



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):*

Medina Partnership

* 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



PROPERTY INFORMATION

Tax Map & Parcel Number: Map 4, Parcel 85

Property Tax ID: 05-053293

Property Address: 29805 Three Notch Road

Charlotte Hall
City

MD
State

20622
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 checked="" 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

Preferred 2050 Land Use Designation


<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 checked="" 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: 3/25/26

Date Received: _____ Staff Initials: _____



DUGAN, MCKISSICK
& LONGMORE LLC
ATTORNEYS AT LAW

CHRISTOPHER T. LONGMORE
Managing Partner
22738 Maple Rd, Suite 210
Lexington Park, MD 20653
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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 Medina Partnership
Tax Map 4, Parcel 85, Tax Account No. 05-053293**

Dear Ms. Andritz:

Please accept this letter in support of the request of the property owner, Medina Partnership, to request that the property located at 29805 Three Notch Road, Charlotte Hall, 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 recently had both split-land use and split-zoning. In the current draft 2050 Comprehensive Plan, it is proposed to continue to have two, split land uses, i.e., Mixed-Use Low Intensity on the portion of the property that immediately fronts Three Notch Road, and Residential-Medium Density on the property of the Property that fronts Charlotte Hall Road. My client is requesting only a change in the proposed Mixed-Use Low Intensity land use, and that, instead, the portion that fronts Three Notch Road be designated as *Mixed-Use Moderate Intensity*.

Your office may recall that my client had previously submitted and considered seeking that this property be re-zoned by which of an individual application based on mistake and/or change in neighborhood. During the same time period, other properties in that area of the County were also seeking similar zoning changes. My client had previously been requesting a change of the whole property to Town Center Mixed-Use. Many of the residents that own property along Charlotte Hall Road raised concerns about Charlotte Hall Road and my client recognizes those concerns, and therefore is not challenging the split-land use of its Property, and is limiting its requested change only to the portion of the Property that fronts Three Notch Road in large part out of respect for the concerns voiced by those property owners on Charlotte Hall Road.

The Property is located within the Charlotte Hall Town Center, one of the County's growth areas that has seen significant development over the past years. Specifically, my client's property is immediately adjacent to the property that includes the "Southern States" retail use to its North, and immediately adjacent to the South of the Property is developed with an active dental practice. The Southern States property immediately to the North is proposed to have a land use of Mixed-Used Moderate Intensity on the portion of that property that fronts Three Notch Road, so if my client's request is granted, my client's property would have the exact same land use on the similar portion of

its Property. The properties immediately across Three Notch Road are likewise proposed to be designated as Mixed-Used Moderate Intensity, therefore, granting my client's request would be directly compatible with those properties.

The Property is currently undeveloped, but immediately between two active commercial and/or professional uses. The Charlotte Hall area has seen a great deal of successful and robust development recently and granting my client's request would allow for the future of development of my client's Property in a way that would be consistent with the nearby properties in the Charlotte Hall Town Center. My client is making a conscious decision to only request the new designation on the portion of the Property that fronts Three Notch Road, respecting the nearby property owners while simultaneously allowing for an appropriate, future development of my client's Property. We respectfully request that the portion of the Property currently proposed with a Mixed-Use Low Intensity land use be changed to a Mixed-Use Moderate Intensity land use.

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

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 - 05 Account Identifier - 053293

Owner Information

Owner Name: MEDINA PARTNERSHIP Use: COMMERCIAL
 C/O DR G K HATOUM Principal Residence: NO
 Mailing Address: 6620 CRAIN HWY STE 104 Deed Reference: /00480/ 00301
 PO BOX 2705
 LA PLATA MD 20846

Location & Structure Information

Premises Address: 29805 THREE NOTCH RD Legal Description: TRACT 1
 0-0000 RT 5
 CHARLOTTE HALL

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 20 23
 0004 0004 0085 15000.19 0000 2025 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 6.0300 AC

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

Value Information

	Base Value	Value		
		As of	Phase-in Assessments	
		01/01/2025	As of	As of
			07/01/2025	07/01/2026
Land:	347,300	347,300		
Improvements	0	0		
Total:	347,300	347,300	347,300	347,300
Preferential Land:	0	0		

Transfer Information

Seller: WINTERS, CLYDE R TRUSTEE Date: 06/29/1989 Price: \$235,000
 Type: ARMS LENGTH IMPROVED Deed1: MRB /00480/ 00301 Deed2:
 Seller: SHAMPAIN, LEON TRUSTEE Date: 03/30/1988 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: MRB /00404/ 00125 Deed2:
 Seller: YERKIE, JOHN W JR Date: 01/05/1984 Price: \$127,442
 Type: ARMS LENGTH IMPROVED Deed1: MRB /00168/ 00093 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: