



**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](mailto:StMarys2050@stmaryscountymd.gov)

**PROPERTY OWNER INFORMATION**

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

LMZ, 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](mailto: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

**PROPERTY INFORMATION**

Tax Map & Parcel Number: Map 27, Parcel 170

Property Tax ID: 06-064353

Property Address: 43737 Sandy Bottom Road

Hollywood  
City

MD  
State

20636  
Zip

**Proposed 2050 Land Use Designation**

As shown on GIS map layer "Land Use (Proposed 2050)"

<input type="checkbox"/>	Residential Low Density
<input type="checkbox"/>	Residential Medium Density
<input type="checkbox"/>	Residential High Density
<input type="checkbox"/>	Mixed-Use Low Intensity
<input type="checkbox"/>	Mixed-Use Moderate Intensity
<input type="checkbox"/>	Rural Commerce
<input checked="" type="checkbox"/>	Rural Preservation
<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Marine Use

**Preferred 2050 Land Use Designation**


<input checked="" type="checkbox"/>	Residential Low Density
<input type="checkbox"/>	Residential Medium Density
<input type="checkbox"/>	Residential High Density
<input type="checkbox"/>	Mixed-Use Low Intensity
<input type="checkbox"/>	Mixed-Use Moderate Intensity
<input type="checkbox"/>	Rural Commerce
<input type="checkbox"/>	Rural Preservation
<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Marine Use

Reason for Request:

Please see attached letter describing the purpose of the request in more detail.

As indicated by my signature below, I understand that this Application will be published in materials transmitted to the Planning Commission and/or Commissioners of St. Mary's County.

My signature below indicates that I am the person authorized to make this request.

 (signature of primary point of contact)      Date: 3/25/20  
Date Received: \_\_\_\_\_ Staff Initials: \_\_\_\_\_



DUGAN, MCKISSICK  
& LONGMORE<sup>LLC</sup>  
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](mailto: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 LMZ LLC  
Tax Map 27, Parcel 170, Tax Account No. 06-064353**

Dear Ms. Andritz:

Please accept this letter in support of the request of the property owner, LMZ LLC, to request that the property located at 43737 Sandy Bottom Road, Hollywood, 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. My client has two requests. The immediate request to change from the proposed 2050 Land use of Rural Preservation to make the Land Use of Residential Low Density. Second, my client is requesting that the Property be added into the Hollywood Town Center.

My client is proposing this Land Use Designation change because of its desire to develop the Property, in the near future, with some form of residential development. 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.

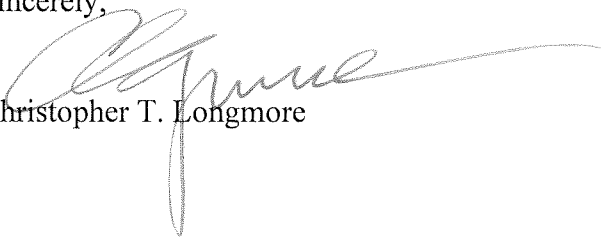
The Property is currently located immediately adjacent to the Hollywood Town Center. This is one of the County's growth areas, as identified in the current and proposed comprehensive plans. The Property is also immediately across Sandy Bottom Road. The properties immediately across Sandy Bottom Road from my client's property are proposed for a Residential Low-Density land use, and was similarly designated in the current Comprehensive Plan. In recent years, the property immediately across from my client's property was developed as the thriving, Woodmore subdivision consisting of approximately 47 single family homes (either constructed or slated for construction).

The Property contains approximately 9.40 acres. The change in land use would allow for a consistent change in zoning and further allow for a reasonable number of residential lots or dwellings that would be compatible with the surrounding properties. It would allow for the development of some additional residential properties in support of our County's need for additional residential

development, but given the acreage of the property, it would not overwhelm the neighboring properties. It would be the same land use as the properties immediately across Sandy Bottom Road, which would provide close access to St. John's Road and it's intersection, with full traffic signal, onto Maryland Route 235.

The proposed change in Land Use, coupled with its inclusion in the Hollywood Town Center, would allow for the reasonable but meaningful development of this property. 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,

A handwritten signature in black ink, appearing to read "Chris Longmore", written over the typed name.

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: AGRICULTURAL TRANSFER TAX

Account Number: District - 06 Account Identifier - 064353

**Owner Information**

Owner Name: LMZ LLC Use: AGRICULTURAL  
Principal Residence: YES  
Mailing Address: 15050 POINT LOOKOUT RD Deed Reference: /06551/ 00189  
SAINT INIGOES MD 20684-0000

**Location & Structure Information**

Premises Address: 43737 SANDY BOTTOM RD Legal Description: LOT 5  
HOLLYWOOD 20636-0000 PLAT 52/52  
JABEL CLARKE PROPERTY

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
0027 0019 0170 6010060.19 0000 5 2026 Plat Ref: 0052/ 0052

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2002	3,412 SF	800 SF	9.4000 AC	000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/5	2 full/ 2 half	2 Attached		

**Value Information**

	Base Value	Value		
		As of 01/01/2026	As of 07/01/2025	As of 07/01/2026
Land:	116,500	122,200		
Improvements	420,300	574,200		
Total:	536,800	696,400	536,800	590,000
Preferential Land:	1,500	1,500		

**Transfer Information**

Seller: JENKINS Z	Date: 08/07/2024	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06551/ 00189	Deed2:
Seller: RALEY SCOTT M &	Date: 04/02/2020	Price: \$360,000
Type: NON-ARMS LENGTH OTHER	Deed1: /05306/ 00278	Deed2:
Seller: RALEY SCOTT M S/O	Date: 10/08/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04259/ 00340	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: AGRICULTURAL TRANSFER TAX

**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date: