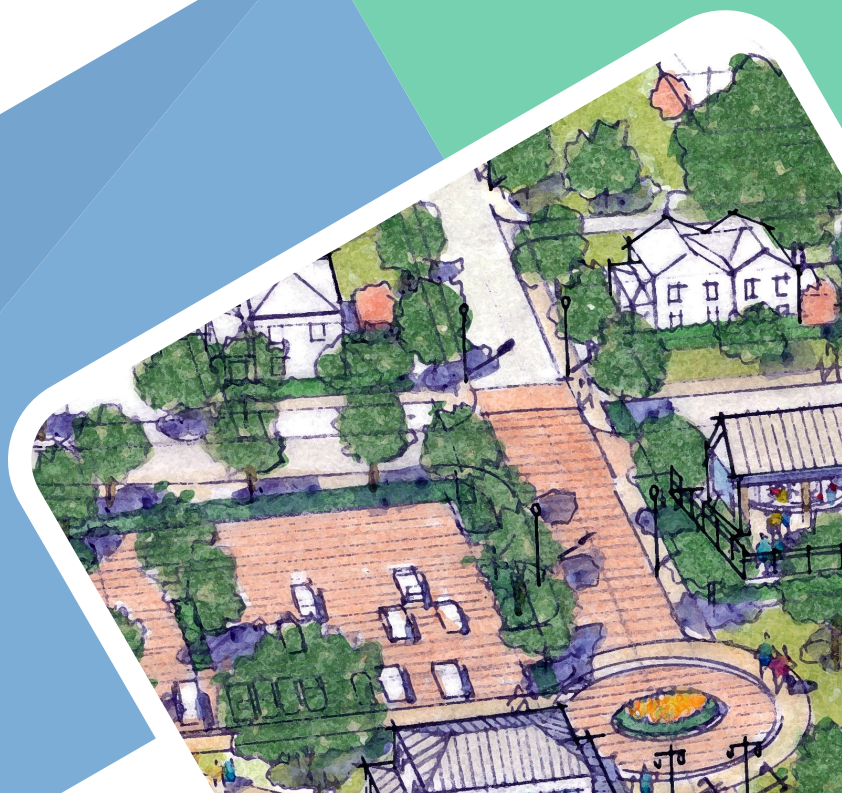


Comprehensive Plan

Town of Leonardtown, MD

Adopted April 14, 2025
Effective May 5, 2025



Leonardtown
MARYLAND

Acknowledgements

Thank you to the many residents, business owners and staff, building owners and interested parties for your participation in the development of this plan. The ongoing support in planning the future of Leonardtown is important to the entire community.

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Section 1: Introduction and Overview

Leonardtwn finds itself at a pivotal crossroads regarding the future of the community. The past twenty years have signaled the rebirth of Leonardtown as a rich and vital destination within the County's landscape. In the last decade, Leonardtown has reasserted itself economically with the revitalization of the downtown main street district and waterfront expansion. The Town's growth has been guided by the goals and objectives outlined in the 2010 Comprehensive Plan.

The Comprehensive Plan (the Plan) represents an official statement by the Mayor and Council of Leonardtown, outlining policies to guide desirable future growth and serve as a foundational reference for both public and private development decisions. Once adopted, it provides the basis for establishing specific policies, programs, and legislation—such as zoning ordinances, subdivision regulations, and other actions—to implement the growth policies set forth within the Plan.

The Plan comprises several core elements designed to form a cohesive, unified framework for managing future growth and development. As a policy document, it is broad in scope, covering the entire geographic area of the Town and its immediate surroundings. It addresses functional areas critical to physical development, including transportation, land use, recreation, and community facilities. It is a flexible guide intended for revision as circumstances change and community priorities evolve. Regional growth is also providing the town with the opportunity to examine future annexation and growth so the community itself can plan for new development. This Comprehensive Plan particularly addresses the need for connection of new neighborhoods with existing ones, to assure the preservation and enhancement of Leonardtown's special qualities: the quiet, neighborly, small-town atmosphere and historic character of the Town.

After adoption, the Plan will serve as:

- A unified statement of desirable development policies.
- A framework within which specific development issues can be evaluated and public policy effectuated consistent with the long-range growth and development goals and objectives of the Town.
- An information document for local elected officials, citizens, developers, and organizations, special interest groups concerning critical development issues, as well as, town development policies.
- A decision-making tool when reviewing proposals for development, including expansions, subdivisions and site plans.
- A catalyst and guide to the establishment of, or revisions to, other ordinances or planning tools. These include, among other measures to implement the plan, the zoning ordinance, land subdivision regulations and the capital improvements program.
- A basis for coordination with county and state governments regarding the town's intent to acquire, transfer, sell, construct and design roads and buildings.



Context and Legal Basis for Comprehensive Planning

Under the Maryland Code, Land Use Article, Division I, Title 3, the Town is required to adopt and execute a Comprehensive Plan and to review such plan at least once every ten years. Updates to the Comprehensive Plan can take place at any time to ensure coordinated and harmonious development.

The requirements for a Comprehensive Plan in Maryland, as detailed in Section 1-201 of the Land Use Article of the Annotated Code of Maryland, are as follows:

Main Elements

- › Land Use
- › Housing
- › Transportation
- › Community Facilities
- › Sensitive Areas
- › Municipal Growth
- › Water Resources
- › Mineral Resources (If Applicable)
- › Fisheries (If Applicable)

Other Requirements

- › Implementation
- › Goals and Objectives
- › Development Capacity Analysis
- › Development Regulations
- › Areas of Critical State Concern

Additional Elements

- › Downtown Development
- › Community Character and Design
- › Town Waterfront

Maryland's Guiding Vision

Since 1992 with the Maryland General Assembly's adoption of the Maryland Economic Growth, Resource Protection and Planning Act, which was later amended in 2000, planning statutes have been set forth in the Land Use Article of the Annotated Code of Maryland. These statutes require local governments that regulate land use development to adopt comprehensive plans and implement strategies to coordinate growth and resource allocation. In 2009, the Maryland General Assembly adopted the 12 Planning Visions, which reflect the state's ongoing goals to develop and implement sound growth and development policy. These twelve visions summarize the minimum criteria by which any comprehensive plan in Maryland is judged to be valid. It is these criteria that explain why no town, city, or county in Maryland can shut its doors to growth, allow haphazard development, disregard improvements in infrastructure, or neglect protection of its natural resources, among other standards for planning.

These visions are listed below:

- › Quality of Life
- › Public Participation
- › Growth Areas
- › Community Design
- › Infrastructure
- › Transportation
- › Housing
- › Economic Development
- › Environmental Protection
- › Resource Conservation
- › Stewardship
- › Implementation

Plan Organization

The Comprehensive Plan is organized by elements as identified in the state code; however, for ease of public understanding, some of the elements have been renamed and/or regrouped. Appropriate references are made to the state code so that the reviewing governmental agencies can more readily identify them.

Each element identifies relevant issues and trends facing the Town, accomplishments since the 2010 Comprehensive Plan, and a series of goals and action items which comprise the 2025 Comprehensive Plan. Each element also reflects goals, actions or other information, which relate back to the municipal growth element.

Goals are the long term, general statements that describe Leonardtown's desired future growth. These goals are typically to be achieved over the life of the plan, or 10 years. Actions are specific activities that should be undertaken to advance or achieve the Plan's goals. Additional actions may be pursued as conditions and capacities warrant. Actions are typically implemented through ordinances and regulations, planning and zoning documents, capital investments, and cooperative efforts with citizens, businesses, local, state and federal agencies and other stakeholders.

Components of a Growth Management Program

This Comprehensive Plan provides the basic framework and direction for all components of what may be considered the Town's overall Comprehensive Planning Program. It is not a stand-alone document but is supported, and, in turn, supports related planning and zoning program documents. Among others, the following documents, when used concurrently, are the basis for directing and managing growth in Leonardtown.

- Zoning Ordinance
- Land Subdivision Regulations
- Capital Improvements Program and Budget

Plan Process and Public Participation

The Town of Leonardtown began the process of updating the Town's Comprehensive Plan in 2023 with a series of public outreach activities to identify the topics most important to the public in the next Comprehensive Plan. At an October 2024 public meeting, Town staff facilitated discussions and exercises including the following:

- Opportunities versus Challenges Exercise: to summarize what the opportunities and challenges of Leonardtown are. The small-town atmosphere and sense of community, the downtown potential and diverse community were some of the opportunities and the traffic on main corridors, walkability and lack of retail businesses were a few of the challenges.
- Community Survey: To document community member's concerns and involvement in the Comprehensive Plan process.
- Environmental Planning and Policy, which discussed natural resources and conservation efforts and development regulations.
- Housing and Community Development, which focused on the diversity of housing needs in Leonardtown such as housing for the elderly and disabled, low to moderate income families and other targeted groups.
- Economic Development, which reviewed how to advance specific economic development projects long sought by the Town.
- Finally, a Comprehensive Plan committee was created and has played an active role in the comprehensive study update process.

Previous Studies/Plans

Leonardtown will inevitably continue to grow, and this growth can be beneficial to the Town and St. Mary's County if it is done correctly. Since the completion of the 2010 plan which has served as an overall guide, the Town of Leonardtown has experienced significant growth and addressed key issues through additional planning initiatives since 2010 including the following:

- Waterfront Vision Plan (2012)
- Downtown Strategic Plan (2019)
- Downtown Strategic Plan Phase 2: West Side and Waterfront (2022)

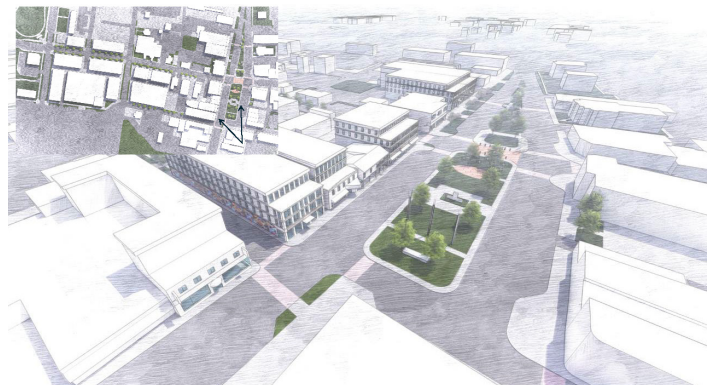
These subsequent planning documents have augmented the 2010 plan with a long-range outlook in mind. This Comprehensive Plan should serve to incorporate these initiatives and serve as an overarching guide to the orderly growth and development of Leonardtown, while balancing the Town's interests and meeting the needs of existing residents, retaining its small-town character, evaluating and adjusting infrastructure capacities and protecting its sensitive environmental resources.



Plan Priorities

Implementation of this Plan's vision will rely on multiple coordinated efforts, but it begins with goals, performance measures, and recommended actions which reinforce the vision. These priorities also help illustrate what distinguishes this Plan from past comprehensive plans. In the coming years, all Town projects, programs, and policies should advance these priorities.

- Housing Access for All
- Downtown Revitalization
- Inclusive Economic Growth
- Sustainable Development
- Pedestrian, Bicycle and Transit Connectivity
- Public Safety
- Protection of Environmental Assets



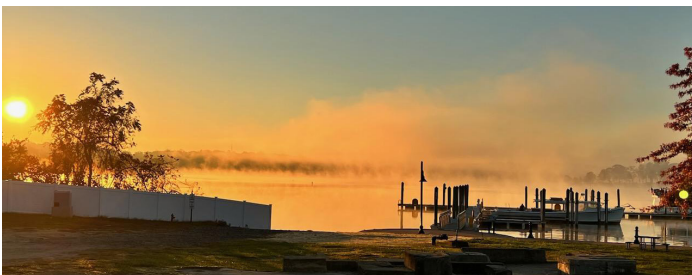
Significant Updates Since the 2010 Plan

Community Facilities:

- St. Mary's County Library constructed.
- Captain Walter Francis Duke School Constructed 2015
- WWTP Upgrade was completed in 2017, and the expansion is being completed in early 2025
- Water Tower located in the Meadows Run neighborhood began construction in 2024.

Downtown and Waterfront:

- Adopted the 2019 Downtown Strategic Plan.
- Adopted the 2022 Downtown Strategic Plan Phase II.
- Main Street Designation was received in 2023.
- Several improvements were made to the Leonardtown Wharf Park, which are detailed in the Parks and Recreation section.
- Boat slips and a floating dock were installed.
- Electric hookups and water access for boaters' needing utilities while docked were installed.
- A pump-out station for boat sewage disposal, enhancing environmental sustainability was installed.
- Canoe and kayak rentals for recreational use on Breton Bay.
- Seaplane rides started in 2019.
- Periodic sunset cruises started in 2022.
- Playground equipment installed.



Public Art Improvements:

- Two archways installed in 2024 welcome visitors to downtown and the Wharf. These elements are not only functional but also contribute to the cohesive branding of Leonardtown as a vibrant and visitor-friendly community
- The Naturalist's Bench.
- L-Town Alley was created
- Legends and Lore mural
- Alice in Leonardtown mural completed
- BayLife mural completed
- Where Art and Agriculture Meet mural completed
- Leonardtown Wharf Then & Now mural completed



Transportation:

- Wayfinding signage system was installed to direct visitors to the Town Square, Leonardtown Wharf, Historic sites and public parking lots downtown.
- Widened the intersection of MD 5 (Point Lookout Road) at Abell Street/Moakley Street.
- Upgraded pedestrian and bicycle infrastructure, including sidewalks and bike/horse-drawn buggy lanes on the north side of MD 5 at the intersection of Abell and Moakley Street.

2010 Comprehensive Plan Completed Objectives

Objectives	Completed Initiatives	Element
Plan for the appropriate expansion of the Town's water system. This includes increasing the MDE water appropriation permit, examining additional well sites for future capacity and exploring needs for additional water storage capacity and other ongoing improvements to the water distribution system.	Complete	Community Facilities
Plan for the expansion of the Town's wastewater treatment facilities and a collection system from a treatment capacity of 680,000 gpd to 1,200,000 gpd, when timing of development indicates it is appropriate. This includes upgrading treatment from Biological Nutrient Removal (BNR) technology to Enhanced Nutrient Removal technology (ENR) to minimize increases in nutrient loads.	Complete	Community Facilities
Continue to maintain the four Town parking lots and enhance wayfinding to parking lots and connections to the Town Square when appropriate.	Complete	Community Facilities
Continue to support County development and enhancement of county-owned recreation facilities that support the recreation needs and interests of Town residents.	Complete	Community Facilities
Relocate the Town Hall and office facilities to a site that better identifies government with Town history and character (e.g. Tudor Hall Farm) and which is situated in more accessible and appealing surroundings, to promote visibility to the community.	Complete	Community Facilities
Continue to work with the Board of Library Trustees to find a location for a new library facility.	Complete	Community Facilities
Work with the Leonardtown Business Association to develop and maintain cooperative downtown business retention, recruitment and marketing programs.	Complete	Downtown
The courthouse is a key asset and draw for the downtown. Every effort should be made to maintain its presence as a functioning courthouse within the downtown.	Complete	Downtown
Define gateways into the downtown business district or CBD that emphasize its distinct identity with positive images such as strong architectural or landscape features, signage, or other elements to distinguish the CBD from the surrounding residential areas.	Complete	Downtown
Develop and implement a landscaping plan for the downtown and other non-residential areas of the Town.	Complete	Downtown
Continue to monitor downtown parking demand and provide parking when needed and feasible. This includes making public parking areas more attractive, utilizing signage or brochures to identify their location, and creating inviting walkways between parking facilities and downtown street fronts to encourage use of off-street parking areas.	Complete	Downtown
Explore the potential benefits and opportunities that might be afforded with the designation of an arts and entertainment district within downtown.	Complete	Downtown
Review and clarify development standards for multi-family residential unit development in the Town's multi-family residential zone district.	Complete	Housing
Maintain public ownership of the majority of Tudor Hall Farm frontage along Breton Bay.	Complete	Waterfront

Community Profile, Character and Design

The Vision for Leonardtown

Identifying a broad-based and widely supported community vision for the Town of Leonardtown is a key component of the Comprehensive Planning process. The 2010 plan quoted baseball legend Yogi Berra, “If you don’t know where you’re going, you might not get there”.

The Plan’s vision acknowledges that significant regional and national trends are creating new opportunities and challenges for Leonardtown making this quote by Alan Lakein an important consideration in 2024, “Planning is bringing the future into the present so that you can do something about it now.”

The overall vision for the Comprehensive Plan is to maintain the historical character while embracing growth that is occurring in and around the Town’s municipal boundary.

By utilizing land use and growth management practices based on shared principles agreed upon by residents and Town Officials, Leonardtown can achieve a balanced development. These principles include protecting and perpetuating the town’s small-town charm while ensuring it remains the hub for St. Mary’s County’s government, education, health services, and judicial systems.

Key elements of this vision include:

- A vital and thriving downtown.
- A sustained appreciation and commitment to the protection of the town’s historic resources.
- Broader public access to waterfront resources and enhancing the sense of identity as a “waterfront” community.
- Provision of a wide range of services and events that support and enrich the quality of life for both Town and County residents, including infrastructure, green spaces, and facilities that promote outdoor activities.
- Management of anticipated growth to shape its form, scale, and qualities to protect and preserve the “small town” character.

This vision ensures that Leonardtown continues to grow responsibly, preserving its unique identity while adapting to new developments and opportunities.



Historical Background and Municipal Establishment

1600-1700

Leonardtown, now located at the headwaters of Breton Bay, was originally established in the mid 1650's near the Potomac River in an area now known as New Towne.



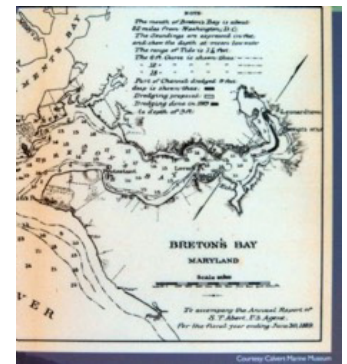
Leonard Calvert (1606-1647)

1700 – 1800

In 1708, 50 acres at the head of Britton's Bay, known as Shepherd's Old Fields, were laid out in 100 lots. The area was named after the governor, John Seymour, and became known as Seymour Town. The county seat was officially moved from St. Mary's City to Seymour Town and the County Commissioners authorized the building of a courthouse. Prior to this, the county court business was conducted in various homes in the New Towne area. Nearly all the activity associated with the Town occurred at the waterfront landing on the bay and the Town itself did not really exist, other than on paper. In 1728, however, a more forceful group of County Commissioners was appointed, and the Town began to become the center of government and commercial activity for the County. Seymour Town was renamed again to "Leonard Town" in honor of Benedict Leonard Calvert, who was Maryland's Governor during this period. In the decades that followed, "Leonard Town" became the place where residents conducted their official business with the colony. Farm products were regularly shipped through the port. A brick courthouse was authorized in 1736. In 1744, 1,096 acres around the original Town was patented to Abraham Barnes as the plantation American Felix Secundus, on which he built Tudor Hall.

1800 – 1900

During the War of 1812, the British blockaded the Chesapeake Bay. 1,000 British Marines invaded the town. This crippled the Tidewater economy and subjected areas to repeated British plundering and destruction. Leonardtown



was incorporated in 1858. During the American Civil War, a Union Naval contingent occupied Leonardtown, searching all houses for weapons and supplies intended for shipment across the Potomac River to Virginia. Leonardtown was home to the County's newspaper, two hotels and several stores. The town served as a busy port and steamboat landing. Steamboats carried goods and passengers all over the Chesapeake Bay area, and a floating theater docked each year at the port, providing entertainment. After the passing of the steamboat era, better roads and trucking ended the Town's function as a port. However, the original vision of the Town as the center for commerce and government had been realized and was well established. Much of the character of the Town's built environment has been determined by its historical architecture dating between the mid 1800's and the early 1900's, which includes Colonial, Federal and Victorian styles.



1900 – 1990

The Town remained the residential and social center of the County until the middle of the twentieth century. The establishment of the Patuxent River Naval Air Station on the Chesapeake Bay began to pull businesses and people away from Leonardtown toward the eastern side of the County. Most new development occurred in that area, now named Lexington Park, and through the 1980s, though still the seat of government, Leonardtown was somewhat ignored by the development community.

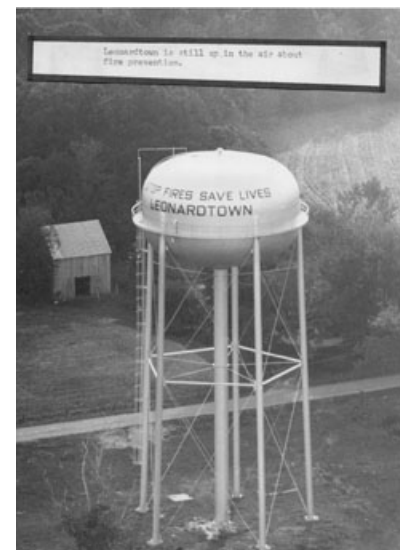
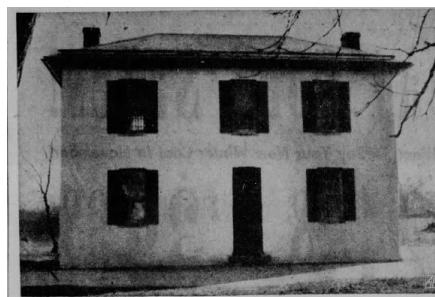


2000 - Present Day

The downtown area has become a lively destination, with new independent businesses revitalizing historic buildings and boosting local entrepreneurship. The COVID-19 pandemic further emphasized downtown as a valued public space. Significant redevelopment of the historic wharf has transformed it into a vibrant waterfront park with recreational facilities, reinforcing its role as a central community asset. New neighborhoods prioritize connectivity and small-town character, guided by policies that preserve Leonardtown's distinctive identity.



Circa 1940 THE EAST SIDE OF WASHINGTON STREET



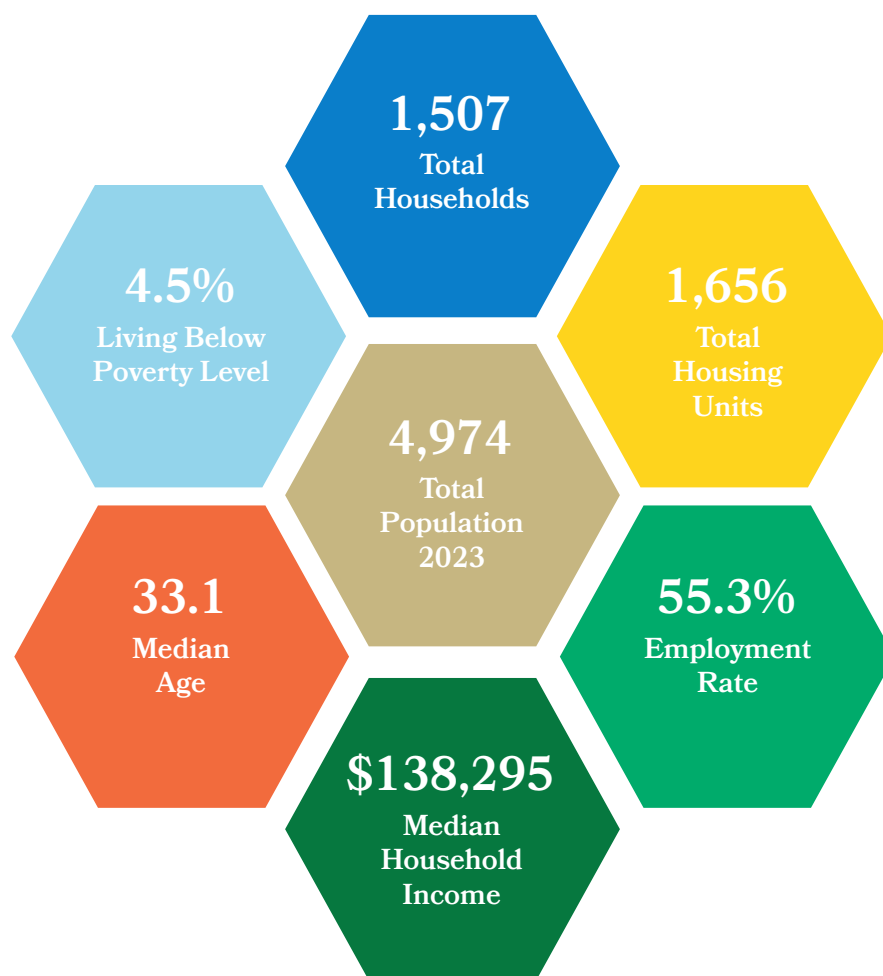
Community Statistics

Historically, Leonardtown has experienced a fluctuating population growth rate because of its proximity to Washington, D.C. and the influx of businesses to support the Patuxent River Naval Air Station. Leonardtown and its surrounding area are designated as a Development District as part of St. Mary's County's efforts to direct growth toward areas of existing development. Increased growth and development have the potential to change the face of the Town, and this plan is intended to assure that Leonardtown's small-town character is not lost as these changes occur over time.

Statistics provide a broad overview of general demographic trends in Leonardtown. Community characteristics include the following categories:

- › Populations and People;
- › Income and Poverty;
- › Education;
- › Employment;
- › Housing;
- › Health and Safety;
- › Business and Economy;
- › Families and Living Arrangements; and
- › Race and Ethnicity.

Figure 1: Key Census Demographic Statistics for Leonardtown



(Sources: American Community Survey 5-Year Estimates, 2018-2022 and 2023 Population Estimates)

Populations and People

Leonardtown has experienced steady growth over the decades, with notable increases during certain periods. Significant growth occurred between 1940 and 1950, when the population rose by over 50%, and again from 2000 to 2010, with a 54.5% increase. Since 2000, growth has accelerated, with the population expanding by 55.7% from 2010 to 2020. While St. Mary’s County has also grown steadily, Leonardtown’s growth rate has often

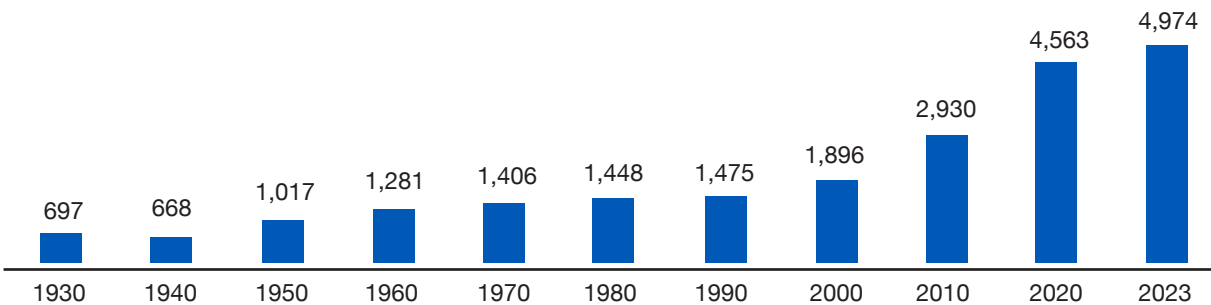
outpaced the County’s in recent years. The Town’s share of the County population, which was 4.4% in 1930, decreased to 1.9% by 1990 but has since rebounded to 4.3% in 2023.

Table 1 provides historical population data for Leonardtown and St. Mary’s County and shows Leonardtown’s portion of the County’s total population over time.

Table 1: Population Growth in Leonardtown and St. Mary’s County (Source: US Census and Maryland Department of Planning)

Population			Percent Change in Population			% of County Population
Year	Town of Leonardtown	St. Mary's County	Years	Town of Leonardtown	St. Mary's County	
1930	697	15,819	-	-	-	4.4%
1940	668	14,626	1930-1940	-4.2%	-7.5%	4.6%
1950	1,017	29,111	1940-1950	52.2%	99.0%	3.5%
1960	1,281	38,915	1950-1960	26.0%	33.7%	3.3%
1970	1,406	47,388	1960-1970	9.8%	21.8%	3.0%
1980	1,448	59,895	1970-1980	3.0%	26.4%	2.4%
1990	1,475	75,974	1980-1990	1.9%	26.8%	1.9%
2000	1,896	86,211	1990-2000	28.5%	13.5%	2.2%
2010	2,930	105,151	2000-2010	54.5%	22.0%	2.8%
2020	4,563	113,777	2010-2020	55.7%	8.2%	4.0%
2023	4,974	115,281	2020-2023	9.0%	1.3%	4.3%

Figure 2: Population of the Town of Leonardtown, 1930-2023



(Source: US Census)

Population Growth Projections

Leonardtown is designated as a “growth sub-area” according to St. Mary’s County’s Comprehensive Plan and meets the criteria for supporting additional growth under the Maryland Economic Development, Resource Protection, and Planning Act of 1992, as well as Maryland’s “Smart Growth” legislation. Leonardtown’s strategic location, just 13 miles from the Patuxent Naval Air Warfare Center, along with the designation of lands adjacent to Leonardtown as a Development District, positions it well for future expansion. In recent years, the Southern Maryland area has also gained appeal as a commuter corridor, further supporting growth.

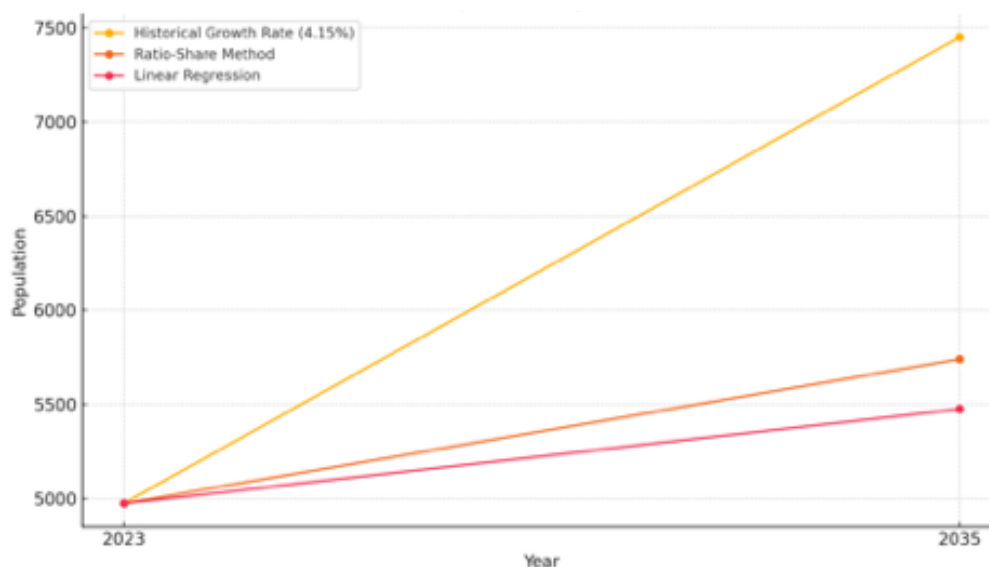
As of 2023, Leonardtown’s population is estimated at 4,974. To explore potential growth scenarios through 2035, three projection methods were applied:

1. **Historical Growth Rate (Methodology 1):** Based on an annualized growth rate of approximately 4.15% observed from 2010 to 2023, Leonardtown’s population is projected to grow to 7,451 by 2035. This method assumes continued robust growth driven by residential and economic development.

2. **Ratio-Share (Methodology 2):** Maintaining Leonardtown’s population at 4.3% of St. Mary’s County’s projected population, the Town is estimated to reach approximately 5,740 by 2035. This scenario assumes steady proportional growth relative to the County.
3. **Linear Regression (Methodology 3):** Using a linear regression model based on historical data from 1930 to 2023, Leonardtown’s population is projected to grow to around 5,475 by 2035. This method reflects a long-term, consistent growth trend.

These projections provide a range of potential growth outcomes for Leonardtown, helping the Town to plan strategically for infrastructure, services, and development over the next decade. Synthesizing the three methods, a high estimate of 7,451 reflects ambitious growth based on recent trends, while a low estimate of 5,475 represents steady, incremental progress. A targeted estimate of approximately 6,174 balances these scenarios, incorporating both proportional County growth and local development potential, and serves as a practical guide for planning efforts.

Figure 3: Leonardtown Population Projections, 2023-2035



Age

Leonardtown's population trends younger relative to the county and state. The median age of Leonardtown's population is 33.1 years, lower than St. Mary's County at 36.7. Children aged 19 years and younger make up 35% of the town's population and residents aged 35-54 account for 32% of the town's population.

Figure 4: Age Distribution in Leonardtown by Generation

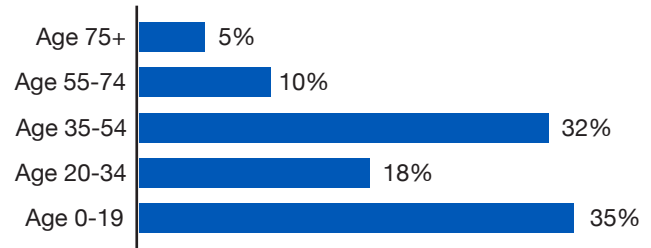


Table 2: Age Distribution of the Population in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

Age, 2022	Town of Leonardtown		St. Mary's County	
	Number	Percent	Number	Percent
Total population	4,586	100.0%	113,814	100.0%
Under 5 years	250	5.5%	6,961	6.1%
5 to 9 years	357	7.8%	7,841	6.9%
10 to 14 years	641	14.0%	7,669	6.7%
15 to 19 years	339	7.4%	8,216	7.2%
20 to 24 years	439	9.6%	6,988	6.1%
25 to 29 years	147	3.2%	7,807	6.9%
30 to 34 years	244	5.3%	7,962	7.0%
35 to 39 years	344	7.5%	8,343	7.3%
40 to 44 years	488	10.6%	6,795	6.0%
45 to 49 years	336	7.3%	6,725	5.9%
50 to 54 years	315	6.9%	7,925	7.0%
55 to 59 years	155	3.4%	8,200	7.2%
60 to 64 years	71	1.5%	7,212	6.3%
65 to 69 years	88	1.9%	4,971	4.4%
70 to 74 years	141	3.1%	4,095	3.6%
75 to 79 years	36	0.8%	2,672	2.3%
80 to 84 years	85	1.9%	1,680	1.5%
85 years and over	110	2.4%	1,752	1.5%
Median age (years)	33.1		36.7	

Education

In 2022, there were 1,408 Leonardtown residents aged 3 years or older enrolled in school, 79% of which were enrolled in K-12 schools. Leonardtown has a highly educated population relative to the county. 45% of Leonardtown's population age 25 years or older has a bachelor's degree or higher compared to 34.9% in St. Mary's County. 87.3% of Leonardtown's population age 25 years or older is a high school graduate.

Figure 5: Educational Attainment in Leonardtown

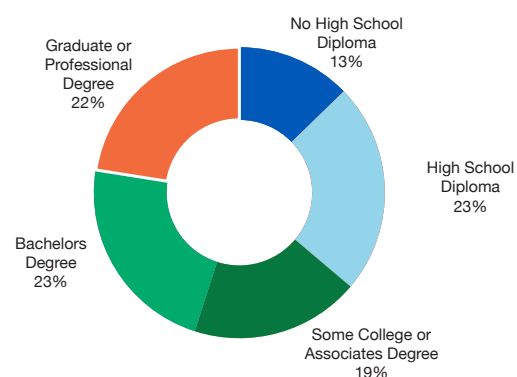


Table 3: School Enrollment and Educational Attainment in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

School Enrollment, 2022	Town of Leonardtown		St. Mary's County	
	Number	Percent	Number	Percent
Population 3 years and over enrolled in school	1,408	100.0%	28,638	100.0%
Nursery school, preschool	59	4.2%	1,602	5.6%
Kindergarten to 12th grade	1,117	79.3%	19,815	69.2%
Kindergarten	72	5.1%	1,699	5.9%
Elementary: grade 1 to grade 4	281	20.0%	5,855	20.4%
Elementary: grade 5 to grade 8	416	29.5%	5,915	20.7%
High school: grade 9 to grade 12	348	24.7%	6,346	22.2%
College, undergraduate	171	12.1%	5,488	19.2%
Graduate, professional school	61	4.3%	1,733	6.1%
Educational Attainment, 2022	Town of Leonardtown		St. Mary's County	
	Number	Percent	Number	Percent
Population 25 years and over	2,560	100.0%	76,139	100.0%
Less than 9th grade	68	2.7%	2,000	2.6%
9th to 12th grade, no diploma	258	10.1%	4,231	5.6%
High school graduate (includes equivalency)	600	23.4%	22,504	29.6%
Some college, no degree	336	13.1%	15,076	19.8%
Associate's degree	145	5.7%	5,742	7.5%
Bachelor's degree	577	22.5%	15,055	19.8%
Graduate or professional degree	576	22.5%	11,531	15.1%
High school graduate or higher	2,234	87.3%	69,908	91.8%
Bachelor's degree or higher	1,153	45.0%	26,586	34.9%

Housing

As of 2022, there are 1,656 housing units in Leonardtown, 91% occupied and 9% vacant. 53.7% of Leonardtown's occupied housing units are owner-occupied and 46.3% are renter occupied. Leonardtown offers a variety of housing types: 55.8% are single-family attached, 12.3% are single-family detached, and 31.9% of the housing units are multifamily. The majority of the multifamily housing units are in structures with 20 or more units.

Figure 6: Housing Types in Leonardtown

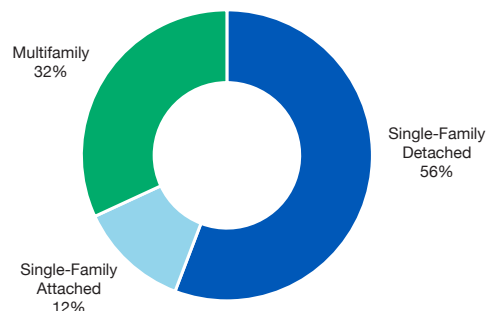


Table 4: Housing Units by Occupancy Status in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

Housing Units	Town of Leonardtown		St. Mary's County	
	Number	Percent	Number	Percent
Total housing units	1,656		45,665	
Occupied housing units	1,507	91.0%	41,211	90.2%
Vacant housing units	149	9.0%	4,454	9.8%

Table 5: Housing Tenure in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

Housing Tenure	Town of Leonardtown		St. Mary's County	
	Number	Percent	Number	Percent
Owner-occupied	809	53.7%	29,865	72.5%
Renter-occupied	698	46.3%	11,346	27.5%

Table 6: Housing Types in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

Housing Types by Units in Structure	Town of Leonardtown		St. Mary's County	
	Number	Percent	Number	Percent
Total housing units	1,656		45,665	
1-unit, detached	924	55.8%	33,240	72.8%
1-unit, attached	204	12.3%	4,070	8.9%
2 units	8	0.5%	357	0.8%
3 or 4 units	22	1.3%	412	0.9%
5 to 9 units	54	3.3%	1,441	3.2%
10 to 19 units	72	4.3%	2,504	5.5%
20 or more units	372	22.5%	1,883	4.1%
Mobile home	0	0.0%	1,712	3.7%
Boat, RV, van, etc.	0	0.0%	46	0.1%

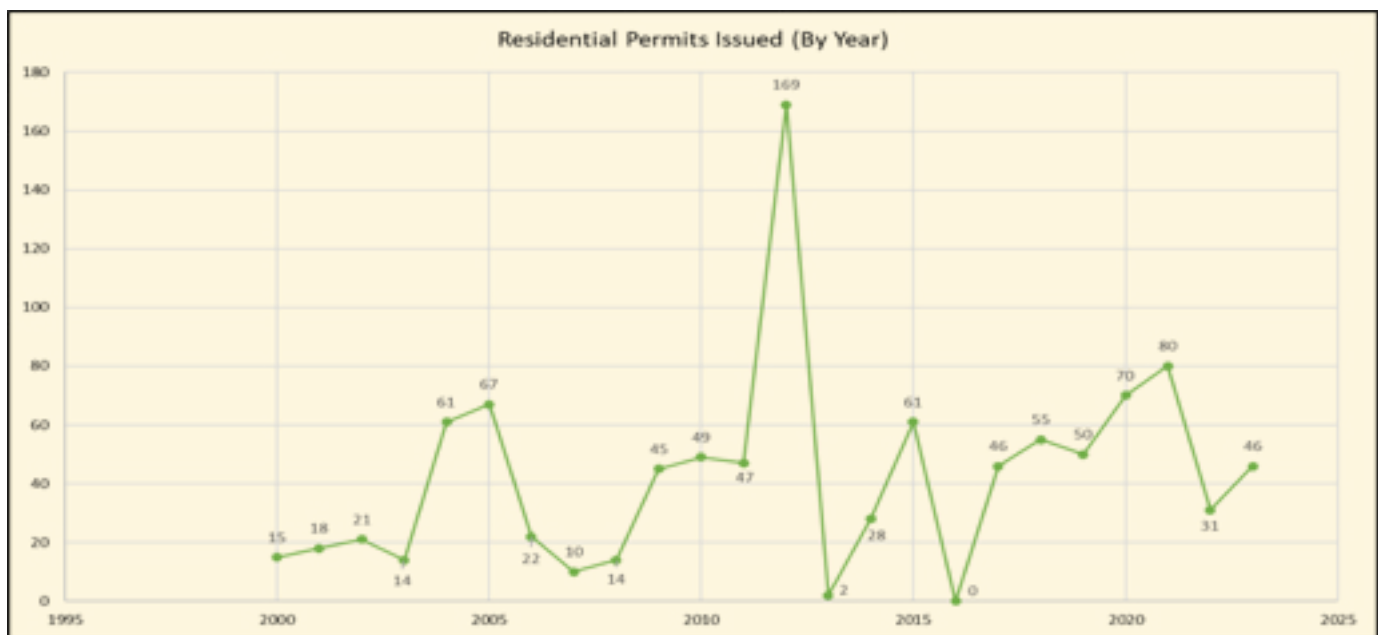
The age of Leonardtown's housing stock is reflective of the population growth experienced in the first two decades of the 21st century. 72% of the town's housing stock was built between 2000 and 2019.

Residential construction has fluctuated over the past two decades, corresponding with annexations and residential subdivision approvals as shown in Table 7 below.

Table 7: Housing Units by Year Structure Built in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

Housing Units by Year Structure Built	Town of Leonardtown		St. Mary's County	
	Number	Percent	Number	Percent
Total housing units	1,656		45,665	
Built 2020 or later	36	2.2%	301	0.7%
Built 2010 to 2019	852	51.4%	6,510	14.3%
Built 2000 to 2009	345	20.8%	9,161	20.1%
Built 1990 to 1999	64	3.9%	8,570	18.8%
Built 1980 to 1989	78	4.7%	7,424	16.3%
Built 1970 to 1979	112	6.8%	6,442	14.1%
Built 1960 to 1969	100	6.0%	2,154	4.7%
Built 1950 to 1959	30	1.8%	2,049	4.5%
Built 1940 to 1949	26	1.6%	1,397	3.1%
Built 1939 or earlier	13	0.8%	1,657	3.6%

Figure 7: Residential Permits Issued in Leonardtown by Year, 2000-2023



The median value of owner-occupied housing in Leonardtown is \$463,100, significantly higher than the median value in St. Mary's County at \$376,900. Approximately 61.7% of owner-occupied housing units in the town are valued between \$300,000 and \$500,000.

Then median gross rent in Leonardtown in 2022 was \$1,636 compared to \$1,595 in St. Mary's County. Approximately 45% of Leonardtown renters pay more than \$2,000 a month in rent.

Table 8: Value of Owner-Occupied Units in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

Value of Owner-Occupied Units	Town of Leonardtown		St. Mary's County	
	Number	Percent	Number	Percent
Owner-occupied units	809		29,865	
Less than \$50,000	5	0.6%	1,059	3.5%
\$50,000 to \$99,999	0	0.0%	372	1.2%
\$100,000 to \$149,999	10	1.2%	796	2.7%
\$150,000 to \$199,999	0	0.0%	1,257	4.2%
\$200,000 to \$299,999	46	5.7%	5,481	18.4%
\$300,000 to \$499,999	499	61.7%	14,380	48.2%
\$500,000 to \$999,999	249	30.8%	5,757	19.3%
\$1,000,000 or more	0	0.0%	763	2.6%
Median (dollars)	\$463,100		\$376,900	

Table 9: Gross Rent in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates) Selected Monthly

Gross Rent	Town of Leonardtown		St. Mary's County	
	Number	Percent	Number	Percent
Occupied units paying rent	670		10,980	
Less than \$500	60	9.0%	806	7.3%
\$500 to \$999	100	14.9%	709	6.5%
\$1,000 to \$1,499	163	24.3%	3,249	29.6%
\$1,500 to \$1,999	44	6.6%	3,839	35.0%
\$2,000 to \$2,499	209	31.2%	1,907	17.4%
\$2,500 to \$2,999	4	0.6%	316	2.9%
\$3,000 or more	90	13.4%	154	1.4%
Median (dollars)	\$1,636		\$1,595	
No rent paid	28		366	

Housing affordability is a concern for Leonardtown residents, particularly for renters. 27% of homeowners and 38% of renters spend 30% or more of their household income on housing.

Figure 8: Housing Costs as a Percent of Household Income

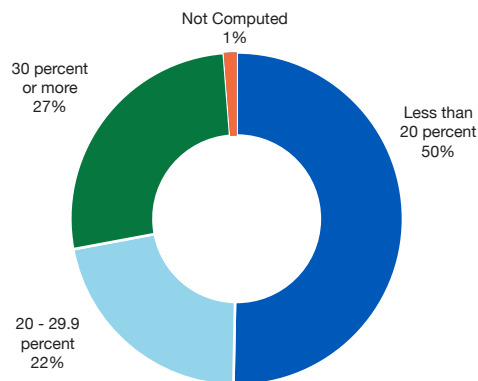


Figure 9: Rent as a Percent of Household Income

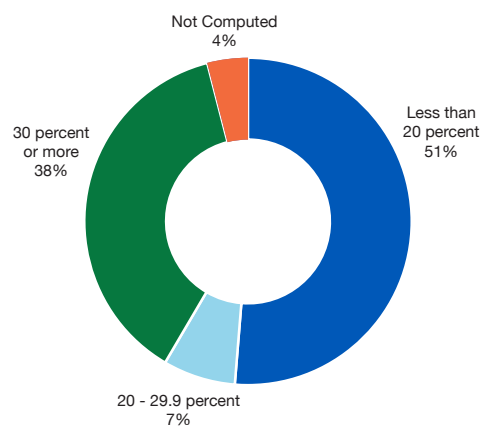


Table 10: Owner Costs as a Percentage of Household Income in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

Selected Monthly Owner Costs as a Percentage of Household Income	Town of Leonardtown		St. Mary's County	
	Number	Percent	Number	Percent
Less than 20 percent	407	50.3%	18,478	61.9%
20-29.9 percent	176	21.8%	6,089	20.4%
30 percent or more	216	26.7%	5,115	17.1%
Not computed	10	1.2%	183	0.6%
Total Owner-Occupied Units	809	100.0%	29,865	100.0%

Table 11: Gross Rent as a Percentage of Household Income in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

Gross Rent as a Percentage of Household Income	Town of Leonardtown		St. Mary's County	
	Number	Percent	Number	Percent
Less than 20 percent	358	51.3%	3,623	31.9%
20-29.9 percent	50	7.2%	2,630	23.2%
30 percent or more	262	37.5%	4,412	38.9%
Not computed	28	4.0%	681	6.0%
Total Renter-Occupied Units	698	100.0%	11,346	100.0%

Families and Living Arrangements

In 2022, there were 1,507 households in Leonardtown, 852 of which were family households. The average household size in Leonardtown is 2.79 people and the average family size is 3.83 people.

Table 12: Households and Families in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

Households and Families	Town of Leonardtown	St. Mary's County
Total households	1,507	41,211
Average household size	2.79	2.70
Total family households	852	29,137
Average family size	3.83	3.20

Income and Poverty

The median household income in Leonardtown is \$138,295, higher than the median household income in St. Mary's County at \$113,668. The distribution of household incomes shows that 64.9% of Leonardtown households have annual incomes greater than \$100,000 while 11.9% have annual incomes below \$25,000.

Approximately 4.5% of Leonardtown residents live below the poverty level, compared to 7.6% in St. Mary's County.

Table 13: Distribution of Household Incomes in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

Distribution of Household Incomes, 2022	Town of Leonardtown	St. Mary's County
Less than \$10,000	4.0%	4.1%
\$10,000 to \$14,999	1.7%	2.2%
\$15,000 to \$24,999	6.2%	4.4%
\$25,000 to \$34,999	8.0%	3.7%
\$35,000 to \$49,999	3.7%	6.3%
\$50,000 to \$74,999	6.5%	11.8%
\$75,000 to \$99,999	4.8%	11.4%
\$100,000 to \$149,999	22.1%	20.7%
\$150,000 to \$199,999	27.9%	15.9%
\$200,000 or more	14.9%	19.4%
Median income (dollars)	\$138,295	\$113,668
Mean income (dollars)	\$139,022	\$134,383
% Below Poverty Level	4.5%	7.6%

Employment

In 2021, there were 5,711 jobs in Leonardtown. The healthcare and social assistance sector accounted for 30.8% of the jobs in the town. Other large employment sectors in the town include public administration (25.3% of jobs), educational services (14.8% of jobs), retail trade (6.5% of jobs), and accommodation and food services (6.9% of jobs).

Table 14: Employment by North American Industry Classification System (NAICS) Sector, 2021 (Source: US Census On the Map)

Employment by NAICS Sector (2021)	Town of Leonardtown		St. Mary's County	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing and Hunting	0	0.0%	82	0.2%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%
Utilities	86	1.5%	86	0.2%
Construction	99	1.7%	2,150	6.1%
Manufacturing	57	1.0%	447	1.3%
Wholesale Trade	24	0.4%	347	1.0%
Retail Trade	370	6.5%	4,052	11.4%
Transportation and Warehousing	0	0.0%	1,778	5.0%
Information	57	1.0%	183	0.5%
Finance and Insurance	77	1.3%	497	1.4%
Real Estate and Rental and Leasing	2	0.0%	236	0.7%
Professional, Scientific, and Technical Services	190	3.3%	10,850	30.6%
Management of Companies and Enterprises	28	0.5%	113	0.3%
Administration & Support, Waste Mgmt & Remediation	52	0.9%	1,311	3.7%
Educational Services	848	14.8%	3,379	9.5%
Health Care and Social Assistance	1,761	30.8%	3,976	11.2%
Arts, Entertainment, and Recreation	50	0.9%	398	1.1%
Accommodation and Food Services	393	6.9%	3,122	8.8%
Other Services (excluding Public Administration)	173	3.0%	902	2.5%
Public Administration	1,444	25.3%	1,550	4.4%
Total Jobs	5,711	100%	35,459	100%

Leonardtown is a net importer of jobs, meaning that more people commute into Leonardtown for employment than the number of Leonardtown residents commuting out for employment. In 2021, there were 222 Leonardtown residents that also worked in the town. Approximately 1,390 Leonardtown residents commuted outside of the town for employment while 5,489 people from outside commuted to Leonardtown for employment, resulting in a net inflow of 4,099 jobs. As of 2022, the unemployment rate was 1.4% in Leonardtown and 3.7% in St. Mary's County.

Figure 10: Inflow and Outflow of Jobs in Leonardtown



Table 15: Inflow and Outflow of Jobs in Leonardtown 2021 (Source: US Census On the Map)

Inflow and Outflow of Jobs	Town of Leonardtown	St. Mary's County
Employed and Living in the Selection Area	222	20,146
Living in the Selection Area but Employed Outside	1,390	24,803
Employed in the Selection Area but Living Outside	5,489	15,313
Net Inflow or Outflow of Jobs	4,099 Inflow	9,490 Outflow

Table 16: Employment Status and Commuting Trends for Population Age 16 Years and Over in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

Employment Status	Town of Leonardtown		St. Mary's County	
	Number	Percent	Number	Percent
Population 16 years and over	3,206	3,206	89,977	89,977
In labor force	2,018	62.90%	61,521	68.40%
Civilian labor force	1,800	56.10%	59,479	66.10%
Employed	1,774	55.30%	57,306	63.70%
Unemployed	26	0.8%	2,173	2.40%
Armed Forces	218	6.8%	2,042	2.30%
Not in labor force (At Home Spouse/Retirees)	1,188	37.1%	28,456	31.60%
Unemployment Rate		1.4%		3.70%
Commuting to Work				
Workers 16 years and over	1,992		58,080	
Car, truck, or van -- drove alone	1,529	76.8%	44,685	76.90%
Car, truck, or van -- carpooled	51	2.6%	3,009	5.20%
Public transportation (excluding taxicab)	0	0.0%	657	1.10%
Walked	6	0.3%	1,077	1.90%
Other means	29	1.5%	697	1.20%
Worked from home	377	18.9%	7,955	13.70%
Mean travel time to work (minutes)	26.7		30.1	

Health and Safety

Health statistics are increasingly important in measuring the Town's overall well-being and ensuring that development regulations accommodate people with disabilities.

Table 17: Types of Disabilities as a Percentage of the Town's Population (Source: 2018-2022 American Community Survey 5-Year Estimates)

Measure	Value	MoE
Hearing difficulty	1.90%	± 1.4%
Vision difficulty	6.60%	± 3.4%
Cognitive difficulty	4.80%	± 2.3%
Ambulatory difficulty	9.90%	± 3.6%
Self-care difficulty	3.10%	± 2.0%
Independent living difficulty	8.60%	± 3.5%

Race and Ethnicity

The racial and ethnic makeup of Leonardtown's 4,586 residents in 2022 was 68.6% White, 13.1% Hispanic or Latino, 9.8% Black or African American, 5.9% Asian, 0.6% Some Other Race, and 2% Two or More Races.

Figure 11: Race and Ethnicity Comparison (2010 and 2022)

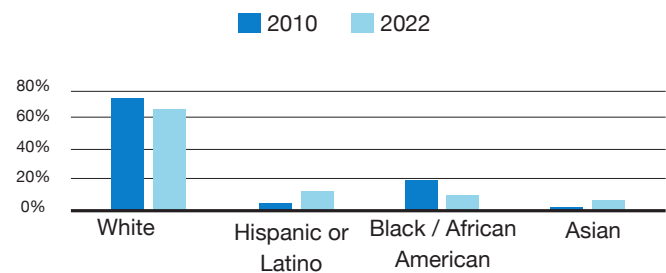


Table 18: Race and Ethnicity in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

Race and Ethnicity	Town of Leonardtown		St. Mary's County	
	Number	Percent	Number	Percent
White	3,145	68.6%	81,673	71.8%
Hispanic or Latino	600	13.1%	6,471	5.7%
Black or African American	449	9.8%	16,247	14.3%
Asian	270	5.9%	2,818	2.5%
American Indian and Alaska Native	2	0.0%	62	0.1%
Native Hawaiian and Other Pacific Islander	0	0.0%	0	0.0%
Some Other Race	28	0.6%	417	0.4%
Two Or More Races	92	2.0%	6,126	5.4%
Total Population	4,586	100.0%	113,814	100.0%



Section 2: Live, Work, Play!

Community Facilities Element

The community facilities element identifies the location, character and extent of public and semi-public buildings, lands, and facilities. The anticipated growth, outlined in the Municipal Growth section, will demand additional resources for public services and facilities provided by the Town, County and others. Impacts include increased demand for water, sewer, roads, schools as well as

other public facilities such as police, fire and rescue, parks and libraries. While the Town is diligent in ensuring that adequate capacity is available for the services that it controls, the Town does not govern the capacity of schools, libraries, fire and rescue and police services.

The growth over the past decade has not placed a significant strain on town services and resources; however, any growth outside of the current town boundaries over the next decade must be considered for its benefits and costs. Calculating the cost of utilities, infrastructure and ongoing maintenance will be necessary when the Town looks at opportunities to grow. Generally, it is expected that increases in property taxes and other ongoing revenue sources will pay for improvements in other town-provided services such as parks and recreation, public safety, civic promotion and community development; however, grant funding is also utilized.



Operating Budget

Table 19: Town of Leonardtown Operating Budget, FY 2010 and FY 2020

	FY 2010 Budget	FY 2020 Budget
General Fund	\$1,254,826	\$2,132,211
Sanitation	\$682,263	\$875,962
Water	\$330,772	\$632,179
Sewer	\$991,784	\$2,604,508

*Roads are funded using HUR \$\$

Town Facilities and Services

- **Town Hall:** The Leonardtown Town Hall and offices are located on Washington Street within Downtown. Town offices house the offices of the Town Administrator, and sixteen full-time Town employees. As the county seat of St. Mary's County, the Town is also the location of nearly all local government and most state and federal government offices in the County. County offices are located in several buildings in a campus like setting taking access off Md. Route 245. County government is among the Town's major employers.



- **Town Square:** The Town Square in Leonardtown, Maryland, serves as the heart of the community, providing a central gathering place for residents and visitors alike. This vibrant public space has undergone significant enhancements as part of the town's Strategic Downtown Plan, aimed at fostering community interaction and economic vitality. The Square features cost-effective and highly visible improvements, such as the pruning of tree branches to open sightlines, the planting of canopy trees for shade, the removal of obstructive hedges, and the addition of colorful seating. These changes have transformed the Square into a vibrant area, increasing its attractiveness and usability. The Town Square also hosts various community events and activities, contributing to Leonardtown's identity as a cultural and social hub.
- **Wastewater Treatment Plant:** The Town operates a wastewater treatment plant that was upgraded to Enhanced Nutrient



Removal (ENR) technology in 2017. The current capacity is 680,000 gallons per day, with an expansion to 1 million gallons per day which will be completed in 2025.

- **Water Service:** A detailed description of the Town's existing and planned public water and sanitary sewer services and facilities is provided in the Water Resources Chapter.
- **Trash Removal and Recycling:** The Town contracts with a private contractor to provide trash removal services twice weekly for both residential and commercial garbage disposal on a rotating schedule throughout the town. The Town also sponsors a weekly recycling program in conjunction with the contractor, utilizing a single stream recycling method that minimizes the need for sorting of recyclable materials. The town coordinates a quarterly bulk pick up schedule. This offers cost savings for residents..
- **Leonardtown Wharf:** See details in the Recreation and Parks Element.
- **Port of Leonardtown Winery – Park and Kayak Launch – 2015:** See details in the Recreation and Parks Element.
- **Parking Lots:** The Town has three parking lots, the Washington Street Lot, the Park Avenue Lot, and the Courthouse Drive lot. The Park Avenue and Washington Street lots use low impact environmentally sensitive design construction. Construction utilized a surface treatment that included cells that soak up water and provide media for biological activity that degrades pollutants and reduces the quantity of runoff. Landscaping with native Maryland plants and trees absorb excess water. The Park Avenue lot offers electric charging stations. The new wayfinding system marks all of the facilities.



Figure 12: Parking Map



Public Schools

Town residents are served by St. Mary's County Public Schools as well as private schools. In Leonardtown and its immediate surroundings, several educational institutions serve the community. These include the following public schools:

- **Leonardtown Elementary School:** Leonardtown Elementary School, located in the heart of town, serves students from pre-kindergarten through fifth grade. The school is well-established within the community and currently operates at about 90% of its State Rated Capacity. The school remains central to the educational network supporting Leonardtown's younger residents.
- **Leonardtown Middle School:** Leonardtown Middle School serves students from grades six through eight. With growing enrollment, the school is near its capacity. The school provides a robust academic program that includes a focus on STEM and extracurricular activities that cater to the diverse needs of its student body.
- **Leonardtown High School:** Leonardtown High School offers a comprehensive range of academic programs, including Advanced Placement courses, career and technical education pathways, and a variety of extracurricular activities, all within a state-of-the-art facility. The school remains a central part of the community, engaging students from throughout the region.

- **Captain Walter Francis Duke Elementary School:** Opened in 2015 on the Hayden Farm property, Captain Walter Francis Duke Elementary School serves 646 students. This 74,227-square-foot facility is modeled after the LEED-certified Evergreen Elementary School and includes sustainable design features. The school also includes 3,000 square feet of community space, enhancing its role as a neighborhood hub.



- **James A. Forrest Career & Technology Center:** The James A. Forrest Career & Technology Center offers specialized career and technical education programs for high school students across St. Mary's County. The center prepares students for careers in various trades, health professions, and technical fields, supplementing traditional academic pathways with practical, hands-on experience.

Table 20: Actual and Projected Enrollment in St. Mary's County Public Schools, FY2020 - FY2024

St. Mary's County Public Schools											
	Actual Enrollment					Projected Enrollment					
	FY20	FY21	FY22	FY23	FY24	FY25	FY62	FY27	FY28	FY29	FY30
Captain Walter Francis Duke Elementary	535	499	517	529	523	528	533	524	520	515	517
Leonardtown Elementary School	456	419	444	456	447	469	497	493	510	507	514
Leonardtown Middle School	1024	1029	990	969	954	947	999	1017	1032	1007	992
Leonardtown High School	1889	1846	1971	2039	2072	2120	2091	2098	2125	2174	2210

Private Educational Facilities

Private and parochial education options are available at Father Andrew White, S.J. School, and St. Mary's Ryken High School. Additionally, the College of Southern Maryland's Leonardtown Campus continues to offer higher education opportunities, complementing St. Mary's College of Maryland, located just 20 minutes away.



St. Mary's Ryken High School

Hospital and Nursing Center

MedStar St. Mary's Hospital is a 93 bed, full-service not-for-profit hospital: delivering state-of-the-art full-service emergency, acute inpatient, and outpatient care. The hospital workforce includes over 1100 employees. In 2022 the hospital had over 8,000 inpatient admissions, 7,000 ambulatory surgery cases, 1,100 births, 38,000 emergency department visits, and nearly 118,000 outpatient visits. In the last two years they have done extensive renovations to accommodate the need for additional ambulatory surgery and inpatient service.



MedStar St. Mary's Hospital

St. Mary's Nursing Center, Inc. is also located near the Hospital and is a long-term care, short-term rehabilitation, and respite care facility. The Nursing Center is a 180-bed facility that has continually grown since first established in 1965. A new memory care facility is planned to be located near the existing MedStar St. Mary's Hospital in Leonardtown. The facility is expected to have 60 beds. The location near existing healthcare services will provide residents with easy access to medical care, while the facility itself will focus on creating a supportive and secure environment tailored for those with Alzheimer's and dementia.



St. Mary's Nursing Center

Police Protection

Police protection in Leonardtown is provided by the Town Deputy – contracted from St. Mary's County Sheriff's Department. Support is also provided by the St. Mary's County Sheriff's Department and the Maryland State Police.



Emergency Services

Fire protection in Town is provided by the Leonardtown Volunteer Fire Department, Inc., an all-volunteer organization. Established in 1928, the company's station is located on Lawrence Avenue. The Leonardtown Volunteer Fire Department is actively exploring options for a new facility possibly with easier access to Route 5. Demands on the fire department have grown as the company responds to over 2,000 calls annually. The department's fleet of emergency vehicles includes:

- 2 Engines/Custom Pumpers
- 1 Engine/Custom Pumper/Tanker
- 1 Engine/Custom Ladder Truck
- 1 Custom Heavy Rescue Vehicle
- 1 Brush Truck, with slide-in unit
- 1 Jeep equipped with slide-in unit, and
- 1 Utility Truck for General Use
- 1 Command Truck with slide-in unit and light tower

Emergency Medical Services are also provided by the Leonardtown Volunteer Rescue Squad. The rescue squad currently averages 3,000 calls per year with three ambulances, and a rapid response unit all acquired since the completion of the 2010 Comprehensive Plan update.



Leonardtown Volunteer Rescue Squad



Leonardtown Volunteer Fire Department Early Days



Leonardtown Volunteer Fire Department Today

Community Facilities Element Goals and Action Items

To provide for the continued maintenance, operation and expansion of community facilities along with a complete and efficient system of public services necessary to ensure the health, safety, and welfare of residents and visitors and the economic prosperity of the community.

