ST. MARY'S 2050
CHARTING OUR TOMORROW

St. Mary's 2050: Charting Our Tomorrow
Comprehensive Plan Update Project
July 28, 2025

Planning Commission Update

CLARION
BURNS & McDONNELL

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Adoption

We are here!

* Includes PC Briefings

PC = Planning Commission

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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

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* See project website for dates/times:
https://www.stmaryscountymd.gov/StMarys2050/GetInvolved/

Community Engagement Window #2
Outreach Strategy

- County website frequently updated
  - Prominent announcement box on main webpage
  - Banner on LUGM homepage directing visitors to project website

- Periodic News Releases

- Multiple emails to Community Engagement Team to boost notifications in established social networks
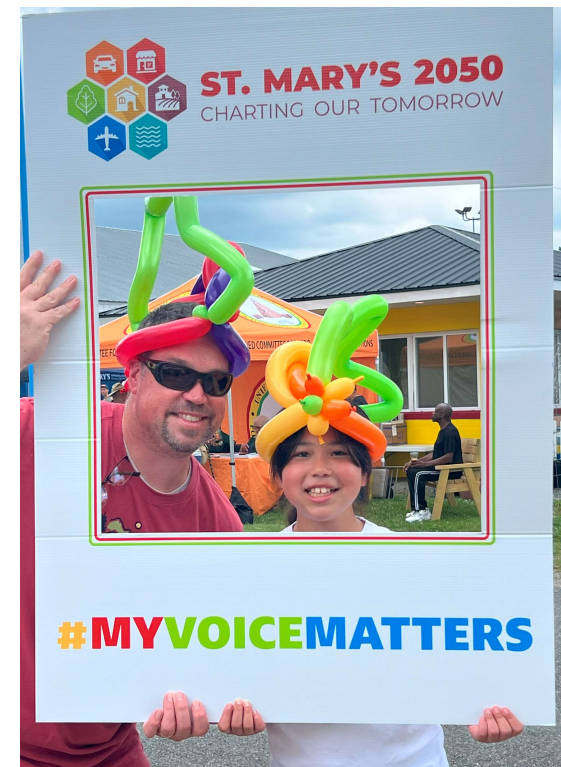
Community Engagement Window #2: Community Surveys Results

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Community Engagement Surveys Results

A report offering more detail on the results of CEW #2 will be uploaded to the project website

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

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Comprehensive Plan Update

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

Note: The responses to this question add up to more than 100%, because participants could select more than one choice.

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

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

Note: The responses to this question add up to more than 100%, because participants could select more than one choice.

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.

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

Note: The responses to this question add up to more than 100%, because participants could select more than one choice.
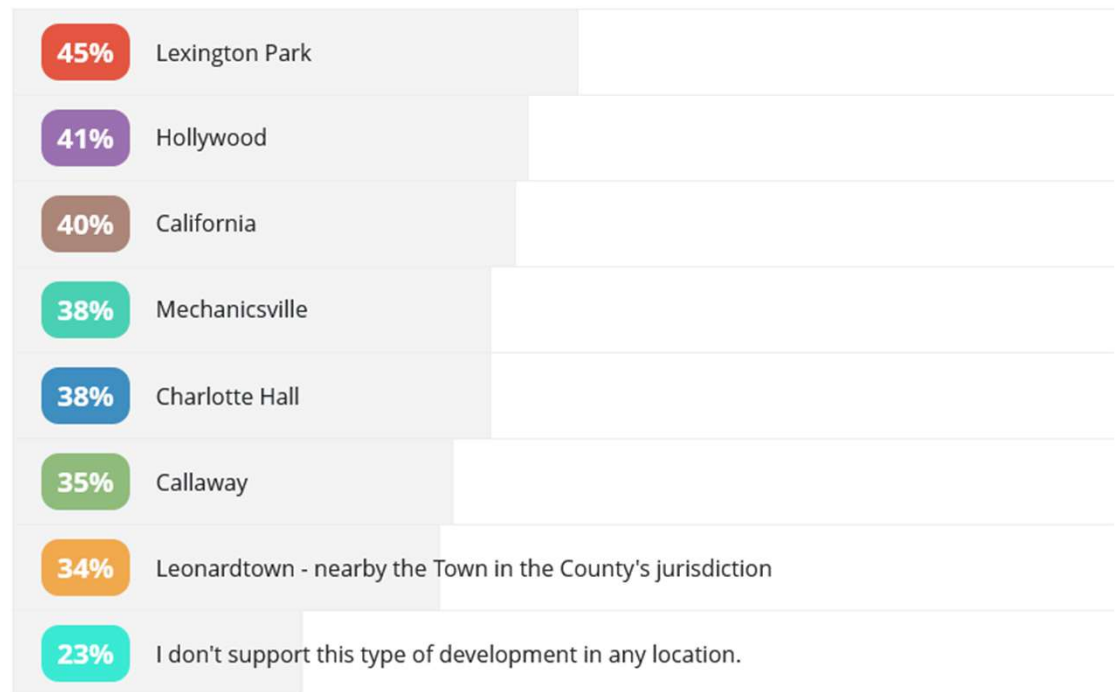
42%	Lexington Park
36%	California
34%	I don't support this type of development in any location.
29%	Leonardtown - nearby the Town in the County's jurisdiction
28%	Charlotte Hall
27%	Hollywood
25%	Mechanicsville
22%	Callaway

