

St. Mary's 2050: Charting Our Tomorrow Comprehensive Plan Update Project July 29, 2025

Commissioners of St. Mary's County Update



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## St. Mary's 2050: Charting Our Tomorrow



### **Project Timeline**









LAUNCH PROJECT

ESTABLISH VISION AND GOALS

DEVELOP POLICIES AND STRATEGIES

**PLAN ADOPTION** 

Fall 2024

Winter 2024 - 2025

Spring – Fall 2025

Winter 2025-2026

Kickoff Meeting County Tour Internal Interviews Project Website Community Engagement Window #1\*

Community Engagement Window #2\*

Adoption

**Public Hearings** 

Community Engagement Window #3\* We are here!

\* Includes PC Briefings

PC = Planning Commission



## **Community Engagement Window #2**



# Community Engagement Window (CEW) #2 (May-June)

- Total # of participants in CEW #2: 1,380
- 15 In-Person Community Engagement
   Opportunities from May 16 June 30, 2025\*
- 3 content-based surveys and one exit questionnaire
- All surveys were available online from May 5 to June
   30
- Paper surveys were available at the 3 County libraries for community members to complete
- Survey questions were the same whether participants were in-person or online





# **Community Engagement Window #2: Community Surveys Results**



# Survey 1: Guiding Our Growth Through 2050 Question 1

#### Areas of St. Mary's County in which participants support mixed-use development

| 24% Charlotte Hall  Hollywood  Mechanicsville  | 43% | Lexington Park   |
|--|-----|--|
| 30% I don't support this type of development in any location.  24% Charlotte Hall  22% Hollywood | 39% | Leonardtown - nearby the Town in the County's jurisdiction |
| 24% Charlotte Hall  22% Hollywood  | 38% | California   |
| 22% Hollywood  | 30% | I don't support this type of development in any location.  |
|  | 24% | Charlotte Hall   |
| 19% Mechanicsville   | 22% | Hollywood  |
|  | 19% | Mechanicsville   |
| 17% Callaway   | 17% | Callaway   |



# Survey 1: Guiding Our Growth Through 2050 Question 2

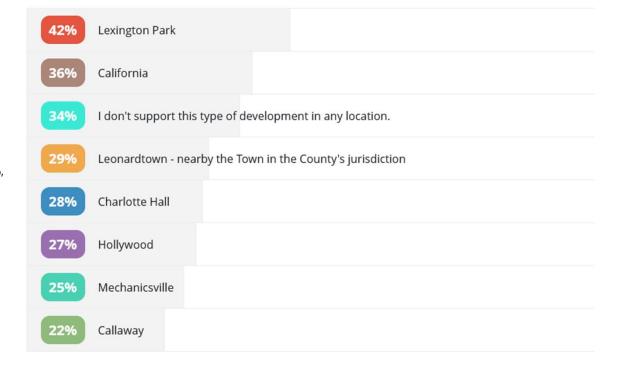
#### Areas of St. Mary's County in which participants support smaller starter homes and townhouses

| 45% | Lexington Park   |
|-----|--|
| 41% | Hollywood  |
| 40% | California   |
| 38% | Mechanicsville   |
| 38% | Charlotte Hall   |
| 35% | Callaway   |
| 34% | Leonardtown - nearby the Town in the County's jurisdiction |
| 23% | I don't support this type of development in any location.  |



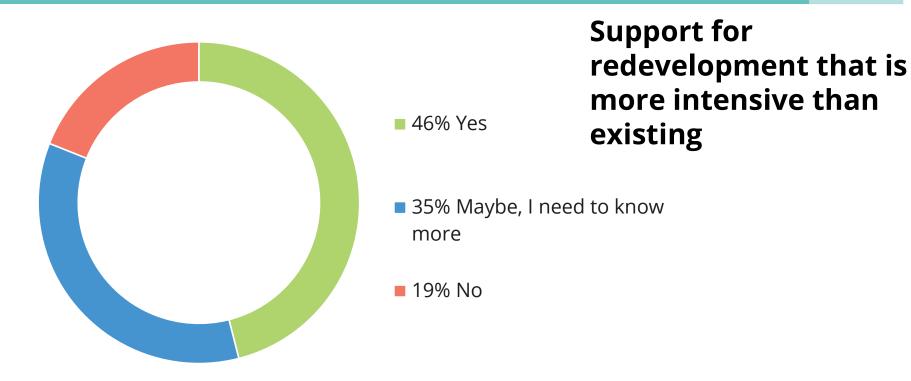
# Survey 1: Guiding Our Growth Through 2050 Question 3

#### Areas of St. Mary's County in which participants support multifamily housing





# Survey 1: Guiding Our Growth Through 2050 Question 4





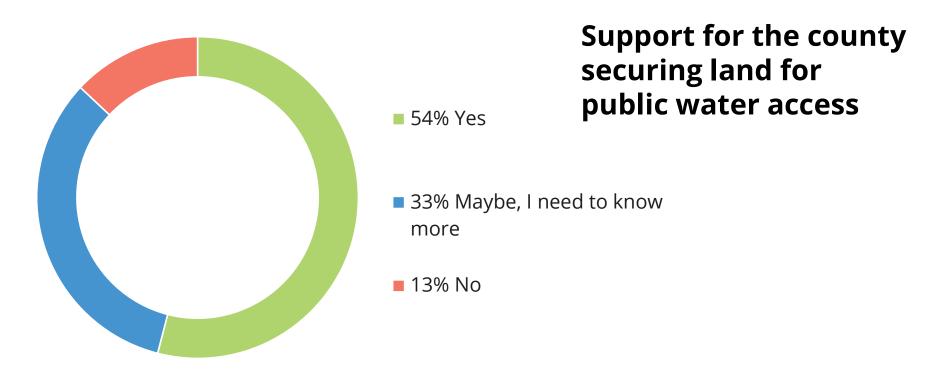
# **Survey 2: Environmental and Agricultural Resources**Question 1