Goal # 1 -Ensure Adequate Public Services and Facilities

Objective: Ensure that all current and future residences and businesses have access to essential public services and infrastructure that protect public health, safety, and welfare while promoting an attractive, functional environment.

- **ACTION 1.1** - Maintain and improve the Town's three public parking facilities.
- **ACTION 1.2** - Expand Town staffing and establish additional volunteer boards and commissions to address community needs, recommend policies, and ensure code compliance as the town grows.
- **ACTION 1.3** - Encourage public-private and intergovernmental partnerships, including grant and loan programs, to fund infrastructure and transportation improvements in innovative and equitable ways.
- **ACTION 1.4** - Ensure that new development contributes proportionally to the cost of infrastructure improvements, protecting current residents and businesses from bearing costs that primarily benefit new growth.

Goal # 2 – Streamline Development Review Through Technology

Objective: Implement new tools and software to support efficient, transparent development review.

- **ACTION 2.1** - Utilize a Geographic Information Systems (GIS) platform to share data on zoning, infrastructure, demographics, and growth areas with staff, the Planning Commission, and the public.
- **ACTION 2.2** - Review permit system software to improve organization and efficiency of development review.

Goal # 3 -Strengthen Public Safety and Emergency Services

Objective: Support the expansion and modernization of emergency services to meet the demands of a growing population.

- **ACTION 3.1** - Continue support for the Town's Volunteer Fire Department and emergency service providers.
- **ACTION 3.2** - Evaluate relocation options for the Leonardtown Volunteer Fire Department to improve emergency response access to major routes.
- **ACTION 3.3** - Collaborate with the Fire Department to explore adaptive re-use of the current carnival grounds for commercial or mixed-use purposes.

Goal # 4 - Support Educational Facilities

Objective: Coordinate with county partners to ensure school facilities grow alongside the town's population.

- **ACTION 4.1** - Work with the County and Board of Education to ensure that existing and future school facilities can accommodate anticipated growth.

Goal # 5 - Expand Healthcare Facilities and Services

Objective: Promote healthcare access and partner with providers to meet future community health needs.

- **ACTION 5.1** - Collaborate with healthcare providers like MedStar St. Mary's Hospital to expand facilities and services, including planned specialized facilities such as a memory care center.
- **ACTION 5.2** - Support public health initiatives such as wellness programs and community health screenings.

Goal # 6 - Preserve Historic and Cultural Resources

Objective: Protect and celebrate key historic landmarks as part of Leonardtown's cultural and tourism identity

- **ACTION 6.1** - Assist in securing funding for preservation efforts and integrate sites like the Camalier House, Tudor Hall, and the Old Jail into broader cultural and tourism initiatives.

Parks and Recreation Element

Some of the recreation facilities within the Town, are owned and maintained by St. Mary's County. These include a playground on the Leonardtown Elementary School property and play fields and a field house/gymnasium building on the Governmental Center property. Leonard's Grant, Clark's Rest and Meadows at Town Run II, the Town's newest developments, are providing several recreation amenities for their residents.

Leonardtown's town facilities are key assets that enhance community engagement, support tourism, and promote economic development. These well-maintained and strategically planned spaces not only provide recreational and cultural opportunities but also reinforce the town's historic charm and identity. The following are key facilities found in the town.

Parks, Recreation, and Open Space In and Near the Town

Table 21: Parks and Recreation Facilities in and around Leonardtown

Park/Facility	Operator	Overview
Leonard Hall Recreation Center	St. Mary's County	The Leonard Hall Recreation Center located within the County Government Complex adjacent to Route 245 in Town, is an air conditioned, indoor athletic facility managed by the St. Mary's County Recreation and Parks department, the facility has under-gone a recent renovation that includes a new floor. The Center hosts a variety of programs such as indoor soccer, roller hockey and basketball leagues.
Garvey Senior Activity Center	St. Mary's County	The Garvey Senior Activity Center in Leonardtown, Maryland was completed in 2021 and is part of a combined facility that also includes the Leonardtown Library. Located at 23630 Hayden Farm Lane, this modern center spans 15,800 square feet and offers a range of services and programs tailored to the needs of older adults. This new facility has become a key community hub in Leonardtown, enhancing the quality of life for older residents while supporting their independence and wellness. The center's integration with the library allows for additional intergenerational programming.
CSM Nature and Fitness Trail	St. Mary's County	The Nature & Fitness Trail at the College of Southern Maryland (CSM) Leonardtown Campus is a scenic trail designed for both recreational and educational use. The trail winds through the wooded areas surrounding the campus and offers a peaceful setting for walking, jogging, or simply enjoying nature. The trail is open to the public, making it a community resource for students, faculty, and residents of Leonardtown.
Wellness and Aquatics Center	St. Mary's County	The Wellness and Aquatics Center at the College of Southern Maryland (CSM) Leonardtown Campus, which is now operated by St. Mary's County Government. opened in 2010 and features a comprehensive fitness center that includes various amenities for students, faculty, staff, and is open to the public.

Miedzinski Park	St. Mary's County	Miedzinski Park, is located at 23145 Leonard Hall Drive, is a 5-acre park facility renovated in 2019. The park includes accessible playground facilities, restrooms in the Leonard Hall Recreation Center, a baseball field, multi-purpose athletic field, batting cage, picnic tables, and on-site charcoal grills for public use.
Port of Leonardtown	Town of Leonardtown	The Town owns and has developed an environmental education park known as the Port of Leonardtown, located at the Old State Highway property on Route 5/Point Lookout Road on a 3.32-acre property. The Port of Leonardtown Winery, in the former SHA building, anchors the site. The winery works in concert with the Southern Maryland Wine Growers Cooperative and the Association of Maryland Wineries to provide opportunities for local grape growers and support the Town's tourism industry. Additional site amenities include a pavilion used for fitness classes and available for special event reservations, public restrooms, and vendor space for canoes and kayaks. The Port of Leonardtown canoe and kayak launch area on McIntosh Run is located on the site and augments the Town's waterfront access with a 3-mile canoe/kayak trail down McIntosh Run to Breton Bay. Ultimately, the Port of Leonardtown will connect to downtown Leonardtown through a trail network via Tudor Hall Farm.
Leonardtown Wharf	Town of Leonardtown	Leonardtown Wharf Park is a re-imagined version of the Town's former working waterfront, now a signature park and recreation asset. This picturesque waterfront park offers a spectacular view of Breton Bay. The park is home to signature events in Leonardtown and is available for private event rental. A children's playground, boat slips with water, electric and a pump out station, an ice cream stand, public restrooms, outdoor table tennis, chess/checker boards and picnic areas all add to the daily vibrancy of the park.
L'Town Alley	Town of Leonardtown	L-Town Alley in Leonardtown has become a vibrant hub of art and community engagement, thanks to a series of murals and strategic urban planning efforts. The alley features three prominent murals: "Where Art and Agriculture Meet" by Jamie Naluai, located on the New View Fiber alleyway wall, "Leonardtown: History and Environment, Legends and Lore, and Bay Life," painted by a team of North End Galley artists in the Duke Alley, and "Alice in Leonardtown" by Dan Ropp and Tom Rogers on the Town Storage building at Park Avenue. These murals, unveiled between June and November 2022, add a unique aesthetic to the area, promoting local culture and history. The alley project aligns with Leonardtown's Strategic Downtown Plan, enhancing accessibility from public parking on Park Avenue to Town Square and Fenwick Street, and is supported by various grants and town funding. It has emerged as a dynamic gathering space for Leonardtown and St. Mary's County residents.

Planned Facilities and Amenities

- **Fenwick Lawn:** Fenwick Lawn will serve as a central community park connecting downtown with both existing and new neighborhoods. Designed as a flexible space, it will include a multi-purpose lawn, pickleball courts, a dog park, a playground, and shaded seating areas. The park will be highly visible and easily accessible from surrounding roads, activating the area and complementing nearby mixed-use developments.
- **Breton Bay Greenway:** The Breton Bay Greenway will form a network of multi-use trails connecting Leonardtown's waterfront and key amenities, including the Wharf, Fenwick Lawn, and the Overlook Amphitheater. The greenway will feature boardwalks, crushed stone paths, and interpretive signage highlighting natural, cultural, and historical points of interest. This trail system will offer varied experiences for residents and visitors while linking public spaces and neighborhoods.
- **The Overlook Amphitheater:** The Overlook Amphitheater, with seating for 1,200-1,500 spectators, will provide a venue for concerts, performances, and events with scenic views of Breton Bay. Its design will leverage the natural topography and integrate seamlessly into the Breton Bay trail network, offering easy access from Washington Street and nearby amenities. The amphitheater will serve as both a formal event space and an informal gathering area.
- **The Wharf:** The Leonardtown Wharf remains a key waterfront destination, serving as the trailhead for the Breton Bay Greenway. Planned improvements include the creation of "The Icehouse" food hall, expanded permeable parking, and a raised boardwalk connecting various amenities. The addition of a splash pad, a historic carousel, and green spaces will enhance the Wharf's role as a vibrant, family-friendly community hub. The Wharf will also connect directly to the new trails planned throughout Tudor Hall Village and provide links to downtown Leonardtown.

These planned upgrades are part of a broader vision to make Leonardtown Wharf a regional hub for recreation and community events. In preparation, the Town has purchased a site adjacent to the Wharf for additional parking. This purchase will add about 30 spaces that will be paid for under a grant. An additional grant to update the existing parking and traffic circulation on the site is being pursued.

These initiatives highlight the Town's commitment to creating integrated recreational spaces that enhance the quality of life for residents while attracting visitors and supporting local businesses. As Leonardtown continues to grow, land dedication and strategic ordinance updates will ensure that new recreational amenities meet the needs of both current and future communities.

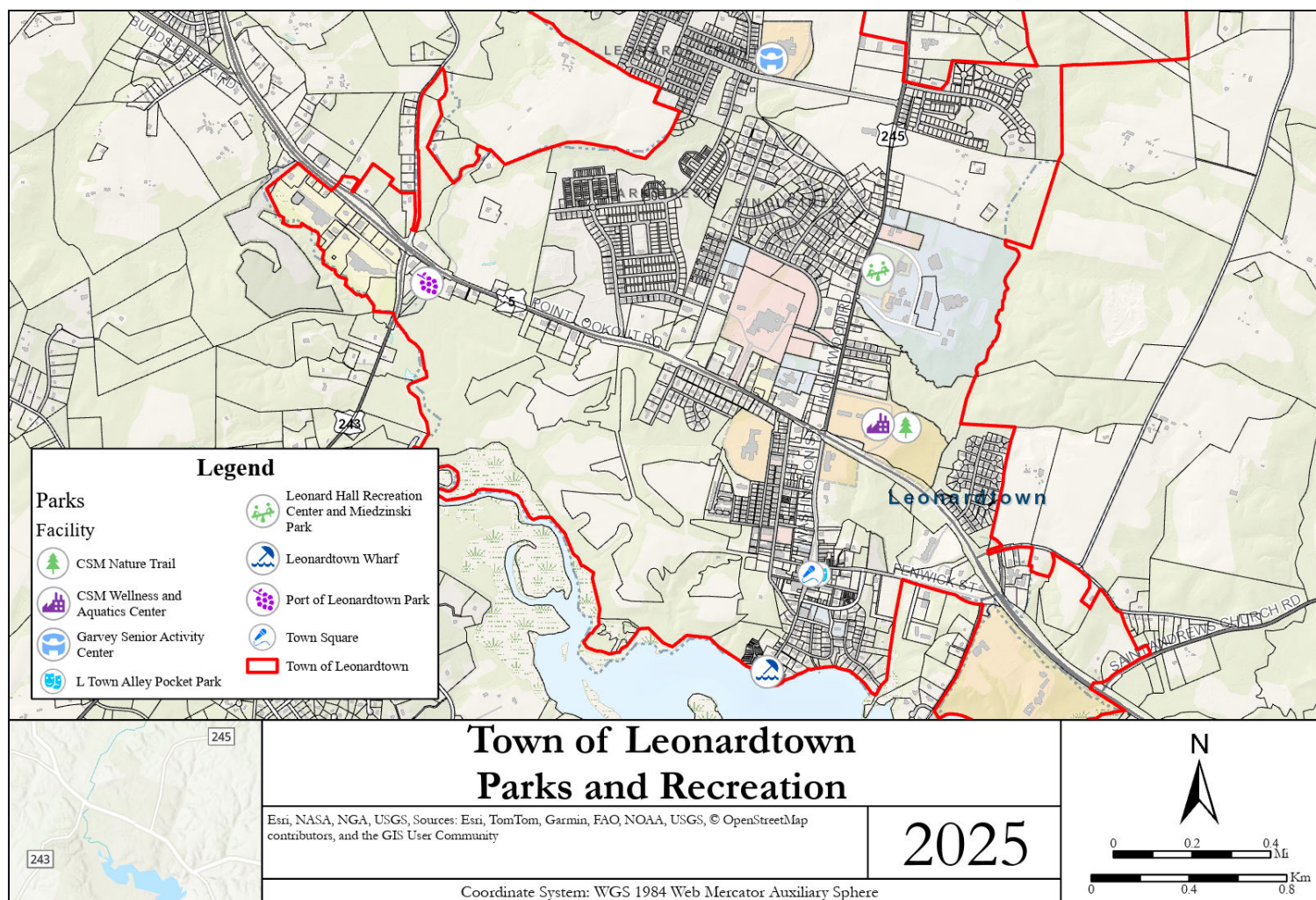


The Wharf



The Overlook Amphitheater

Figure 13: Town of Leonardtown Parks and Recreation Map



Parks and Recreation Element Goals and Action Items

Goal #1 - Expand and Enhance Recreation, Arts, and Cultural Spaces

Objective: Evaluate and address the need for additional recreational and cultural amenities, including along the waterfront.

- **ACTION 1.1** - Continue developing Town-owned lands along the Tudor Hall Farm waterfront to create a waterfront trail system, boat docking facilities, and environmental interpretive centers. Pursue Fenwick Lawn Park as a signature green space linking downtown to the waterfront and explore an amphitheater as a major amenity.
- **ACTION 1.2** - Plan and implement continued improvements to Leonardtown Wharf, including connecting it to Tudor Hall Farm. Explore private donations and sponsorship opportunities to fund enhancements.
- **ACTION 1.3** - Continue to support and coordinate with the County on enhancement of nearby county-owned recreational facilities that benefit Town residents.
- **ACTION 1.4** - Support the development of the Port of Leonardtown site as a winery, canoe/kayak trailhead, and environmental education center to expand public access and activity on Breton Bay.
- **ACTION 1.5** - Evaluate community interest in additional recreational amenities such as a dog park (“bark park”) and community gardens.
- **ACTION 1.6** - Require new development to provide active and passive recreation areas. Evaluate dedication of land on a case-by-case basis and consider a fee-in-lieu structure to support Town-wide park improvements. Review ordinance models from other Maryland communities for potential adoption.

Goal #2 – Establish a Multi-Use Trail Network with Community Connections

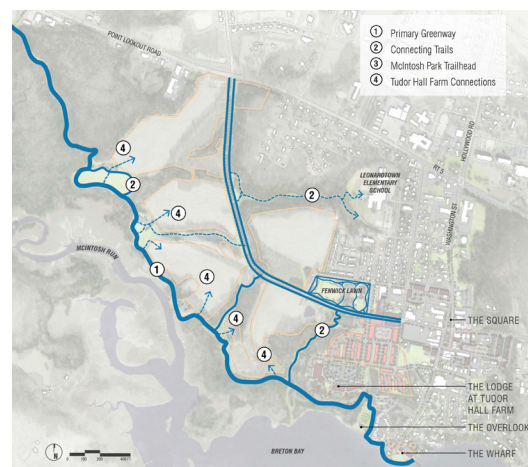
Objective: Create a comprehensive trail network connecting open spaces and incorporating educational, cultural, and environmental elements.

