

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

Jessica S.B. Andritz, Director



COMMISSIONERS OF ST. MARY'S COUNTY:

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Scott R. Ostrow, Commissioner

MEMORANDUM

TO: Planning Commission of St. Mary's County
FROM: SMC Project Team
DATE: July 13, 2026
RE: Memo #3 - Additional Edits to Public Hearing Draft

INTRODUCTION

Below is a summary of various suggestions/recommendations that were offered during the two public hearings conducted by the Planning Commission or submitted as written comments. In response to these comments, the Project Team is recommending the incorporation of new text (and edits to existing text) in response to these comments.

At the outset, it is also important to note that there are no proposed changes to the designation of Town Centers or Village Centers. There were several concerns raised about the designation of Piney Point and Charlotte Hall as Town Centers. Many residents seemed to believe that the St. Mary's 2050 Plan proposes to newly designate these areas as Town Centers. However, this designation was applied to those areas in the 1999 Comprehensive Plan.

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

Chapter 2: Growth Management Element

Text from page 18 of the Public Hearing Draft

Attainable Housing Challenge



In recent years, the national housing crisis has challenged the ability of states and local governments to achieve balanced growth, and this housing challenge is also impacting St. Mary's County. While the median household income in 2023 for the County (\$114,000) was higher than the state's (\$108,200), a large proportion of local workers earn low wages that make it unaffordable to own or rent a home in St. Mary's County. This not

Proposed Edit(s)

Revise the median household income data under Attainable Housing Challenge to read as follows:

While the median household income in 2023 for the County (\$114,580) was higher than the state's (\$101,652), a large proportion of local workers earn low wages that make it unaffordable to own or rent a home in St. Mary's County.

Rationale

A comment received from a citizen outlined a discrepancy in the original data regarding household median income compared to page 53 of the Public Hearing Draft. The data on page 18 has been revised to correct this.

Text from page 18 of the Public Hearing Draft

Existing Growth Areas

The 2010 Comprehensive Plan established a three-tiered approach to managing growth: Growth Areas, Rural Areas, and Protected Areas. Growth Areas include the Development Districts, Town Centers, and Village Centers. These locations are designated to accommodate the majority of new residential and commercial development. Rural areas include Rural Preservation, Rural Service Center, and Rural Commercial Limited designations, designed to maintain agricultural land and low-density development. Protected Areas include the Resource Protection Area and Neighborhood Conservation Districts, maintaining these areas as environmentally sensitive lands and established neighborhoods.

During the St. Mary's 2050 planning framework, residents shared strong support (91%) for continuing this tiered approach to managing growth. The challenge is finding the right balance between protecting rural character, supporting economic and housing development, and maintaining community character, while ensuring growth.

Proposed Edit(s)

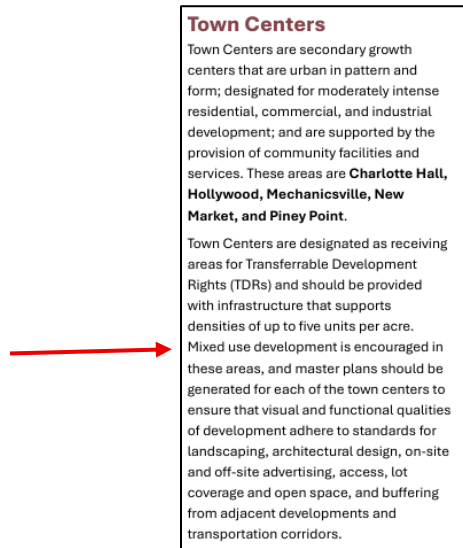
Revise the text of the last paragraph under Existing Growth Areas to read as follows:

During the St. Mary's 2050 planning framework, residents shared strong support (91%) for continuing this tiered approach to managing growth. The challenge is finding the right balance between protecting rural character and marine-based assets, supporting economic and housing development, and maintaining community character, while ensuring infrastructure keeps pace with new growth.

Rationale

A comment received from a citizen suggested including language regarding the marine-based assets of the county.