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Survey 1: Guiding Our Growth Through 2050
Question 4

Support for redevelopment that is more intensive than existing

- 46% Yes
- 35% Maybe, I need to know more
- 19% No

Activities that participants support to protect environmentally sensitive land

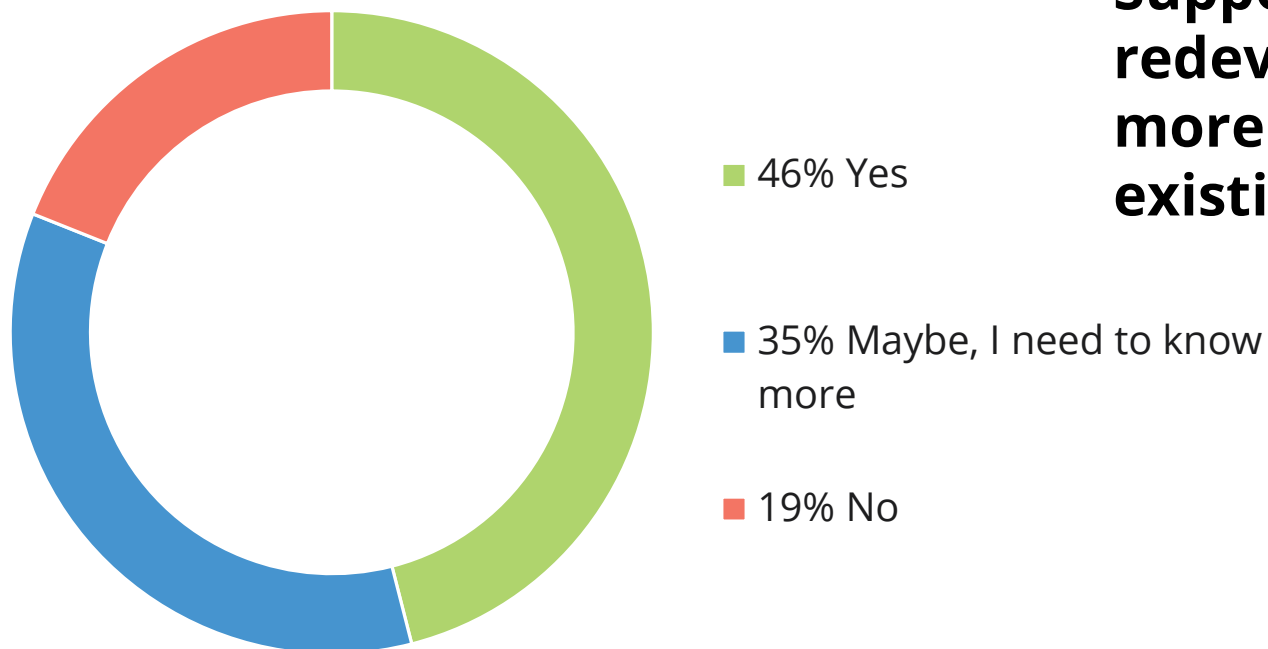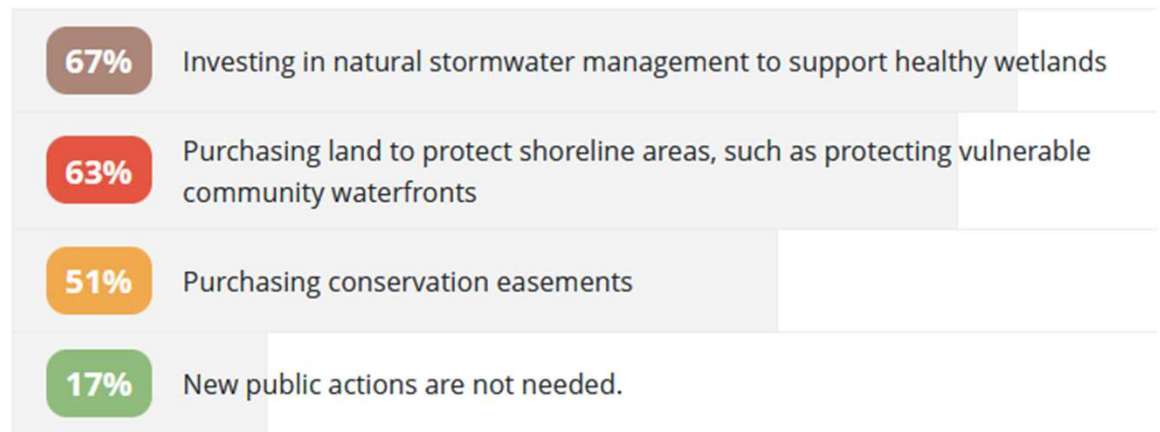**Note:** The responses to this question add up to more than 100%, because participants could select more than one choice.

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.

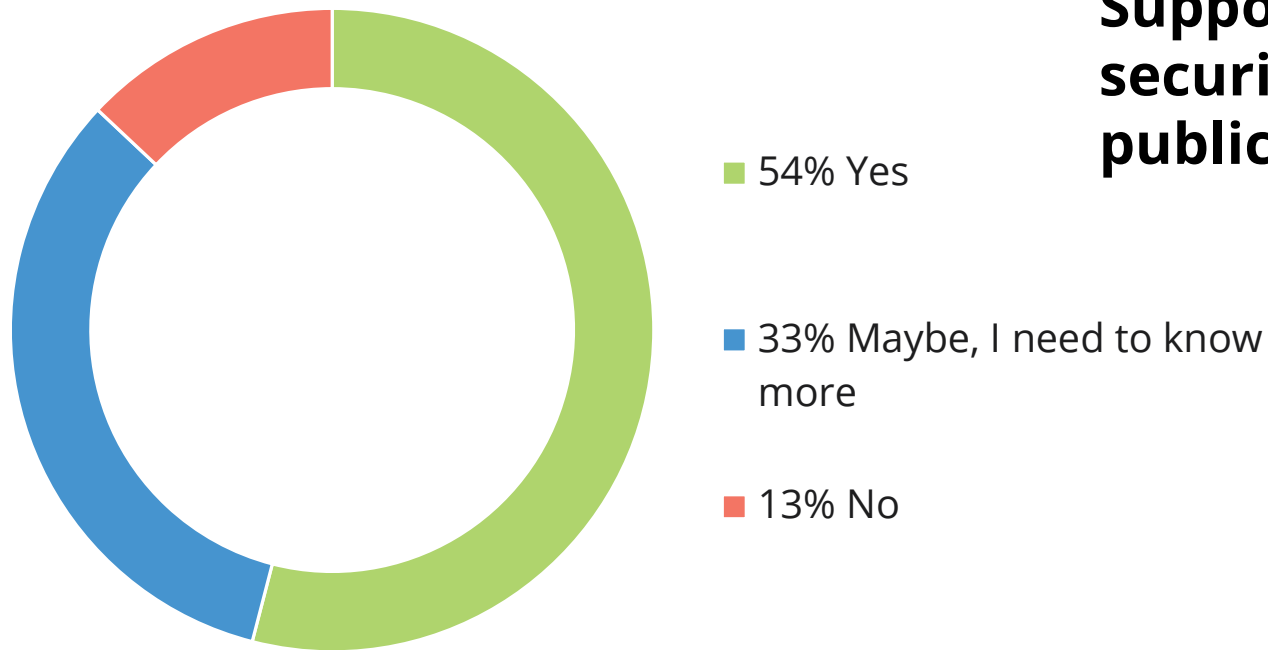ST. MARY'S 2050
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Support for new agricultural policies