- **ACTION 2.1** – Prepare detailed, phased plans for extending the waterfront trail network from The Wharf and through Tudor Hall Farm.
- **ACTION 2.2** – Coordinate with historical, educational, and nonprofit organizations to develop interpretive signage and storytelling elements along the trails.
- **ACTION 2.3** – Identify key parks and open spaces for trail integration and ensure a balance of active and passive recreation opportunities.

Goal #3 - Develop a Flexible Outdoor Performance and Event Space

Objective: Provide a dedicated outdoor venue to host performances, festivals, and community gatherings along the waterfront.

- **ACTION 3.1** - Explore potential land swaps or acquisitions to improve access to the site from Washington Street.
- **ACTION 3.2** - Determine programming needs and evaluate opportunities for both community and revenue-generating events.



Breton Bay Greenway

Housing Element

Leonardtown envisions a future where all residents, regardless of income level, have access to affordable, safe, and diverse housing options. The town seeks to maintain its historic character, continue to accommodate quality new developments, create a variety of housing types, showcase affordable and workforce housing. Leonardtown aims to foster a vibrant and inclusive community that meets the housing needs of its growing population, ensuring long-term vitality while preserving the small-town character of the community.

Leonardtown has experienced a population growth of 140.7%, with an increase from 2,930 residents in 2010 to 4,563 residents in 2020, making Leonardtown the fastest growing municipality in Maryland over the last decade and a half. The Town's growth has been a result of sound planning to create and maintain a walkable community that thrives on its small-town character. Leonardtown has benefitted from thoughtful local homebuilders who have done an exceptional job of creating new housing developments that reinforce the town's connectivity, quality, and character. These thoughtfully planned developments emphasize walkability, mixed-use spaces, and community-focused design, helping to balance the town's growth while maintaining its unique identity. Leonardtown's approach showcases how collaboration between planners and homebuilders can lead to sustainable, community-oriented development. Yet, this rapid growth has intensified demand for housing, driving up prices and making it difficult for low and middle-income families to secure affordable housing. This local housing challenge is not unique to Leonardtown, but reflects broader national trends, where rising home prices, increased rental rates, and limited availability of affordable housing options are common. Leonardtown's median home value is significantly higher than that of St. Mary's County, yet the rental market for Leonardtown remains highly competitive in the County and State.

Legislative and Policy Context

Maryland has introduced several legislative and policy initiatives in response to the lack of affordable housing, directly impacting Leonardtown's housing strategies within this Plan. The Maryland Department of Planning and the Maryland Department of Housing and Community Development have outlined critical housing needs and provided a framework for addressing affordability issues through local government action. The nationwide housing problem highlights the need for the Plan to include a housing strategy that addresses affordability, diversifies housing types, and preserves the town's historic character while addressing new statutory requirements for the Housing Element.

Recognizing the vital role housing plays in the health and sustainability of local communities, the Maryland General Assembly passed House Bill (HB) 1045 in 2020, followed by HB 90. These laws require all jurisdictions—including small towns—to include a dedicated housing element in their comprehensive plans. This element must address both the preservation and creation of housing options for low-income and workforce households (HB 1045), while also aligning with the principles of the U.S. Fair Housing Act. For small towns, this legislation underscores the importance of planning for inclusive, affordable, and accessible housing as part of long-term community development. The goals, performance measures, and recommended actions outlined in this chapter are crafted to support small towns in meeting the intent of this State mandate.

House Bill 1045 (HB 1045) required that all new comprehensive plans written after June 1, 2019, must include a Housing Element that addresses the need for Low Income (below 60% Area Median Income) and Workforce (60% – 120% Area Median Income).

House Bill 90 (HB 90), adopted in 2021 required all housing elements developed for municipalities and non-charter counties to “affirmatively further fair housing” in addition to affordable housing. While Land Use Authority (LUA) Section 3-114 does not define what a fair housing assessment should include nor what specific actions should include, the Maryland Department of Planning (MDP) recommends a spatial analysis of segregation and concentrated poverty to determine current patterns, which could then inform meaningful actions to correct them.

To support equitable growth and inclusive community development in small towns, local housing strategies should aim to:

- Break down historic patterns of segregation that may still impact neighborhoods;
- Promote inclusive, welcoming communities where no one faces barriers to housing or opportunity due to race, ethnicity, disability, family status, or other protected characteristics;
- Address and reduce major disparities in housing availability and access to essential resources such as jobs, education, and transportation;
- Encourage more integrated and balanced neighborhoods, replacing patterns of segregation with diverse and connected communities; and
- Ensure that all housing plans and policies uphold civil rights protections and comply fully with fair housing laws.

Statewide priorities

This section describes five guiding principles to be considered by state and local governments, as well as other housing organizations, when planning for affordable housing. The principles were derived from stakeholder discussion conducted from January through July 2020 and are intended to “unify housing activities and identify priority needs and populations that are common across the state”. The five guiding principles are:

- Promote equity in housing – assure housing equity for all Marylanders by supporting housing markets that are affordable and serve residents equitably, and investments that address housing disparities that disproportionately affect people of color;
- Create a balanced housing supply – align housing production and stabilization activities (homeowner renovation programs, vacancy and blight prevention) with projected growth and promote housing that serves a broad range of incomes and households, based on demographic trends;
- Increase access to opportunity – support housing where other services are available such as schools, job centers, and public transportation by continuing to leverage Maryland Communities of Opportunity[2] designations, and forging stronger partnerships with lenders to promote greater homeownership among households of color;
- Support economic growth – promote economic development and neighborhood revitalization through housing investments by recognizing that workers need housing where there are employment opportunities, and businesses need more homes and good housing opportunities to attract a strong workforce; and
- Create context specific approaches – tailor programs and policies to meet regional needs and better reflect unique community contexts, avoiding a one-size-fits-all approach that does not address important differences in culture, geography, resources, and capacities in meeting the needs of both renters and homeowners.

Housing Affordability and Market Dynamics

Leonardtown’s housing market has experienced substantial growth, driven by population increases and regional economic changes. As of 2022, Leonardtown had 1,656 housing units with a 91% occupancy rate, reflecting a mix of 55.8% single-family detached, 12.3% single-family attached, and 31.9% multifamily units. The town has a higher percentage of renter-occupied units (46.3%) compared to St. Mary’s County (27.5%), highlighting its role in providing rental housing for the region. The housing vacancy rate in Leonardtown is 9%, slightly lower than St. Mary’s County (9.8%). Rental market challenges exist, with nearly 45% of renters paying over \$2,000/month in rent, which is higher than the county median (\$1,595/month).

Housing Tenure	Leonardtown (%)	St. Mary’s County (%)
Owner-occupied	53.7	72.5
Renter-occupied	46.3	27.5

Table 22: Housing Tenure in Leonardtown and St. Mary’s County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

	Median Home Value	Median Gross Rent	% Homes Built 2000 or Later
Leonardtown	\$463,100	\$1,636	74.4%
St. Mary’s County	\$376,900	\$1,595	35.1%
Maryland	\$380,500	\$1,598	19.0%
United States	\$281,900	\$1,268	22.3%

Table 23: Comparison of Housing Values and Median Rents (Source: 2018-2022 American Community Survey 5-Year Estimates)

As is the case nationally, housing affordability is a significant concern in Leonardtown. The median home value in Leonardtown is \$463,100, substantially higher than the median value in St. Mary’s County (\$376,900) and Maryland (\$380,500). These values are well above the national median of \$281,900. Leonardtown’s housing costs place a considerable burden on its residents, with 26.7% of homeowners and 37.5% of renters spending 30%

or more of their income on housing, which is higher than the county averages.

Gross Rent as a Percentage of Household Income	Leonardtown Renters (%)	St. Mary’s County Renters (%)
Less than 20%	51.3%	31.9%
20% - 29.9%	7.2%	23.2%
30% or More	37.5%	38.9%
Not Computed	4.0%	6.0%

Table 24: Housing Cost Burden in Leonardtown and St. Mary’s County (Source: 2018-2022 American Community Survey 5-Year Estimates)

Leonardtown’s housing market is competitive, with homes typically remaining on the market for 30-45 days, indicating strong demand and limited supply. The town’s housing stock is relatively new, with nearly two thirds of homes built in 2000 or later, reflecting the population boom during this period. Data from Zillow and other real estate platforms highlight Leonardtown’s competitive market, where homes are typically sold within 30-45 days of listing. This quick turnover, coupled with high median home values, underscores the need for expanded housing options to meet the growing demand, particularly for affordable and workforce housing. These dynamics underscore the critical need for Leonardtown to adopt innovative housing policies that align with state mandates while addressing local affordability challenges. This includes expanding housing types, such as duplexes and ADUs, and implementing density bonuses in strategic areas like Tudor Hall, where the town can balance new development with the preservation of its historic character.

Year Built	Leonardtown (%)	St. Mary’s County (%)
2020 or Later	2.2%	0.7%
2000 to 2019	72.2%	34.4%
1980 to 1999	8.6%	35.1%
1960 to 1979	12.8%	18.8%
Before 1960	4.2%	11.2%

Table 25: Housing Stock by Year Built (Source: 2018-2022 American Community Survey 5-Year Estimates)

Comparative Analysis with St. Mary's County

Compared to St. Mary's County, Leonardtown has a slightly lower proportion of Black or African American residents (9.8% vs. 14.3%) and a higher percentage of Hispanic or Latino residents (13.1% vs. 5.7%). This suggests that Leonardtown's racial/ethnic composition is somewhat more diverse than the county as a whole. Data from the American Community Survey (ACS) 5-Year Estimates (2018-2022) further indicates that Leonardtown has a higher proportion of residents with at least a bachelor's degree (45% vs. 34.9% in the county), reflecting a community with strong educational attainment levels.

Income and Poverty Analysis

In 2024, the Point in Time Count identified 269 people as unsheltered in Southern Maryland, with 178 in emergency shelters and 18 in transitional housing. In St. Mary's County 8 were unsheltered. The median household income in Leonardtown is \$138,295, significantly higher than the county median of \$113,668. However, while overall poverty rates in Leonardtown are low (2.6% of residents living below the poverty line), some disparities exist. The median income is significantly higher for White and Asian households than Black households.

Race / Ethnicity	Median Household Income
White Alone	\$134,701
Black Alone	\$95,125
Asian Alone	\$139,697
Two or More Races	\$173,764

Table 26: Median Household Income by Race/Ethnicity in Leonardtown
(Source: 2018-2022 American Community Survey 5-Year Estimates)



Housing Affordability

According to American Community Survey data, Leonardtown residents experience higher cost burdens, with 38% spending more than 30% of their income on housing. Homeowners face affordability challenges, with 27% of owner-occupied households spending 30% or more of their income on housing costs.

The highest concentration of lower-income households (earning under \$50,000 annually) is found in multifamily housing developments, whereas higher-income households (\$150,000+) are more concentrated in single-family detached neighborhoods.

Comprehensive Housing Affordability Strategy (CHAS) data provides further insight into which households are cost-burdened. Households earning $\leq 30\%$ of the Area Median Family Income (HAMFI) in Leonardtown include 4 owner-occupied and

250 renter-occupied households. Comparatively, in Lexington Park, 115 owner-occupied and 760 renter-occupied households fall into this category, highlighting a lower concentration of extremely low-income households in Leonardtown. At the state level, approximately 5% of households fall into this category.

Areas of Concentration Combined with Poverty or Low-Income Households

No distinct geographic areas in Leonardtown exhibit both a high concentration of racial/ethnic minorities and elevated poverty rates. However, data indicates that lower-income households, particularly renters, are more likely to reside in multifamily housing. These areas show slightly higher unemployment rates (2.5%) compared to single-family neighborhoods (1.4%).

Household Income (Renters Only)	Leonardtown			Lexington Park			St. Mary's County		
	Cost Burden >30%	Cost Burden >50%	Total	Cost Burden >30%	Cost Burden >50%	Total	Cost Burden >30%	Cost Burden >50%	Total
$\leq 30\%$ HAMFI	145	60	250	435	320	760	1,770	1,525	2,505
> 30% to $\leq 50\%$ HAMFI	70	10	110	600	530	635	1,350	850	1,730
> 50% to $\leq 80\%$ HAMFI	20	0	20	335	0	585	940	20	2,115
> 80% to $\leq 100\%$ HAMF	0	0	20	0	0	310	95	10	1,050
> 100% HAMF	60	0	290	10	0	740	115	0	3,985
Total	295	70	690	1,380	850	3,030	4,270	2,405	11,390
Household Income (Owners Only)	Leonardtown			Lexington Park			St. Mary's County		
	Cost Burden >30%	Cost Burden >50%	Total	Cost Burden >30%	Cost Burden >50%	Total	Cost Burden >30%	Cost Burden >50%	Total
$\leq 30\%$ HAMFI	4	4	4	105	65	115	1,430	1,135	1,775
> 30% to $\leq 50\%$ HAMFI	25	25	30	80	0	80	1,085	445	1,970
> 50% to $\leq 80\%$ HAMFI	0	0	20	155	55	335	1,485	380	3,270
> 80% to $\leq 100\%$ HAMF	60	0	125	10	0	235	680	70	2,620
> 100% HAMF	35	0	585	0	0	1,565	475	15	19,210
Total	124	29	770	350	120	2,325	5,155	2,045	28,845

Table 27: Cost Burden by Household Income in Leonardtown, Lexington Park, and St. Mary's County (Source: CHAS data using 2017-2021 American Community Survey 5-Year Estimates)

Housing Element Goals and Action Items

Goal #1 - Expand Housing Choices and Use Incentives to Expand Housing Options

Objective: Promote a range of housing options—including single-family homes, townhouses, multifamily units, accessory dwelling units (ADUs), and duplexes—to accommodate varying income levels, ages, and family sizes.

- **ACTION 1.1** - Encourage Diverse Housing Types: Support the development of duplexes, small lot homes, and townhomes, especially within growth areas like Tudor Hall Farm, to increase density while maintaining affordability.
- **ACTION 1.2** - Allow Accessory Dwelling Units (ADUs): Continue to allow ADUs per Maryland state legislation, ensuring they meet design standards that preserve neighborhood character.
- **ACTION 1.3** - Preserve and Reuse Aging Housing Stock: Promote the rehabilitation of aging or vacant homes through grants and incentives to expand affordable housing options.
- **ACTION 1.4** - Create a Townhome Use Category: Establish a distinct use category for townhome dwellings to support regulatory clarity and housing diversity.
- **ACTION 1.5** - Implement Density Bonuses: Offer density bonuses in growth areas like Tudor Hall and downtown for projects that include affordable housing or alternative types like ADUs and duplexes.
- **ACTION 1.6** - Explore Inclusionary Zoning: Develop local inclusionary zoning policies that require or incentivize a portion of new housing to be affordable, paired with benefits like expedited permitting.

Goal #2 – Increase Affordable Housing and encourage Workforce Housing

Objective: Ensure that affordable housing is accessible to low- and moderate-income residents by implementing inclusionary policies and securing funding.

- **ACTION 2.1** – Reduce Housing Cost Burden: Support affordable rental and ownership programs that align with local income levels to reduce housing cost burdens.
- **ACTION 2.2** – Establish an Affordable Housing Trust Fund: Partner with county and state agencies to fund the development of affordable housing.
- **ACTION 2.3** – Track Affordability Metrics: Create and maintain a housing affordability index for Leonardtown to monitor housing cost trends and adjust policies accordingly.
- **ACTION 2.4** – Leverage State and Federal Funding: Apply for resources such as Maryland's Affordable Housing Trust Fund and HUD programs to support strategic housing development.
- **ACTION 2.5** – Strengthen Public-Private Partnerships: Collaborate with developers and public agencies to create mixed-income housing that supports community growth.
- **ACTION 2.6** - Develop Employer Partnerships: Work with local employers (e.g., MedStar St. Mary's Hospital, St. Mary's County Public Schools) to create programs that expand workforce

Goal #3 – Promote Mixed-Use Development

Objective: Integrate housing into commercial areas to support walkable neighborhoods and economic vitality.

- **ACTION 3.1** – Utilize Upper-Story Residential: Encourage second- and third-floor apartments above commercial spaces in the town center.
- **ACTION 3.2** – Support Mixed-Use Housing: Promote residential units within mixed-use developments to enhance housing availability and economic activity.
- **ACTION 3.3** - Support a land use pattern and land use designations that provide housing opportunities at varying densities and at appropriate locations consistent with the Land use Plan.