Text from page 24 of the Public Hearing Draft



Proposed Edit(s)

Revise the text under Town Centers in the second paragraph to read as follows:

Mixed use development is encouraged in these areas and planning best practices suggest that master plans should be generated for each of the Town Centers to ensure that visual and functional qualities of development adhere to standards for landscaping, architectural design, on-site and off-site advertising, access, lot coverage and open space and buffering from adjacent developments and transportation corridors.

Rationale

A comment received from a citizen suggested using stronger language in the above text to better align with Action 4.2.1 "Prepare Master Plans for Each Town Center" on page 45 of the Public Hearing Draft.

Text from page 41 of the Public Hearing Draft

Policy 2.4: Locate Industrial and Office Uses in Development Districts

Locate industrial and office uses in and near the development district areas, near the airport and in the town centers as defined by the Land Use Map.

Proposed Edit(s)

Revise the text under Policy 2.4 to read as follows:

Locate industrial and office uses in and near the development districts, town centers, and the airport, and away from areas of existing residential uses.

Rationale

A comment received from a citizen suggested adding language to clarify that residential uses in these areas are protected from quality-of-life disturbances.

Chapter 2: Housing Element

Text from page 60 of the Public Hearing Draft

Policy 1.1: Support the Development of Attainable Housing

Support the development of attainable housing options. Housing types that can support this goal include, but are not limited to:

- Small-lot single-family homes such as pocket neighborhoods and cottage courts
- Duplexes, triplexes, quadplexes
- Townhomes
- Small-unit (5-12), multifamily developments

Action 1.1.1: Consider Development of an Attainable Housing Work Group

Consider the establishment of an Attainable Housing Work Group to oversee development of the housing study (referenced in Housing Action 1.1.2: Prepare a Housing Study to Determine the Optimum Mix of Housing Types for Existing and Future Needs) and to evaluate additional tools and programs that

the County could undertake to address the housing challenge. Include developers and builders that work in the county, and relevant community members in this work group.

Action 1.1.2: Prepare a Housing Study to Determine the Optimum Mix of Housing Types for Existing and Future Needs

In partnership with Leonardtown, the Departments of Economic Development (DED) and Land Use and Growth Management (LUGM) will develop a local housing study to determine the optimum mix of housing types or range of costs to support the County's existing and future needs based on an evaluation of the demographic and economic characteristics of the population and housing supply factors. It should also include specific strategies to be taken to support attainable housing needs. This study may also be used to refine the percent of area median income (AMI) threshold for workforce and/or affordable housing policies, such as Housing Action 1.1.4: Award Bonus Densities

Proposed Edit(s)

Revise the text under Action 1.1.1 to read as follows:

Consider the establishment of an Attainable Housing Work Group to oversee development of the housing study (referenced in Housing Action 1.1.2: Prepare a Housing Study to Determine the Optimum Mix of Housing Types for Existing and Future Needs) and to evaluate additional tools and programs that the County and The Housing Authority of St. Mary's County could undertake to address the housing challenge. Include developers and builders that work in the county, and relevant community members in this work group.

Rationale

A comment received from a citizen suggested revising some of the housing action items and including The Housing Authority of St. Mary's County to help assist with the housing issues in St. Mary's County.

Text from page 62 of the Public Hearing Draft



Proposed Edit(s)

Revise the text under Policy 1.7 to read as follows:

In collaboration with The Housing Authority of St. Mary's County, provide quality housing and housing services to meet resident needs with respect to accessibility, affordability, location, and diversity of product and cost for households eligible for County support.

Rationale

A comment received from a citizen suggested revising some of the housing action items and including The Housing Authority of St. Mary's County to help assist with the housing issues in St. Mary's County.

Text from page 64 of the Public Hearing Draft



Proposed Edit(s)

Revise the text of the caption below this photograph to read as follows:

Burch Farm near Helen. Image by Elvert Barnes via Flickr.

Rationale

A comment received from a citizen suggested a revision to the location of this barn in the county.

