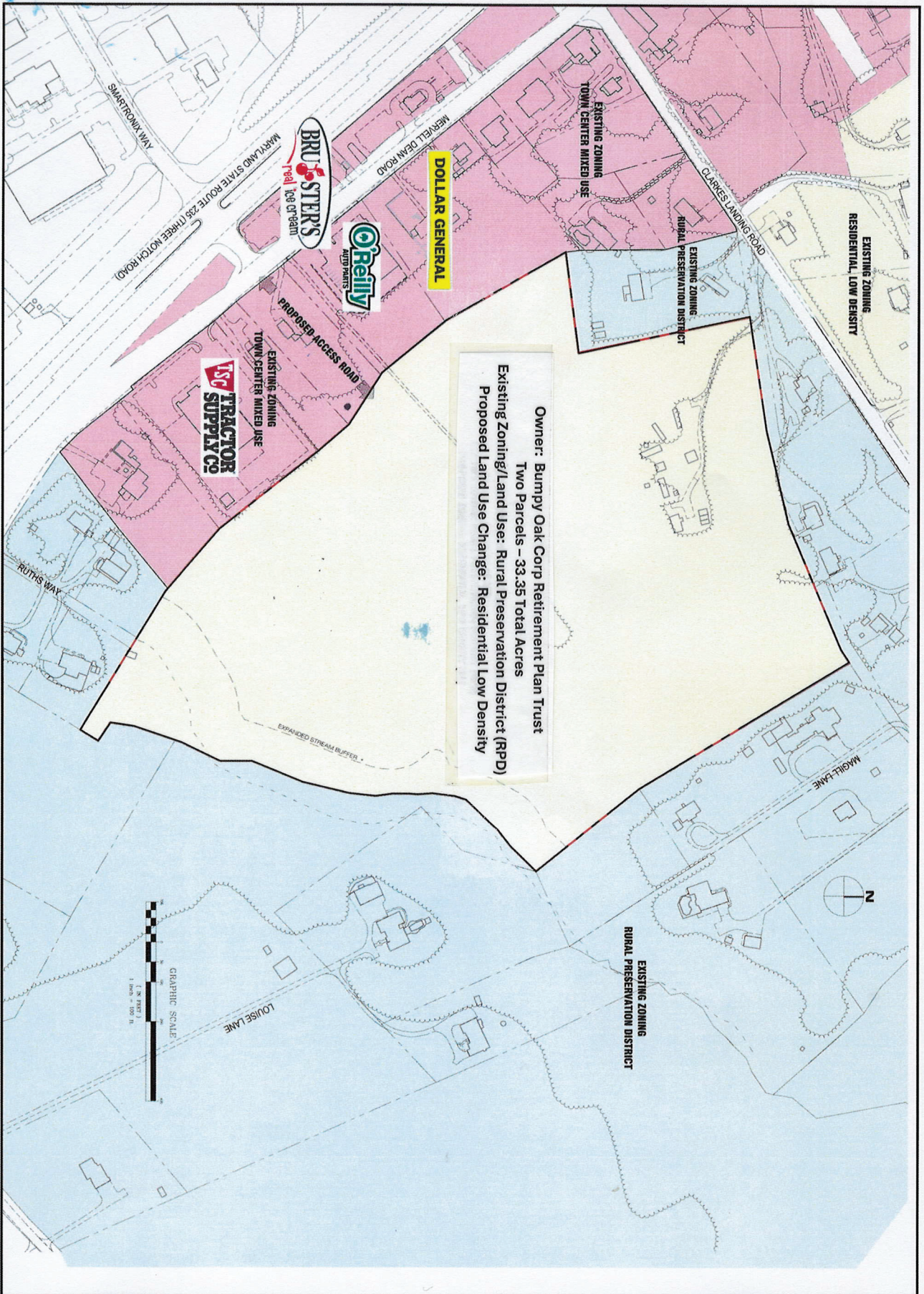
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



SHEET 1 OF 1	DECEMBER 2025	1" = 100' 1/8" = 100'	PROPOSED LAND USE SKETCH PLAN THE HIGHLANDS HOLLYWOOD SIXTH ELECTION DISTRICT ST MARY'S COUNTY, MARYLAND	 Civil Engineering/Construction Management P.O. Box 482 Solomons, Maryland 20688 443.454.5688 • 240.577.2527 • jhop@jhc-llc.com	WISE UTILITY NOTE: INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND VERIFY OCCURRENCE BY POSING TEST PITS BY HAND. IN ADVANCE OF THE START OF EXCAVATION, CONTACT YOUR LOCAL UTILITY PROVIDERS TO OBTAIN RECORDS TO THE STATE OF MARYLAND. IF CLEARANCE IS LESS THAN SHOWN ON THIS PLAN OR THESE NOTES, INQUIRY IS TO BE MADE TO THE UTILITY COMPANY PRIOR TO PROCEEDING WITH CONSTRUCTION. CLEARANCE'S LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.	DATE	REVISIONS