

**ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT**

Jessica S.B. Andritz, Director



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MEMORANDUM

TO: Planning Commission of St. Mary's County
FROM: SMC Project Team
DATE: July 31, 2026
RE: Memo #1 – Revision to DED's Requested Changes Memo – Ferry Language

INTRODUCTION

This is a supplemental memo for Memo #1: Requested Changes Memo. This offers a revision to the Economic Development Element of the draft plan to incorporate revised language regarding the ferry and its ability to strengthen tourism in the County. The Project Team is recommending the incorporation of new text (and edits to existing text) in response to this request from the Department of Economic Development (DED).

RECOMMENDATIONS FOR ADJUSTMENTS TO THE ST. MARY'S 2050 PLAN

Chapter 4: Economic Development Element

Text from page 80 of the Public Hearing Draft

HERITAGE AND OUTDOOR RECREATION TOURISM

GOAL 5: SUPPORT AND EXPAND TOURISM

Support and emphasize existing, unique county assets and rural setting to expand tourism and bring more tax revenue into the county, in line with the County's Comprehensive Economic Development Strategy (CEDS), while mitigating adverse impacts of tourism on public infrastructure.

Text from page 83 of the Public Hearing Draft

Action 5.5.2: Support New Parks and Parks Improvement Efforts for State and National Parks, Monuments, and Trail Networks

Support new and ongoing planning efforts to maximize the public benefits of parks, monuments, and trail networks in St. Mary's County, including the Chesapeake Gateways and Watertrails Network, the Captain John Smith Chesapeake National Historic Trail, and all County and State parks.

In Developing Contextually Appropriate Mixed-Use Areas

Support Leonardtown in encouraging owners and developers of single-story buildings in the town core to add upper stories for mixed use and consider supporting similar styles of development in other populated areas of the county. Expand the network of Art and Entertainment Districts in St. Mary's County through support of Leonardtown's current district and through considering similar districts in other parts of the county.



Snowhill Park in Mechanicsville

Public Hearing Draft | Economic Development Element

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Proposed Edit(s)

Create new Policy 5.6 and Action item 5.6.1

Policy 5.6: Support Regional Transportation Opportunities that Enhance Tourism
Support tourism initiatives that improve visitor access, strengthen regional partnerships, and enhance the visitor experience, including the continued evaluation of regional passenger ferry opportunities, where appropriate and consistent with future County priorities.

Action 5.6.1: Promote Destination-Based Transportation Partnerships
Encourage collaborative marketing initiatives that connect transportation options, including but not limited to passenger ferry service where available, with waterfront communities, historic destinations, museums, parks, lodging, restaurants, recreational opportunities, agritourism destinations, and local businesses to strengthen St. Mary's County tourism economy.

Add Action 5.6.1 into the Implementation Matrix

Rationale

The Department of Economic Development (DED) has revised the ferry language and recommended including the revised language in the Economic Development Element under Goal 5 Heritage & Outdoor Recreation Tourism.