Chapter 4: Economic Development Element

Text from page 70 of the Public Hearing Draft

Planning for Economic Development

St. Mary's County has a thriving economy poised to become even stronger. A high concentration of aviation, unmanned systems, and related research occupations; a foundation in agriculture and aquaculture, and the expansion of tourism and advanced manufacturing have blended together to support a flourishing economy. It is notable that of the more than 36,000 jobs in St. Mary's County, the majority of jobs are occupied by residents. Similarly, the majority of working county residents hold jobs in the county. These jobs are clustered within the County's Growth Areas and dispersed in rural lands.

As St. Mary's County continues to grow, a sustained strategic focus and high levels of collaboration between County departments and employment partners will be key for further advancing the economy of St. Mary's County.

Proposed Edit(s)

Revise the text of the first paragraph to read as follows:

St. Mary's County has a thriving economy poised to become even stronger. A high concentration of aviation, unmanned systems, and related research occupations; a foundation in agriculture and aquaculture, and the expansion of tourism and advanced manufacturing have blended together to support a flourishing economy. It is notable that of the more than 36,000 jobs in St. Mary's County, the majority of jobs are occupied by residents. Similarly, the majority of working county residents hold jobs in the county. These jobs are clustered within the County's Growth Areas and dispersed in rural lands and waterways.

Rationale

A comment received from a citizen suggested including waterways in this section to outline jobs found on the water.

Text from page 72 of the Public Hearing Draft

Maintaining Rural Character Economic growth that maintains rural character was important to many residents. Local traditions, such as farming and watermen culture, should be promoted and protected. Amish and Mennonite communities, which have a deep history in the county, were identified	as important to the county's rural culture. Community members stressed that town centers and village gathering spaces should be developed in a walkable, community-centered way, with downtown Leonardtown as a good example of development consistent with rural character.
	

Proposed Edit(s)

Create a new topic below “Maintaining Rural Character” to read as follows:

Leveraging Marine Resources

St. Mary's County has always enjoyed a vital attachment to the water. From the establishment of the first capital of Maryland on the shores of the St. Mary's River to being a bounteous source of epicurean seafood, it has always been closely linked to the surrounding waters in many ways. Looking ahead it will be important to build on its water-oriented assets.

Rationale

A comment received from a citizen suggested including language about the marine resources throughout the county.

Text from page 84 of the Public Hearing Draft

FISHERIES GOAL 8: SUPPORT FISHERIES AND AQUACULTURE ACTIVITIES Enhance fish stock and markets for local watermen and enhance recreational fishing opportunities by supporting fisheries and aquaculture activities, in line with the County's Comprehensive Economic Development Strategy (CEDs).
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Proposed Edit(s)

Revise the title of this section to read as follows:

MARINE RESOURCES

Rationale

A comment received from a citizen suggested revising the title of this section from “Fisheries” to “Marine Resources” as a more general title.

Policy 8.1: Invest in and Maintain Aquaculture Opportunities
Seek aquaculture investment, maintain existing aquaculture activities, and restore overworked areas to support the local aquaculture economy and culture.
Action 8.1.1: Support Local, State, and Regional Efforts to Effectively Manage and Regulate Aquaculture Activities for Continued Productivity
Work with Maryland and neighboring states to share equitable laws to regulate fishing, crabbing, and oystering, and to effectively manage commercial harvesting for continued productivity. Assist in regional and local efforts to restore fish and shellfish populations and habitats, and to prevent recurrence of such overworking.

Proposed Edit(s)

Revise the text of Action 8.1.1 to read as follows:

Work with Maryland and neighboring states to share equitable laws to regulate fishing, crabbing, and oystering, and to effectively manage commercial harvesting for continued productivity. Assist in regional and local efforts (including collaboration with local organizations) to restore fish and shellfish populations and habitats and to prevent recurrence of such overworking.

Rationale

A comment received from a citizen suggested adding in “local organizations” to this action.

Policy 8.3: Maintain Adequate Fish and Shellfish Stocks for Commercial and Recreational Fishing and Shellfish Harvesting

Prevent overfishing and control the spread of invasive species to maintain adequate fish and shellfish stocks for aquaculture and for recreational fishing. Rebuild overfished stocks in collaboration with the Maryland Department of Natural Resources (DNR).



From Comprehensive Economic Development Strategy (CEDS)

Proposed Edit(s)

Create new Policy 8.4:

Policy 8.4 “Enhance Marine-Based Recreational Opportunities”

Explore opportunities to expand public access to the waterfront and improve water safety.

Rationale

A comment received from a citizen suggested creating a new policy to enhance marine-based recreational opportunities.

Chapter 5: Environmental and Natural Resources Element

Text from page 94 of the Public Hearing Draft

SENSITIVE AREAS & AREAS OF CRITICAL STATE CONCERN

GOAL 1: PROTECT AND ENHANCE SENSITIVE AREAS AND AREAS OF CRITICAL STATE CONCERN

Protect and enhance Areas of Critical State Concern, including the Chesapeake Bay Critical Area, State-designated habitats, and other environmentally sensitive lands, to safeguard ecological functions and ensure compliance with State mandates. Sensitive Areas and Areas of Critical State Concern were intentionally grouped under a shared goal because they function as an integrated resource protection system rather than as distinct, unrelated policy domains. Areas of Critical State Concern fall squarely within the statutory intent of §3-104 of the Land Use Article of the *Annotated Code of Maryland*. This structure strengthens policy clarity, reflects on-the-ground implementation, and supports a coordinated approach to environmental stewardship consistent with both local planning objectives and State mandates in collaboration with local organizations.

Proposed Edit(s)

Revise text below Goal 1 to read as follows:

Protect and enhance Areas of Critical State Concern, including the Chesapeake Bay Critical Area, State-designated habitats, and other environmentally sensitive lands, to safeguard ecological functions and ensure compliance with State mandates and further serving the interests of St. Mary's County, which has a rich maritime culture that supports many other priorities in the St. Mary's 2050 plan. Sensitive Areas and Areas of Critical State Concern were intentionally grouped under a shared goal because they function as an integrated resource protection system rather than as distinct, unrelated policy domains. Areas of Critical State Concern fall squarely within the statutory intent of §3-104 of the Land Use Article of the Annotated Code of Maryland. This structure strengthens policy clarity, reflects on-the-ground implementation, and supports a coordinated approach to environmental stewardship consistent with both local planning objectives and State mandates in collaboration with local organizations.

Rationale

A comment received from a citizen suggested including language about maritime culture within the plan.

Text from page 96 of the Public Hearing Draft

Action 1.4.4: Restore Degraded Streams, Buffers, and Aquatic Vegetation

Where streams, riparian buffers, or wetlands are degraded, require restoration measures that return these systems to their ecological function. Identify and protect submerged aquatic vegetation (SAV) and anadromous fish spawning areas, and support restoration initiatives, including stakeholder and watermen participation where appropriate.

Proposed Edit(s)

Revise the title and text below Action 1.4.4 to read as follows:

Action 1.4.4 Restore Degraded Streams, River Sanctuaries, Buffers, and Aquatic Vegetation

Where streams, river sanctuaries, riparian buffers, or wetlands are degraded, require restoration measures that return these systems to their ecological function. Identify and protect submerged aquatic vegetation (SAV) and anadromous fish spawning areas, and support restoration initiatives, including stakeholder and watermen participation where appropriate.

Rationale

A comment received from a citizen suggested including language about river sanctuaries areas in Action 1.4.4.

Text from page 103 of the Public Hearing Draft

Policy 4.1: Reduce Nutrient and Pollutant Loads to the Chesapeake Bay and Its Tributaries

Reduce nutrient and sediment pollution entering the Chesapeake Bay and its tributaries by implementing Tributary Strategies, coordinating with State and Federal partners, and enforcing measures that ensure measurable water quality improvements.

Proposed Edit(s)

Revise the text below Policy 4.1 to read as follows:

Reduce nutrient and sediment pollution entering the Chesapeake Bay and its tributaries by implementing Tributary Strategies, coordinating with State and Federal partners, non-governmental organizations to strengthen stewardship of marine resources and, when necessary, enforcing measures that ensure measurable improvements to water quality.

Rationale

A comment received from a citizen suggested including non-governmental organizations to strengthen stewardship of marine resources in Policy 4.1.

Chapter 6: Transportation Element

Text from page 113 of the Public Hearing Draft

Policy 1.1: Apply Excellent Community Design Principles for Pedestrian Safety

Apply excellent community design principles to all new construction and redevelopment to create safe, accessible, and integrated environments for pedestrians.