Goal #4 – Preserve Historic Neighborhoods

Objective: Maintain the character of Leonardtown's historic areas while accommodating responsible growth.

- **ACTION 4.1** – Adopt Compatible Design Standards: Ensure new developments integrate with historic neighborhoods through design guidelines that reflect the town's architectural heritage.
- **ACTION 4.2** - Maintain and rehabilitate publicly owned infrastructure and facilities in older neighborhoods to promote community investment, establish confidence, and prevent neighborhood decline.
- **ACTION 4.3** - Preserve historical and architectural character and promote the rehabilitation and re-use of existing structures, where feasible.
- **ACTION 4.4** - Incorporate features in new construction and development that reflect the design of traditional town amenities and features.

Goal #5 – Promote Sustainable Housing

Objective: Encourage eco-friendly housing practices and efficient land use.

- **ACTION 5.1** – Encourage Cluster and Micro-Neighborhoods: Support compact, community-oriented developments that preserve green space and enhance walkability.
- **ACTION 5.2** – Adopt Green Building Practices: Incorporate energy-efficient designs, sustainable materials, and environmentally responsible infrastructure in new housing projects.
- **ACTION 5.3** - Consider modifications to the land use plan and zoning regulations that encourage infill housing development.
- **ACTION 5.4** – Promote Renewable Energy Integration: Encourage the use of solar panels, geothermal systems, and other renewable energy technologies in new residential developments and home retrofits by offering incentives, technical support, or expedited permitting processes.
- **ACTION 5.5** – Implement Low-Impact Development (LID) Techniques: Require or incentivize sustainable stormwater management practices such as permeable pavement, rain gardens, green roofs, and bioswales in housing projects to reduce environmental impact and support local watershed health.

Goal #6 – Conduct a Fair Housing Study

Objective: Evaluate the current state of fair housing and collaborate with stakeholders to develop an inclusive and data-driven housing plan.

- **ACTION 6.1** – Complete Housing Inventory: Document existing housing conditions, including age, cost, size, type, tenure (renter vs. owner-occupied), and vacancy rates.
- **ACTION 6.2** – Conduct Housing Needs Assessment: Analyze the housing inventory to identify gaps in affordability, supply, and accessibility based on income levels, household size, and demographic trends.

- **ACTION 6.3 – Review Zoning and Land Use Policies:** Assess local zoning ordinances and land use regulations to identify potential barriers to fair housing, such as restrictions on multifamily units, ADUs, or affordable housing development.
- **ACTION 6.4 – Engage Underserved Communities:** Host focus groups, public meetings, and surveys specifically targeting historically underserved and underrepresented populations to gather input on housing challenges and barriers.
- **ACTION 6.5 – Analyze Fair Housing Complaints and Trends:** Review data on past housing discrimination complaints and fair housing enforcement actions to identify patterns or recurring issues within the town or region.
- **ACTION 6.6 – Develop a Fair Housing Action Plan:** Based on findings, outline actionable steps to improve housing equity, remove discriminatory barriers, and promote inclusive practices in housing development and access.
- **ACTION 6.7 – Coordinate with Regional and State Partners:** Work with county and state agencies, housing authorities, and advocacy groups to ensure the local fair housing strategy aligns with broader regional goals and leverages available resources.
- **ACTION 6.8 – Establish Ongoing Monitoring and Reporting:** Create a mechanism for regularly tracking progress toward fair housing goals, updating housing data, and revising strategies based on changing needs.

Downtown and Waterfront Element

The Town of Leonardtown's Downtown and Waterfront remain the vibrant heart of the community, centered around the historic Leonardtown Square and extending to the waterfront. Serving as both the central business district and civic hub, Downtown has retained its small-town charm through its historic character, narrow streets, public square, and compact development.

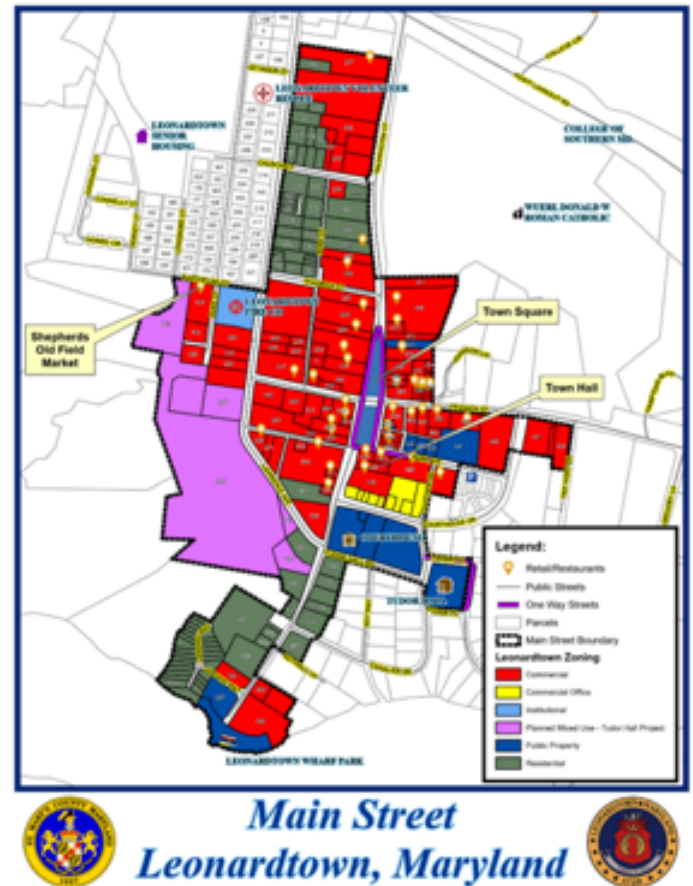
This distinctive identity gives Leonardtown a competitive edge over newer developments that lack the authenticity of traditional downtown block patterns. Downtown functions as a destination within St. Mary's County, offering a diverse mix of goods and services that attract both residents and visitors.

A variety of assets support activity in the area, including a mix of retail and office uses. The courthouse serves as a key anchor, generating demand for legal and administrative offices, which in turn create opportunities for supporting businesses like restaurants. Nearby government offices and hospital facilities further contribute to downtown activity and expand the market for complementary services.

The Town has completed multiple initiatives focused on planning for the downtown district including:

- **Downtown Parking Study (2002):** The Town conducted a parking inventory on the downtown core, which identified general parking issues.
- **Downtown Strategic Plan (2019):** The Leonardtown Downtown Strategic Plan serves to utilize practical solutions to guide further investment by both public and private partners, maintain a vibrant environment for residents and visitors, and connect existing and future assets—including the Waterfront Park, Tudor Hall, Tudor Hall Farm, the "West Side", and surrounding neighborhoods.

Figure 14: Main Street and Community Boundary Map



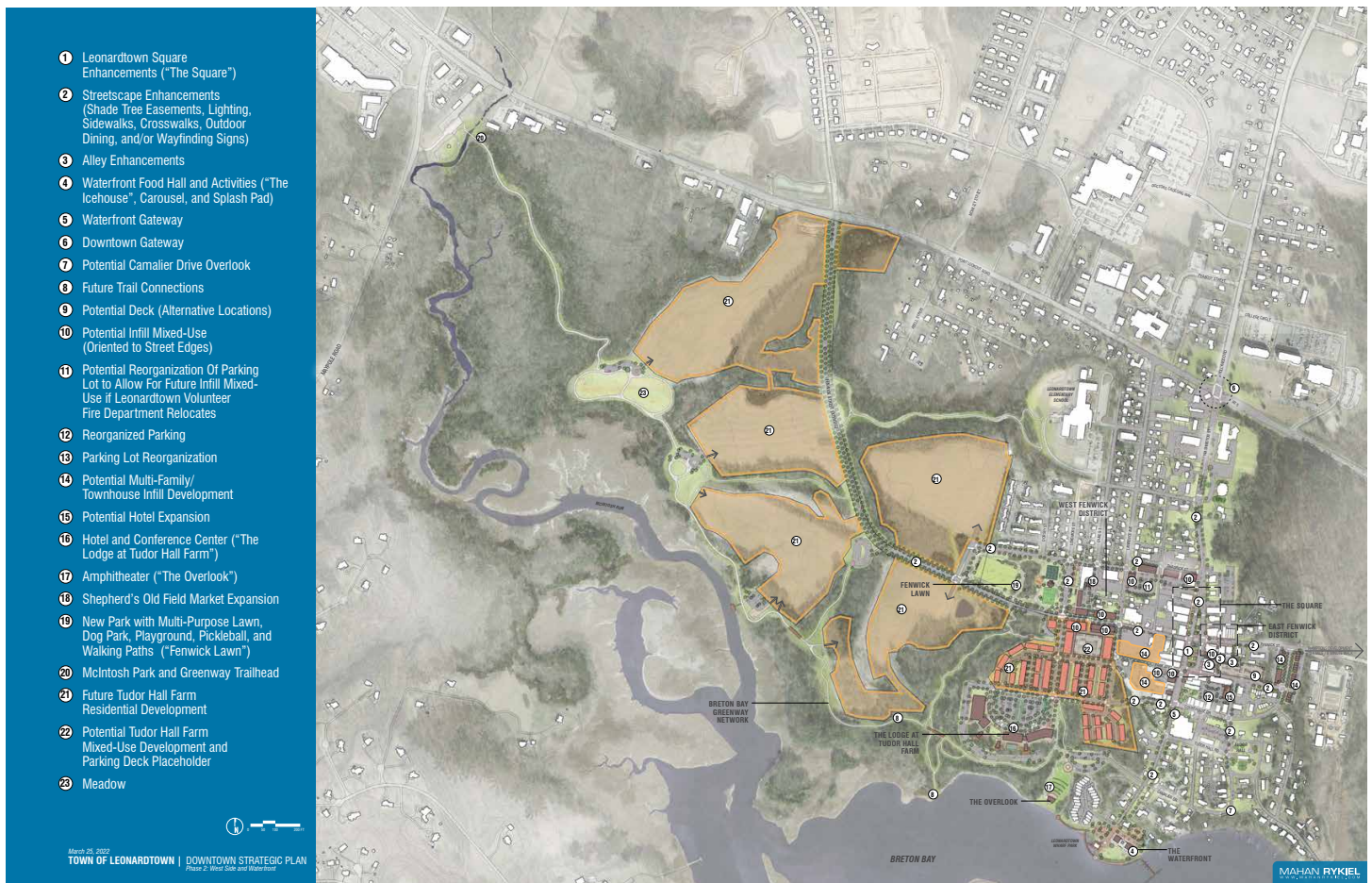
- **Downtown Strategic Plan Phase 2: West Side and Waterfront (2022)** - The Town of Leonardtown Downtown Strategic Plan Phase 2 provides a guiding framework for change in downtown Leonardtown over the next 10-20 years. It builds upon previous downtown planning efforts including the 2012 Land-Use Concept Vision, the 2019 Downtown Strategic Plan Phase 1, and the 2020 Alley Network, Community Branding, and Wayfinding Plan. Specifically, it serves as a framework for continued enhancements to the waterfront, an extension of downtown to the west and transitions to Tudor Hall Farm, and improved connectivity.

➤ **Main Street Maryland (2023):** The program strengthens the economic potential of Maryland's traditional main streets and neighborhoods. Designated Main Street Maryland communities have made a commitment to improve the economy, appearance and image of their traditional downtown business districts. The Town's Main Street Advisory Council was created in December of 2023 and is working with the Main Street Manager to create a transformation strategy work plan that aligns with this Comprehensive Plan.

➤ **Sustainable Communities Action Plan (2023):** The Sustainable Communities Action Plan details revitalization outcomes and strategies to achieve those outcomes over the next five years.

This Comprehensive Plan incorporates these prior initiatives to guide future growth, development and investment in Downtown Leonardtown and along the waterfront.

Figure 15: 2022 Waterfront Vision Plan

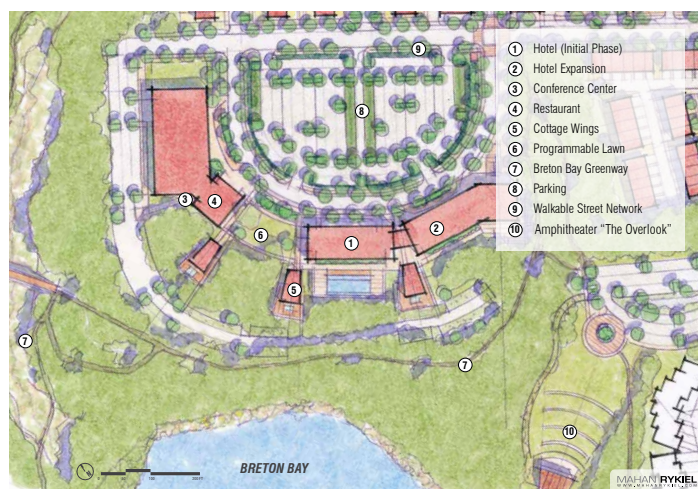


Downtown and Waterfront Element Goals and Action Items

Goal #1 – Attract a Full-Service Hotel

Objective: Pursue the long-standing objective of establishing a full-service hotel in St. Mary's County that offers amenities for both business and leisure travelers.

- **ACTION 1.1** – Continue developer outreach and concept vetting for a full-service hotel.
- **ACTION 1.2** – Conduct a comprehensive market study addressing profit margins, investment returns, and target demographics.
- **ACTION 1.3** – Explore Town-led incentives such as land write-downs or public-private partnerships for shared conference facilities to support project feasibility.



The Lodge at Tudor Hall Farm

Goal #2 – Develop a Centrally Located Community Park

Objective: Create a flexible, active park that complements Leonardtown's existing parks and supports community gathering, recreation, and connection.

- **ACTION 2.1** – Coordinate with Tudor Hall Farm to establish open space easements and ensure the park has public street frontage on all sides.
- **ACTION 2.2** – Plan for sensitive park design and integration with Fenwick Street Extended.
- **ACTION 2.3** – Initiate planning and phased construction of Longmore (short term) and Barthelme (longer term) Street extensions to improve access.
- **ACTION 2.4** – Prepare detailed, coordinated park development plans aligned with adjacent street and development plans.



Fenwick Lawn

Goal #3 – Guide Downtown Expansion Westward (West Fenwick District)

Objective: Support the westward expansion of downtown along Fenwick Street with cohesive planning, pedestrian connections, and mixed-use development.

- **ACTION 3.1** – Continue site planning collaboration with developers for the former Chevy dealership, emphasizing Park Avenue as a pedestrian link.
- **ACTION 3.2** – Facilitate the redevelopment of the dealership's front building for retail use along Washington Street.
- **ACTION 3.3** – Preserve space for a future parking deck; identify and pursue funding opportunities.
- **ACTION 3.4** – Partner with property owners to ensure mixed-use development and active ground-floor uses along Fenwick Street Extended.
- **ACTION 3.5** – Encourage diverse housing types, including stacked flats, townhouses, senior housing, and other multifamily options.
- **ACTION 3.6** – Evaluate alternatives to current building height limits to accommodate increased density as appropriate.
- **ACTION 3.7** – Coordinate with Leonardtown Volunteer Fire Department regarding reuse of their property if relocation occurs.



Goal #4 – Promote Infill and Adaptive Reuse in the Downtown/Main Street District

Objective: Encourage redevelopment of underused properties and reuse of existing structures while maintaining the area's historic and architectural character.

- **ACTION 4.1** – Review and update Downtown Design Guidelines and Standards to reflect evolving needs.
- **ACTION 4.2** – Review and update Zoning Code to support flexible, context-sensitive redevelopment.
- **ACTION 4.3** – Evaluate alternatives to traditional zoning, including form-based codes, to promote walkability and mixed-use design.
- **ACTION 4.4** – Explore creative zoning and design policies to allow up to four stories in appropriate locations while preserving downtown character.



Goal #5 – Strengthen Main Street

Objective: Revitalize the Main Street District to enhance its vibrancy, economic vitality, and role as a cultural and social hub.