Note: The responses to this question add up to more than 100%, because participants could select more than one choice.

%	Policy
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

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Top priorities for transit service

Note: The responses to this question add up to more than 100%, because participants could select more than one choice.

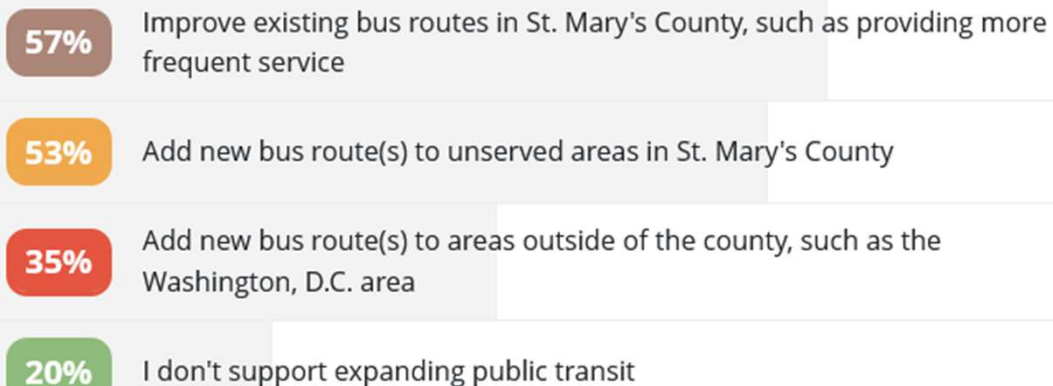|	
57%	Improve existing bus routes in St. Mary's County, such as providing more frequent service
53%	Add new bus route(s) to unserved areas in St. Mary's County
35%	Add new bus route(s) to areas outside of the county, such as the Washington, D.C. area
20%	I don't support expanding public transit

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

Note: The responses to this question add up to more than 100%, because participants could select more than one choice.
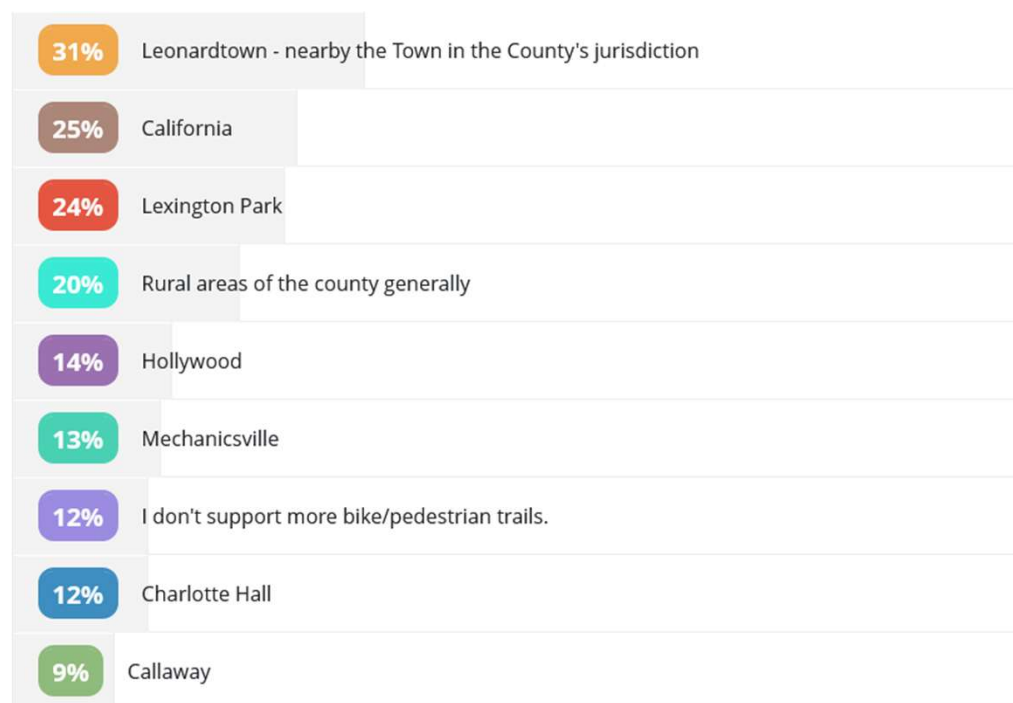
31%	Leonardtown - nearby the Town in the County's jurisdiction
25%	California
24%	Lexington Park
20%	Rural areas of the county generally
14%	Hollywood
13%	Mechanicsville
12%	I don't support more bike/pedestrian trails.
12%	Charlotte Hall
9%	Callaway

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

Note: The responses to this question add up to more than 100%, because participants could select more than one choice.

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

Survey 3: Serving Our Community
Question 4

Long-term investment priorities as selected by participants

Note: The responses to this question add up to more than 100%, because participants could select more than one choice.

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

About the Participants

- About 80% of respondents own their homes

- The vast majority of participants reported that they live in a single-family home

- Evenly split between groups turnout from all adult age groups, with the exception of the 15-24 age group

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About the Trends & Projections Report

- The report includes data on **existing conditions** in the county, and analyzes **projected future trends**

- The report serves as a **snapshot** reference of the county as it exists in 2025

- The Trends and Projections report helps provide a common knowledge base for the community as the comprehensive plan moves forward

- It is not meant to be an encyclopedia of county information or history

Excerpts From the Trends and Projections Report Sections

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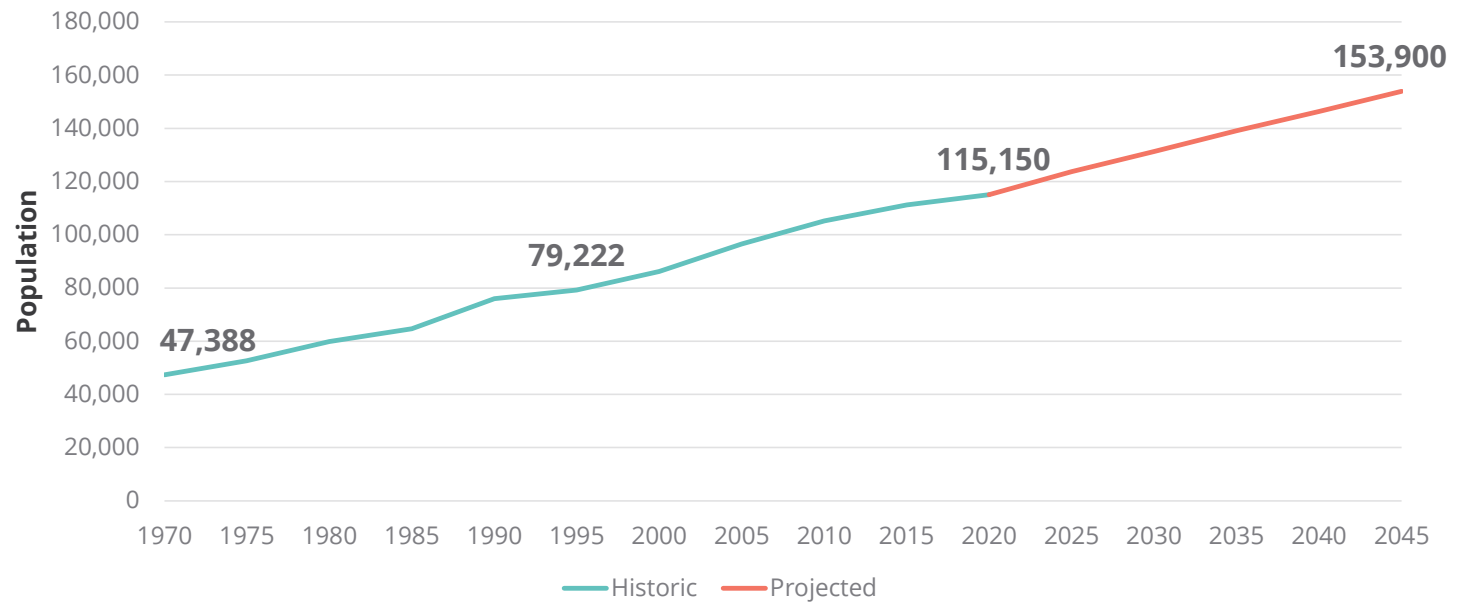
Population Projections

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

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Topics in Our Community Section

- Population density and distribution
- Historic and projected population
- Population by jurisdiction
- Standard demographic data
- Household size and type (family, non-family, or living alone)
- Housing tenure (rent or own); includes map of this data
- Housing units, housing type, age of housing stock, housing vacancy and seasonal vacancy
- Housing cost burden
- Housing value trends
- Income, poverty, and unemployment rate
- Commuting patterns and job locations and density
- Wages and occupations
- Broadband access
- Social vulnerability index and associated maps

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Working Lands

- This map includes Rural Legacy areas and agricultural easements, including Rural Legacy, Maryland Environmental Trust (MET), and Maryland Agricultural Land Preservation Foundation (MALPF).

- The Priority Preservation Area (97,660 acres) is the focus of long-term investment by the County to ensure the ongoing retention of agricultural land uses and profitability of agricultural activities.

- The goal is to preserve 80% of 97,000 acres.

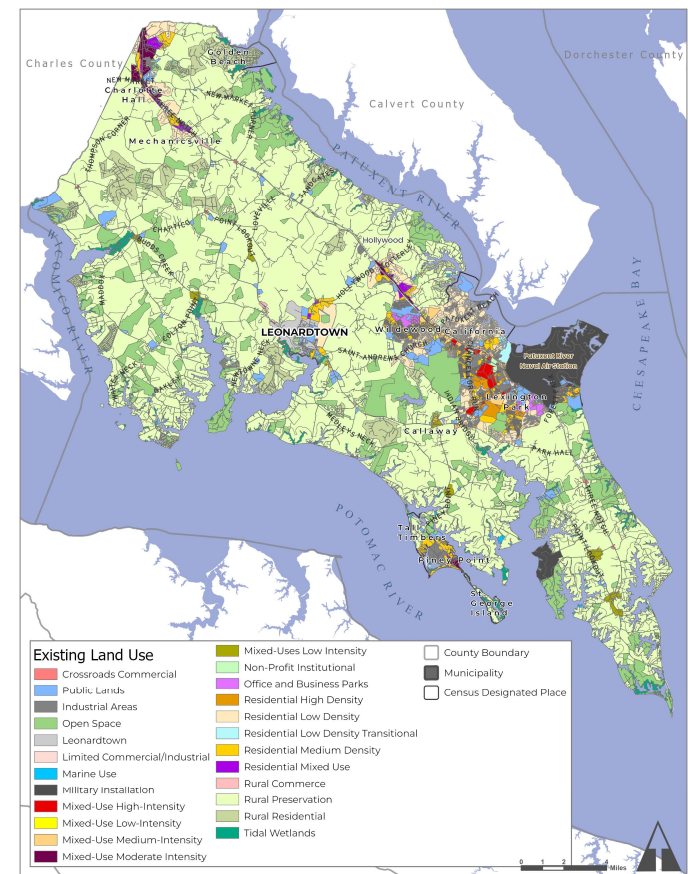*Source: State of Maryland*

Map credit: IRG
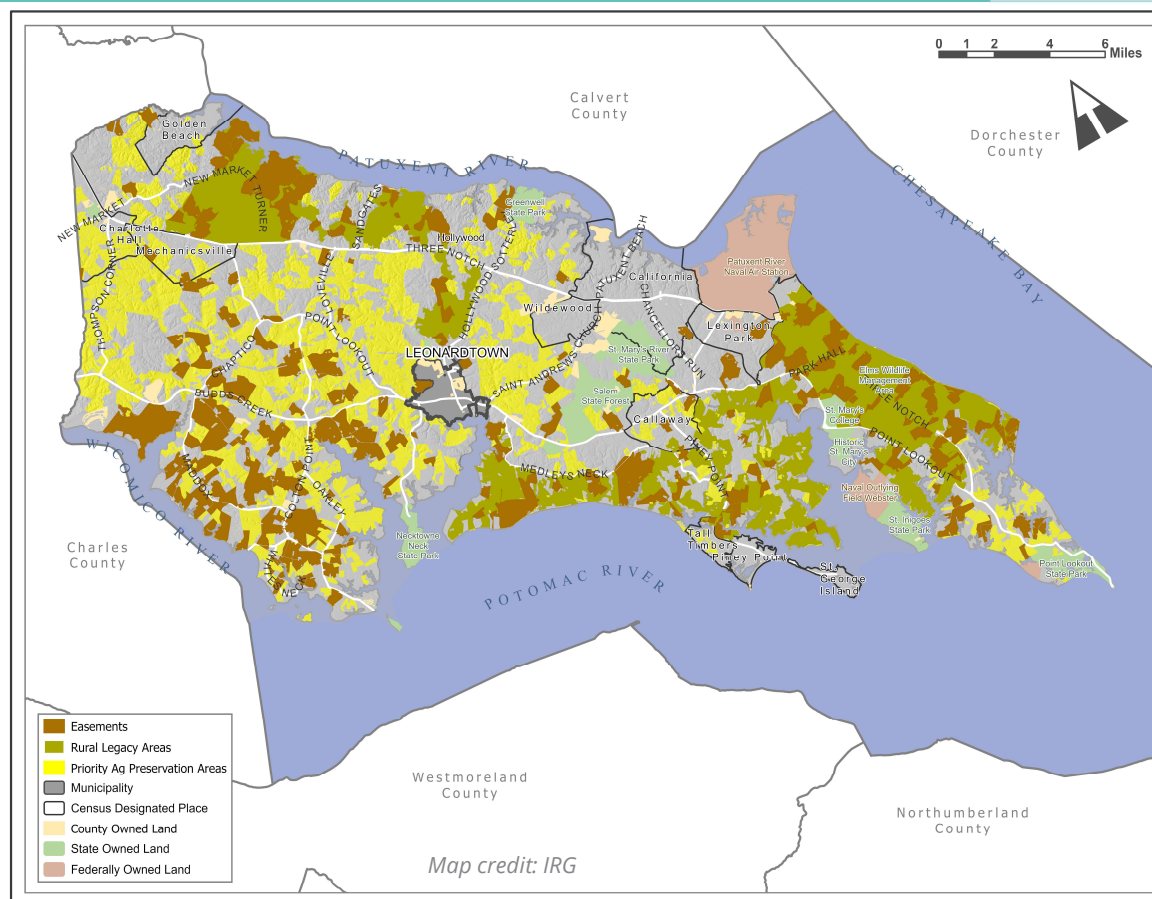
Topics in Environment and Natural Resources Section

- Maps and data on forests, streams, land cover, and all protected lands
- Parks and recreation
- Targeted ecological areas and critical areas
- Steep slopes
- Working lands, including data and discussion of cropland, conservation, and farmland preservation
- Natural hazards like wildfires, flooding (shoreline, non-shoreline, and nuisance), erosion, storm surge, and sea level rise

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Existing Land Use

- Most land in the county is identified on the existing land use map as rural residential, rural preservation, or open space (includes parks)

- Mixed uses and/or medium to higher-density housing are allowed in very limited areas (development districts, etc.)

