



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):*

Family Tree Ventures II LLC

* *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
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ATTORNEYS AT LAW

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Admitted in Maryland and District of Columbia

April 7, 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 Family Tree Ventures II LLC
Tax Map 14, Parcel 31, Tax Account No. 06-013546**

Dear Ms. Andritz:

Please accept this letter in support of the request of the property owner, Family Tree Ventures II LLC, to request that the property located at 26510 Three Notch Road, Mechanicsville, Maryland, and further identified as set forth above (hereinafter, the "Property"). A copy of the Maryland Department of Assessments and Taxation database information for this property is attached as Attachment 1. The Property has a current land use of Rural Preservation, and a proposed land use in the draft of the 2050 Comprehensive Plan of Rural Preservation. My client is requesting that the land use designation be **Rural Commerce** in the new 2050 Comprehensive Plan.

The Property is a narrow property bound by Three Notch Road to its South, and Oakville Road to its North. The only adjacent property is likewise bound by these two roads (26530 Three Notch Road) and has a proposed land use designation of Rural Commerce and a current zoning designation of Rural Commercial Limited (RCL). The properties immediately across Oakville Road are currently zoned RCL¹. Essentially, given the zoning categories of the surrounding properties, the Property is an "island" of Rural Preservation Land Use/Zoning. My client believes this is unfair, as it limits its property in a way that is different that the adjacent properties and it makes it more difficult to use the property as it is limited to different uses as outline in the RPD. We believe from a planning perspective, given the zoning of the properties surrounding the Property, it would be much more appropriate to designate the land of the Property to be Rural Commerce, and my client would intend to seek the zoning of this property be changed to RCL during any later amendments to the Zoning Maps after the adoption of the 2050 Comprehensive Plan.

¹ This includes 41106 Oakville Road. In addition, 41170 Oakville Road (Wentworth's Nursery) is currently zoned RCL, as a result of that property's prior individual application to re-zone its property which was approved by the County Commissioners. Similarly, the Guardrail, LLC properties, immediately adjacent to the Wentworth property, were rezoned to RCL by way of a prior individual application by that owner and previously approved by the Board of County Commissioners.

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

Christopher T. Longmore

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 - 013546

Owner Information

Owner Name: FAMILY TREE VENTURES II LLC Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 35305 ARMY NAVY DR Deed Reference: /04997/ 00421
 MECHANICSVILLE MD 20659-

Location & Structure Information

Premises Address: 26510 THREE NOTCH RD Legal Description: 23,043 SF
 0-0000 N/W THREE NOTCH RD
 OAKVILLE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0014 0022 0031 6010060.19 0000 2026 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1968 1,332 SF 23,043 SF

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
 1 NO STANDARD UNITFRAME/3 1 full 1 Attached

Value Information

	Base Value	Value As of 01/01/2026	Phase-in Assessments	
			As of 07/01/2025	As of 07/01/2026
Land:	108,000	133,400		
Improvements	121,300	155,600		
Total:	229,300	289,000	229,300	249,200
Preferential Land:	0	0		

Transfer Information

Seller: BARBER KIMBERLY M Date: 12/18/2018 Price: \$102,000
 Type: NON-ARMS LENGTH OTHER Deed1: /04997/ 00421 Deed2:
 Seller: HILL, WILLIAM D JR Date: 09/30/1997 Price: \$104,900
 Type: ARMS LENGTH IMPROVED Deed1: EWA /01198/ 00464 Deed2:
 Seller: DRURY, BERNARD J JR Date: 10/18/1989 Price: \$83,500
 Type: ARMS LENGTH IMPROVED Deed1: MRB /00500/ 00016 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: