



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):*

Stanley Martin Companies, 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



PROPERTY INFORMATION

Tax Map & Parcel Number: Map 33, Parcel 179

Property Tax ID: 03-028674

Property Address: 23405 Lawrence Hayden 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 type="checkbox"/>	Residential Low Density
<input checked="" 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: 3/25/26

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
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
Leonardtwn, Maryland 20650

**Re: Letter in Support of Request for Change in Land Use Designation
On behalf of Stanley Martin Companies LLC
Tax Map 33, Parcel 179, Tax Account No. 03-028674**

Dear Ms. Andritz:

Please accept this letter in support of the request of the property owner, Stanley Martin Companies LLC, to request that the property located at 23405 Lawrence Hayden 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. The Property contains approximately 271.39 acres. 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 Medium Density. Second, my client is requesting that the Property be added into the Lexington Park Development District.

My client is proposing this Land Use Designation change because of its desire to develop the Property, in the near future, with various forms of residential development, potentially including single family residences and townhouses. 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. Given the fact that the Property is immediately adjacent to the Lexington Park Development District, is adjacent to the fully developed Wildewood Planned Unit Development, and the fact that it has the acreage and location that would support more residential development, we believe now would be ideal time, as part of the 2050 Comprehensive Plan Process, to change the underlying land use so my client can pursue this as a means to address the current, well-known housing needs of the County.

This property is immediately adjacent to the Wildewood Planned Unit Development (“PUD”) and my client, and its affiliated entities have been the most recent managers and developers of that PUD. This development has been a very successful residential development, with compatible commercial and other recreational and government uses included in the development. The Wildewood PUD had a certain density of residences allowed in its PUD related documents, but not all density was

used as part of that PUD. Providing for the change of land use of the Property (and later an appropriate, consistent re-zoning of the property) would allow it to develop in a way that provides for that additional housing that is so desperately needed in our County. Likewise, incorporating the Property in the Lexington Park Development District would support the goals to focus development in our development areas and to provide access to the appropriate infrastructure.

In addition to my client's proposed residential development of the Property, my client also intends to devote a portion of the Property to provide a significant recreational facility, for use by sports teams and individuals throughout the County and beyond. While the planning for this is in the preliminary stages, my client envisions that this recreational facility could allow for sports and other recreational tournaments and activities. As the County has noted for years, we are lucky to have a robust hotel and hospitality industry in the County, but often our hotels are full during the weekdays with work-related travel for Patuxent River Naval Air Station and related industries, but the County has consistently been looking to add to the tourist and recreational attractions of our County to invite travelers to use our hotels and related hospitality businesses. The changing of the Land Use to Residential Medium Density would make this a compatible use for the Property (of course, subject to a future re-zoning that would be compatible with the new land use). Respectfully, this type of proposal, that addresses multiple needs of our County, including a diversity of housing types and recreational amenities, is exactly the type of proposal that should be considered and included in the new 2050 Comprehensive Plan.

The proposed change in Land Use, coupled with its inclusion in the Lexington Park Development District, 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,



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 - 03 Account Identifier - 028674

Owner Information

Owner Name: STANLEY MARTIN COMPANIES LLC Use: AGRICULTURAL
 Principal Residence:NO
 Mailing Address: C/O CORP TRUST INC Deed Reference: //
 2405 YORK RD STE 201
 LUTHERVILLE TIMONIUM MD 21093-

Location & Structure Information

Premises Address: 23405 LAWRENCE HAYDEN RD Legal Description: 271.39 ACRES
 HOLLYWOOD 20636-0000 LAWRENCE HAYDEN RD (END)
 HOLLYWOOD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 60 28
 0033 0017 0179 3010023.19 0000 2026 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 271.3900 AC

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

Value Information

	Base Value	Value		Phase-in Assessments	
		As of 01/01/2026	As of 07/01/2025	As of 07/01/2025	As of 07/01/2026
Land:	64,000	64,000			
Improvements	1,000	1,000			
Total:	65,000	65,000	65,000		65,000
Preferential Land:	64,000	64,000			

Transfer Information

Seller: WILDEWOOD RESIDENTIAL LLC Date: 06/05/2019 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: // Deed2:
 Seller: WOOD, RICHARD OTIS & Date: 04/23/2004 Price: \$1,350,000
 Type: ARMS LENGTH IMPROVED Deed1: EWA /02261/ 00153 Deed2:
 Seller: WOOD, L LOUISE, ET AL, T/C Date: 01/25/2001 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: EWA /01607/ 00195 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: