



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):*

Sherry G. Lloyd

Paul A. Lloyd (Deceased)

* *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: slloyd@bclandassociates.com

Phone Number: 240-431-9533

Mailing address (if different from premises address):

41060 Paw Paw Hollow Lane Leonardtown, MD 20650

PROPERTY INFORMATION

Tax Map & Parcel Number: 0058 0257

Property Tax ID: 08-084637

Property Address:

18558 POINT LOOKOUT RD

PARK HALL MD 20667

City

State

Zip

Proposed 2050 Land Use Designation

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

☐	Residential Low Density
☐	Residential Medium Density
☐	Residential High Density
☐	Mixed-Use Low Intensity
☐	Mixed-Use Moderate Intensity
☐	Rural Commerce
☒	Rural Preservation
☐	Industrial
☐	Marine Use

Preferred 2050 Land Use Designation

☐	Residential Low Density
☐	Residential Medium Density
☒	Residential High Density
☒	Mixed-Use Low Intensity
☐	Mixed-Use Moderate Intensity
☐	Rural Commerce
☐	Rural Preservation
☐	Industrial
☐	Marine Use

Reason for Request:

As the owner of the 20.45-acre parcel at 18558 Point Lookout Road, I am formally requesting a change in the proposed St. Mary's 2050 Land Use Map from Rural Preservation to Mixed-Use Moderate Intensity (MXM) [or Residential High Density (RH)].

While this corridor was historically treated as an isolated rural village, the St. Mary's 2050 draft correctly recognizes the continuous connection along Route 5 by establishing the unified Great Mills / Park Hall growth node. The property sits just south of the current boundary line for this designated growth zone.

~~Requesting this change is not an expansion of rural sprawl, but rather a minor, logical boundary adjustment to a major state highway corridor.~~

A central directive of the 2050 Plan is creating attainable workforce housing near established infrastructure. This 20.45-acre parcel is uniquely positioned to fulfill that goal. It features extensive frontage on MD Route 5 (Point Lookout Road) and is within walking distance of Park Hall Elementary School and local community assets.

Furthermore, because of the property's significant 20.45-acre depth, any future multi-family or workforce housing development can be clustered efficiently near the highway corridor. This allows for a substantial, natural green buffer to be preserved on the southern and eastern edges, creating a perfect, responsible transition into the deeper Rural Preservation District. I respectfully request the Planning Commission adjust the Great Mills / Park Hall boundary to include this parcel.

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.

Sherry G. Lloyd

(signature of primary point of contact) Date: 06/22/2026

Date Received: _____ Staff Initials: _____