Policy 1.2: Encourage Sidewalks for New Development

Encourage the inclusion of sidewalks as part of all new residential (zoned at less than 1-acre lots) and commercial developments to ensure consistent pedestrian access.

Policy 1.4: Require Adequate, Well-Marked Crosswalks and Sidewalks

Require adequate, well-marked crosswalks and sidewalks in all relevant development and redevelopment projects.

Action 1.4.1: Maintain a Program for Sidewalk Repair and Obstruction Removal

Maintain a program for sidewalk repair and obstruction removal while continuing to improve ADA compatibility and mobility access. Continue to make ADA improvements when asphalt overlays are scheduled.

Policy 1.5: Collaborate with

Proposed Edit(s)

Consolidate and combine Policy 1.2 and Policy 1.4 to read as follows:

Policy 1.2: Require Adequate, Well-Marked Crosswalks and Sidewalks Where Feasible

Require adequate, well-marked crosswalks and sidewalks in all relevant development and redevelopment projects, where feasible (e.g., new residential development with lots less than one acre in size) to enhance public safety of the community.

Renumber Action 1.4.1 and update it in the Implementation Matrix:

Action 1.2.1: Maintain a Program for Sidewalk Repair and Obstruction Removal

Rationale

A comment received from a citizen suggested including language to call for additional meetings to discuss ongoing and emerging local health needs in the county.

Policy 1.5: Collaborate with Leonardtown on a Countywide Pedestrian and Bikeways Master Plan

Work with Leonardtown to create a Countywide Pedestrian and Bikeways Master Plan that aligns the Town's and the County's investments with regional goals.

Proposed Edit(s)

Create new Action 1.5.1 to read as follows:

Action 1.5.1 Initiate Joint Planning Framework with Leonardtown to Explore Countywide Pedestrian and Bikeways Master Plan

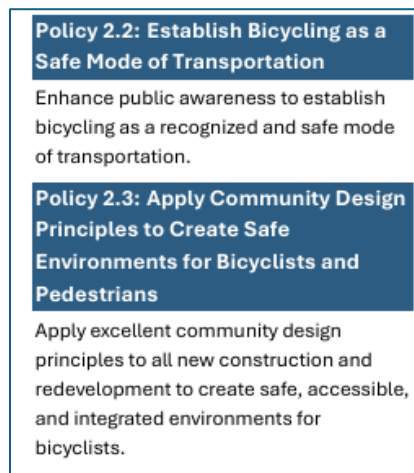
Initiate a joint planning framework with Leonardtown to explore the creation of a county wide pedestrian and bikeways master plan.

Add Action 1.5.1 to the Implementation Matrix.

Rationale

A comment received from a citizen suggested collaborating with Leonardtown to create a master plan for bikeways and pedestrians, the Department of Public Works and Transportation (DPW&T) concurred.

Text from page 114 of the Public Hearing Draft



Proposed Edit(s)

Create new Action 2.2.1 to read as follows:

Action 2.2.1 Explore the Inclusion of Bicycle Lanes and Trails in the Development Districts

Explore the Inclusion of Bicycle Lanes/trails to address gaps in infrastructure connecting high-density residential areas and commercial nodes.

Add Action 2.2.1 to the Implementation Matrix.

Rationale

A comment received from a citizen suggested including bicycle lanes and trails in Development Districts, the Department of Public Works and Transportation (DPW&T) concurred.

Text from page 115 of the Public Hearing Draft

Policy 3.1: Ensure Site Design Enhances the Transportation Network

Ensure that all site design, including design of County-owned grounds and facilities, maximizes the attractiveness and connectivity of the transportation network.

Action 3.1.1: Incorporate Inter-Parcel Connections

New development should incorporate inter-parcel connections to minimize traffic impacts along commercial corridors.

Proposed Edit(s)

Revise the title and text of Action 3.1.1 to read as follows:

Action 3.1.1 Update Comprehensive Zoning Ordinance and Subdivision Regulations to Require Connectivity

Update CZO and subdivision regulations to require pedestrian/bicycle easements and physical connections between adjacent commercial developments and abutting residential subdivisions when redevelopment and/or new development is proposed.