Existing Land Use

Crossroads Commercial	Mixed-Uses Low Intensity	County Boundary
Public Lands	Non-Profit Institutional	Municipality
Industrial Areas	Office and Business Parks	Census Designated Place
Open Space	Residential High Density	
Leonardtown	Residential Low Density	
Limited Commercial/Industrial	Residential Low Density Transitional	
Marine Use	Residential Medium Density	
Military Installation	Residential Mixed Use	
Mixed-Use High-Intensity	Rural Commerce	
Mixed-Use Low-Intensity	Rural Preservation	
Mixed-Use Medium-Intensity	Rural Residential	
Mixed-Use Moderate Intensity	Tidal Wetlands	

Source: St. Mary's County GIS Dept.; State of Maryland; Federal datasets.

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Topics in Land Use & Built Environment Section

- Existing land use
- Air Installations Compatible Use Zones (AICUZ) Program
- Existing Growth Areas and rural or protected areas
- Existing zoning
- Recent development trends
- Publicly-owned land
- Employment opportunity sites
- Economic development strategies
- Current land use tax base proportions

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Topics in Infrastructure, Facilities,& Services Section

- Water and wastewater service providers
- Water and wastewater plans
- Private wells and septic systems
- Areas of wastewater service improvement
- Stormwater systems
- Community facilities and services

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Topics in Transportation Section

- Roads (Existing and planned)
- Public transportation system (Existing and planned)
- Bicycles and sidewalks (Existing and planned)

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Vision Themes

Introduction to Vision Themes

- The three Vision Themes are the highest-level part of the new plan's organizing structure, and capture the broadest ambitions and desires for the County's future

- The themes combine public engagement, stakeholder feedback, inputs from the Planning Commission and CSMC, and staff discussions

- They translate into the Goals, Policies, and Actions that will be used to implement the plan, and provide an overarching direction for the future of the County

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Vision Theme 1: Guiding Our Growth Through 2050

Through 2050, St. Mary's County will **provide a balance** between **preserving important natural and agricultural resources**, and **growing intentionally** to create attractive, walkable, and connected places within designated Growth Areas. This balance will continue to provide living, working, and recreating environments for a **variety of lifestyles**. This includes high-tech business parks and mixed-use centers, traditional neighborhoods, retirement communities, rural farmsteads, and waterfront areas. These different places will support a **diverse economic base**, provide job opportunities at a **variety of income levels, and support investments in housing** to enable workers to find an attainable home and put down roots.

Vision Theme 2: Protecting Our Environmental and Agricultural Resources

The County's wealth of **natural assets** are **critical elements** of its **heritage, economy, and quality of life**. Through 2050, the County will **prioritize protection** of land and water resources that support multiple community planning objectives. These efforts will protect lands to **maintain natural ecosystem functions**. They will also protect the County's unique **rural character** and foster its **agricultural economy**. **Investments** in parks and open spaces will **enhance livability** for **community members** and **visitors**, and resiliency efforts will **address vulnerability to hazards** such as shoreline erosion, storm surge mitigation, and nuisance flooding.

Vision Theme 3: Serving Our Community

Maintaining a high quality of life means ensuring community members have access to **effective and efficient County facilities and services**. Through 2050, the County will serve all members in a manner that is balanced with the urban, suburban, or rural context where they are located. New or enhanced services and facilities will support a **healthy fiscal bottom line** for the County. **Core services**, such as public water and wastewater, will be prioritized within Development Districts and Town Centers. The County's transportation network will be **improved to support priority multimodal access needs** (drive, bike, walk, and transit) of the community. Human services, public health, public safety, and other public services will benefit from **strategic improvements** for the betterment of all community members.

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Questions?

More information is available on the project website:

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