# Activities that participants support to protect environmentally sensitive land

| 67% | Investing in natural stormwater management to support healthy wetlands                          |
|-----|---|
| 63% | Purchasing land to protect shoreline areas, such as protecting vulnerable community waterfronts |
| 51% | Purchasing conservation easements   |
| 17% | New public actions are not needed   |



# **Survey 2: Environmental and Agricultural Resources Question 2**





# **Survey 2: Environmental and Agricultural Resources**Question 3

## Support for new agricultural policies

| 67% | Expand the existing farm-to-school purchasing program to support stable local markets for farm products                |
|-----|--|
| 61% | Support agritourism opportunities, such as farm stays, events, and roadside stands                                     |
| 54% | Require the construction of wider road shoulders to support farming vehicles when roads are reconstructed              |
| 49% | Support the development of new agricultural support uses, such as small-scale meat processing and produce packing hubs |
| 36% | Lower speed limits on frequently used rural roads where farm equipment is used   |
| 9%  | Not sure   |
| 6%  | New public policies are not needed   |

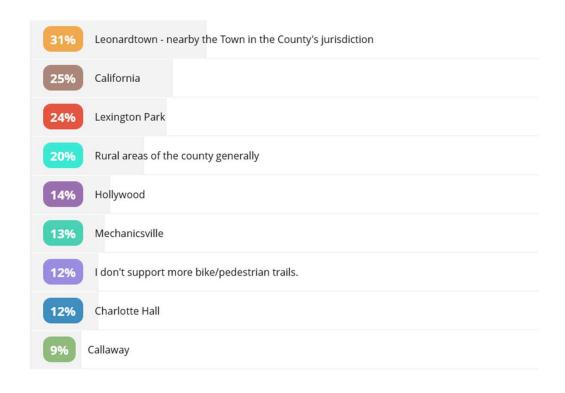


## Top priorities for transit service

| 57% | Improve existing bus routes in St. Mary's County, such as providing more frequent service |
|-----|---|
| 53% | Add new bus route(s) to unserved areas in St. Mary's County                               |
| 35% | Add new bus route(s) to areas outside of the county, such as the Washington, D.C. area    |
| 20% | I don't support expanding public transit  |



Areas of St. Mary's
County in which
participants support
developing new or
enhanced
bike/pedestrian trails





# Support for services and programs that assist the county's aging population

| 66% | Aging in place services that allow residents to stay in their homes |
|-----|---|
| 62% | Healthcare services   |
| 52% | Senior housing  |
| 51% | Transportation services   |
| 46% | Senior recreational activities and programming                      |
| 20% | Other social services   |



# Long-term investment priorities as selected by participants

| 43% | Community sports and recreation facilities |
|-----|--|
| 43% | Affordable housing                         |
| 27% | More services for the aging population     |
| 25% | Public transportation                      |
| 19% | Libraries                                  |
| 13% | Need more information to respond           |



## **Trends and Projections Report**



#### **Table of Contents**

- About St. Mary's 2050: Charting Our Tomorrow
- Our Community
- Environment & Natural Resources
- Land Use & Built Environment
- Infrastructure, Facilities, & Services
- Transportation
- Conclusion: Charting the Next Steps to 2050

### **A Growing Population**

The County grew

45%

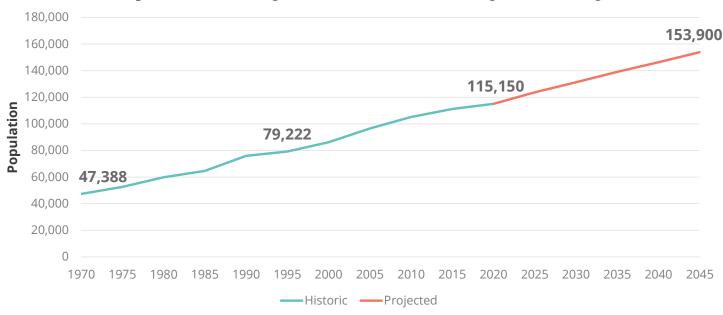
between 1995 and 2020,

and is projected to grow

34%

between 2020 and 2045.

#### **Population Projections for St. Mary's County**



Sources: Maryland Department of Planning, Projections and State Data Center, December 2020; Annual Estimates of the Population via Federal Reserve Economic Data



#### **Trends and Projections Report**

The Trends and Projections Report will be available on the county website soon, under the Resources section.

https://www.stmaryscountymd.gov/ StMarys2050/resources



St. Mary's 2050: Charting Our Tomorrow Comprehensive Plan Update Project July 22, 2025

**Trends and Projections Report** 





## **Vision Themes**



#### **Vision Themes**

- Guiding Our Growth Through 2050
- Protecting Our Environmental and Agricultural Resources
- Serving Our Community