Revise Action 3.1.1 in the Implementation Matrix.

Rationale

A comment received from a citizen suggested including language to require pedestrian/bicycle easements and connections between developments.

Chapter 8: Public Health and Community Services Element

Text from page 153 of the Public Hearing Draft

Action 1.1.3: Convene the Local Board of Health and Provide Regular Health System Briefings
In accordance with Maryland Health-General §3-501 et seq., the Health Officer shall convene the Local Board of Health at least twice annually. These meetings shall provide reports on community health status, system capacity, gaps, CHIP progress, and public health emergency readiness, ensuring transparency, accountability, and alignment with Foundational Capabilities.

Proposed Edit(s)

Revise the text under Action 1.1.3 to read as follows:

In accordance with Maryland Health-General §3-501 et seq., the Health Officer shall convene the Local Board of Health at least twice annually, or more often if necessary. These meetings shall provide reports on community health status, system capacity, gaps, CHIP progress, and public health emergency readiness, ensuring transparency, accountability, and alignment with Foundational Capabilities.

Rationale

A comment received from a citizen suggested including language to call for additional meetings to discuss ongoing and emerging local health needs in the county.

Text from page 156 of the Public Hearing Draft

Action 1.2.5: Promote and Implement Disaster and Emergency Plans

Collaboration with the Local Health Department (SMCHD) and Department of Emergency Services (DES), the Sheriff's Office (SMCSO), the Department of Information Technology (IT), and the Department of Public Works and Transportation (DPW&T) for disaster and emergency management planning, disaster response, and interagency coordination. Active collaboration and plan implementation protects the health of the community and improves the capacity and capabilities of the local public health and healthcare delivery systems.

Proposed Edit(s)

Revise the text under Policy Action 1.2.5 to read as follows:

Collaboration with the Local Health Department (SMCHD) and Department of Emergency Services (DES), the Sheriff's Office (SMCSO), the Department of Information Technology (IT), and the Department of Public Works and Transportation (DPW&T) for disaster and emergency management planning, disaster response, and interagency coordination. This may include but is not limited to; heating and cooling centers during normal business hours or overnights for isolated incidents, or for widespread incidents, emergency or mass care sheltering as outlined in the St. Mary's County Emergency Operations Plan. Active collaboration and plan implementation protects the health of the community and improves the capacity and capabilities of the local public health and healthcare delivery systems.

Rationale

A comment received from a citizen suggested including language addressing hypothermia during extreme weather events in the county. The St. Mary's County Emergency Operations Plan addresses heating and cooling centers in the county.

Chapter 8: Natural Hazards, Vulnerability, and Resiliency Element

Text from page 168 of the Public Hearing Draft

Action 1.5.2: Allow Conditional Shoreline Protection Measures As needed, allow shoreline protection measures only when they minimize erosion on adjacent properties and protect habitat resources. Action 1.5.3: Identify Shorelines in Need of Enhancement Evaluate shoreline conditions and prioritize areas needing enhanced protection. Action 1.5.4: Working Waterfront Pilots Create a demonstration program with land trusts and MD agencies to install living shorelines at marinas, seafood landings, and aquaculture hubs, tracking wave-energy reduction and habitat outcomes. Policy 1.6: Mitigate Social and Workforce Vulnerability Explore the provision of alternatives to on-base housing if such housing is not available immediately following a natural disaster.

Proposed Edit(s)

Create new Action 1.5.5 to read as follows:

Action 1.5.5 Work with Local Organizations to Strengthen Stewardship of Marine Resources

St. Mary's County benefits greatly from the engagement of local organizations in the stewardship of its marine resources. The significance of the roles these organizations play needs to be recognized and supported in planning for the future.

Rationale

A comment received from a citizen suggested including a new action about working with local organization to strengthen stewardship of marine resources.

Chapter 10: Implementation

Text from page 172 of the Public Hearing Draft

5-Year Implementation Performance Review

To track implementation progress, the County will conduct a mid-cycle performance review at the five-year mark. This assessment will evaluate advancement of the Plan's policies in accordance with Maryland Land Use Code Section 1-207(c)(6), which will include the following:

- Summary of development trends contained in the previous annual reports filed during the 5-year period
- Status of comprehensive plan implementation tools, such as comprehensive rezoning, to carry out the provisions of the comprehensive plan
- Identification of any significant changes to existing programs, zoning ordinances, regulations, financing

Proposed Edit(s)

Revise the first bullet under “5-Year Implementation Performance Review” to read as follows:

- Summary of development trends since the last five-year review

Rationale

There was a mention of “annual” reporting originally in this bullet, but Implementation will have triennial reporting.

ERRATA

Page 23 under Development Districts: Correct “Airport Installation Compatible Use Zone” to read “Air Installation Compatible Use Zone”

Page 75 Under Policy 2.2: Correct “Airport Installation Compatible Use Zone” to read “Air Installation Compatible Use Zone”

Page 198 in Acronyms List: Correct “Airport Installation Compatible Use Zone” to read “Air Installation Compatible Use Zone”

ADDITIONAL INFORMATION AND RESPONSE TO PUBLIC COMMENTS

Chapter 2: Growth Management

Page 18: A suggestion was made to amend Table 2 entitled “Summary of Land Use Category Changes” shown on page 28 to include “Critical Areas” as a Land Use Category. However, the reference to “Critical Areas” is an overlay zone designation and not appropriate for inclusion as a Land Use designation.

Page 39: A suggestion was made to include “Public Access” under “Infrastructure to Serve Development.” While public access is an important component of marine uses, it is not a specific type of “infrastructure” that would be needed to “Serve Development.”

Chapter 6: Transportation Element

Page 124: A question was raised about whether the text of Action 11.3.2 of the Transportation Element needed to be changed in light of the fare-free structure of the County’s STS transit service. Action 11.3.2 creates the following objective: “Limit General Fund Subsidy Through Ridership Fare Structures and Alternative Funding Sources.” This language remains relevant (despite the current fare-free status of the STS service) because the status could change from year to year.

Chapter 7: Public Facilities and Infrastructure Element

Page 140: A suggestion was made to update Action 1.1.4 of the Public Facilities and Infrastructure Element to include public safety personnel and apparatus in future updates to the Adequate Public Facilities provisions of the Comprehensive Zoning Ordinance (CZO). While these are important considerations when evaluating the impact of future developments of all types (e.g., residential, commercial, industrial, etc.), the text of Action 1.1.4 should not be changed because the Goal to be achieved is limited to water/sewer facilities and reducing runoff and nutrient loads being discharged into the local waters and the Chesapeake Bay. This is addressed in Action 1.4.3 “Ensure Adequate Public Safety Coverage Around the County” of the Public Health and Community Services Element on page 157 of the Public Hearing Draft.

Page 143: There appeared to be some confusion about the intent of Action 3.1.2 of the Public Facilities and Infrastructure Element, which reads as follows: “Provide Development Data and Growth Trends to Sheriff’s Office.” The explanatory text beneath Action 3.1.2

reads as follows, “Share regular updates on development and growth with the Sheriff’s Office, in partnership with Department of Economic Development (DED). This will help the Sheriff’s Office align their staffing and operations with population growth and development trends, supporting long-term service capacity.” One comment received raised concern that a one-time assessment would become quickly outdated. However, this is intended to be an ongoing collaborative dialogue between various departments within county government including the Sheriff’s Office.

Page 143: A recommendation was made to broaden the language of Policy 5.2 of the Public Facilities and Infrastructure Element to include language that prioritized the creation of more third spaces in the community and not just limiting such spaces to areas within libraries and community centers. However, this recommendation is already included in Action 4.1.2 which references the importance of creating co-working spaces that also serve as places for networking and mentorship.

Chapter 10: Implementation

Page 173: A question was raised about the feasibility of accomplishing the Action items as presented in the Implementation Matrix and whether there is currently a plan to obtain the necessary resources to achieve these objectives. Because the St. Mary’s 2050 plan looks far into the future, it’s too early to identify specific funding gaps when the plan is written. However, the County can only accomplish the Plan’s objectives as resources become available.