- **ACTION 5.1** – Focus on attracting new businesses, enhancing streetscape design, supporting local events, and preserving historic buildings to create a thriving downtown experience.
- **ACTION 5.2** - Review ordinances, codes, regulations, and permitting processes to eliminate or modify conflicting and excessive requirements, and to streamline the regulatory review process.
- **ACTION 5.3** - Review and update on-site parking requirements in Main Street District as needed.
- **ACTION 5.4** - Support and implement goals from the Town's Sustainable Community Action Plan.

Goal #6 – Support Downtown Economic Development

Objective: Continue positioning Downtown as Leonardtown's economic and cultural core through strategic infrastructure, business support, and redevelopment.

- **ACTION 6.1** – Ensure availability of infrastructure and services to support business growth, aligned with the Town's Transportation Element.
- **ACTION 6.2** – Promote redevelopment of underutilized downtown industrial sites by relocating incompatible uses and reimagining sites for mixed-use or public benefit.
- **ACTION 6.3** – Consider tax and financial incentives, including tax increment financing (TIF), to encourage investment and infrastructure improvements.
- **ACTION 6.4** – Collaborate with St. Mary's County Department of Economic Development to create a targeted loan program for small business growth and entrepreneurship.

Goal # 7 - Strengthen Leonardtown Wharf as a Waterfront Destination

Objective: Maintain and enhance The Wharf as an active destination and trailhead for the Breton Bay Greenway Network.

- **ACTION 7.1** – Collaborate with developers, investors, and restaurateurs to explore activation opportunities and development interest.
- **ACTION 7.2** – Identify and pursue funding for public infrastructure improvements, including ADA access, parking, and stormwater management systems.



Section 3: Environment, Infrastructure & Growth

Sensitive Areas Element

The Sensitive Areas Element is a required component of the Comprehensive Plan. It must include goals, objectives, principles, policies, and standards to protect environmentally sensitive areas from the impacts of development. The four core sensitive areas defined by Maryland law include:

- Streams and their buffers
- 100-year floodplains
- Habitats of threatened and endangered species
- Steep slopes

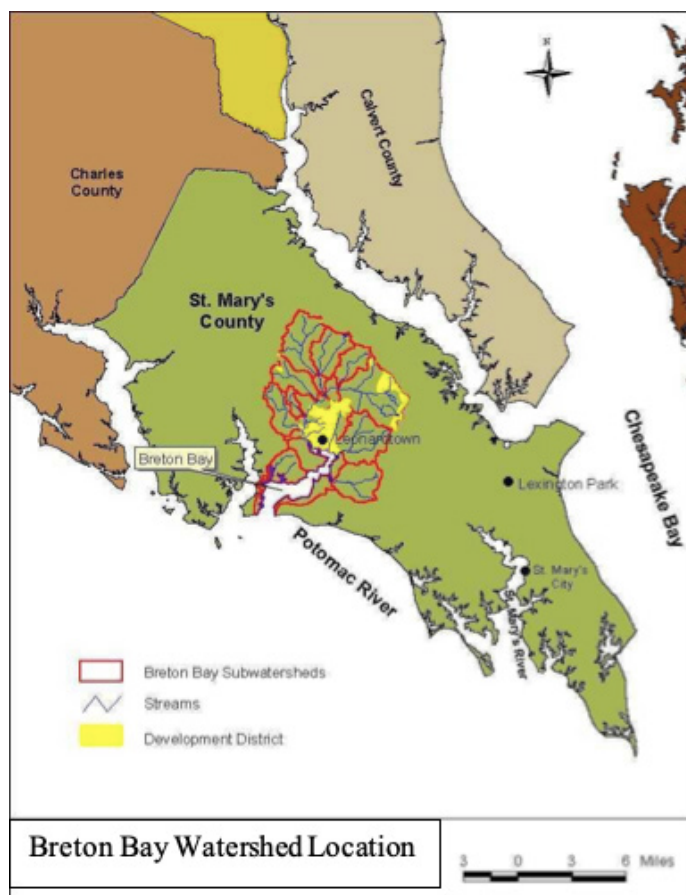
Local jurisdictions may also identify and protect additional sensitive resources, including scenic vistas, historic properties, and archaeological sites. The following sections describe the sensitive areas in and around Leonardtown. Maps referenced herein but not included as exhibits are available for review at Town Hall.

Sensitive Areas objectives include, insuring that the type and intensity of development are appropriate to the natural capabilities of the land on which the development takes place. Development should be outside of the sensitive areas. Land and natural features important to maintaining the health of the town, which present constraints for development, and which are critical to reducing damage to Breton Bay as well as the Chesapeake Bay, should be preserved from disturbance and enhanced to increase the effectiveness of their benefits for erosion control, filtering of sediments and nutrients and provision of essential habitat for wildlife. In return, citizens receive the benefits of reduced construction costs, minimization of erosion and flood events, and improved water quality for drinking and recreational use.

Breton Bay Watershed

Leonardtown is located within the Breton Bay Watershed, a 38,500-acre drainage area situated on Maryland's Coastal Plain between the Potomac and Patuxent Rivers in St. Mary's County. The tidal Breton Bay spans approximately 3,486 acres within the watershed.

Figure 16: Breton Bay Watershed Location



Land Use Trends (2000–2010)

From 2000 to 2010, land use in the watershed changed significantly, with urban development increasing and agricultural and forested lands decreasing.

A detailed breakdown of 2010 land cover includes:

Table 28: Breton Bay Watershed Acreage Summary MDP 2000 Land Use/ Land Cover

Land Use Type	Acres	% of Watershed
Low-Density Residential	5,374.9	13.98%
Very Low-Density Residential	730.9	1.90%
Medium-Density Residential	443.7	1.15%
Commercial	317.2	0.83%
Institutional	397.5	1.03%
Industrial	41.0	0.11%
Transportation	1,082.4	2.82%
Open Urban Land	319.5	0.83%
Extractive	201.4	0.52%
Other Land*	25,974.6	67.56%
Water	3,486.6	9.07%
Total	38,449	100%

The Nature Conservancy identified a 10,480-acre forest block within the Breton Bay watershed as the lowest in road density among Maryland's forest blocks and one of only three statewide with over 80% forest cover. Overall, the watershed is approximately 60% forested, with 42% of the area meeting Maryland's criteria for high-quality forest interior habitat. About 14% of the watershed lies within a Priority Funding Area (PFA), where state support for infrastructure development may be

available. The watershed also includes over 6,200 acres of wetlands (18%), most of which are forested. Hydric soils comprise 16% of the watershed, and 18% are highly erodible, both influencing runoff and water quality. Despite its ecological richness, the watershed faces challenges like nonpoint source pollution, primarily from nutrient and pesticide runoff from agriculture, lawns, and pastures, as well as contaminants from roads and parking lots. Overall, more than 40% of the Breton Bay watershed supports forest interior habitat, and the area remains roughly 45% forested.

McIntosh Run Sub-Watershed

The McIntosh Run sub-watershed, covering about 22,000 acres, is the largest tributary in the Breton Bay watershed and is nearly 80% forested. It contains the largest contiguous forest block in the watershed, designated as high-quality Forest Interior Habitat by the Maryland Department of Natural Resources (DNR).

Despite the predominance of forest and undeveloped land, less than 1% of the watershed is permanently protected from future development. The watershed is home to some of the Chesapeake Bay region's most biologically diverse and sensitive ecosystems. The State of Maryland has designated McIntosh Run as a Natural Heritage Area, and The Nature Conservancy has identified it as a significant forest block.

The McIntosh Run Forest Block, spanning about 80% of the sub-watershed, is the most ecologically significant area in the Breton Bay watershed. The extensive forest cover suggests that nonpoint source (NPS) nutrient pollution likely originates from a small portion of developed or disturbed land.

Table 29: 2000 and 2010 Land Use Summary Breton Bay Watershed in St. Mary's County

2000 and 2010 Land Use Summary Breton Bay Watershed in St. Mary's County				
Category	2000 Acres	% of Watershed	2010 Acres	% of Watershed
Agriculture	8,800	22.9%	7,183	18.7%
Forest	20,900	54.4%	17,258	44.9%
Urban	4,900	12.7%	9,907	25.8%
Water	3,249	8.5%	3,236	8.4%
Wetlands	200	0.5%	254	0.7%
Other	400	1.0%	611	1.6%

Figure 17: Breton Bay Watershed Land Cover

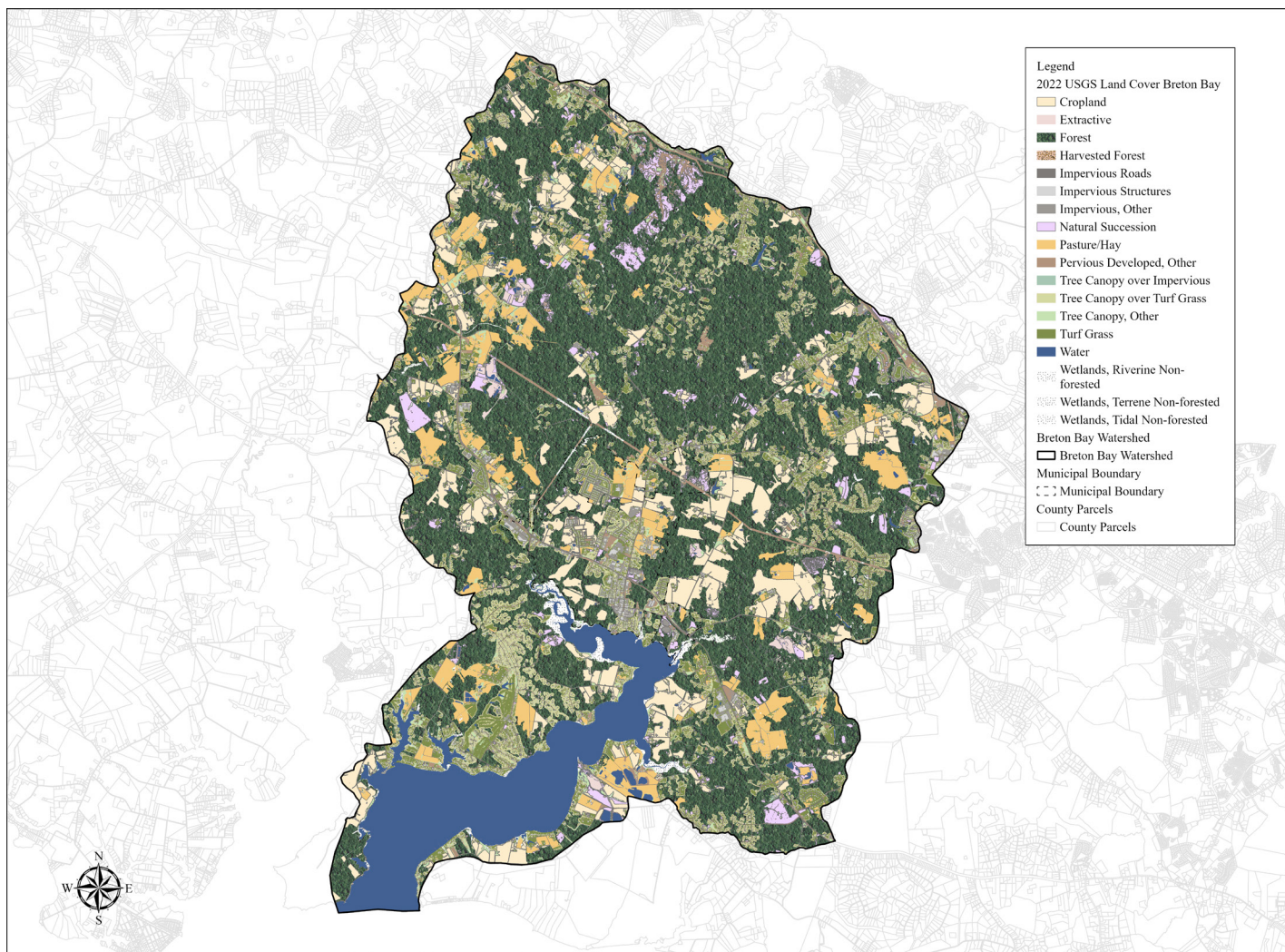
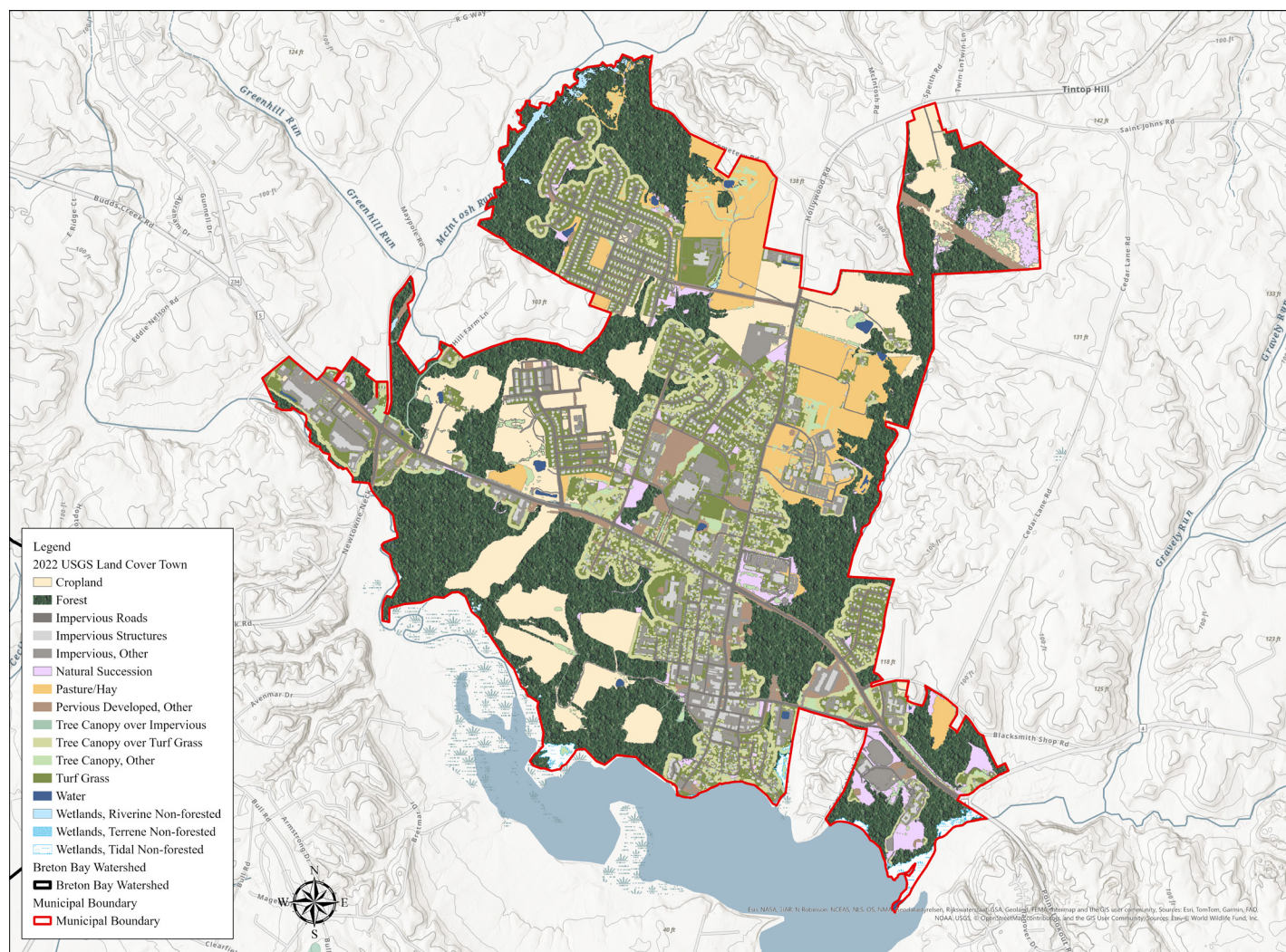


Figure 18: Town Land Cover by Use



Habitats of Threatened and Endangered Species

Certain areas in and around Leonardtown provide critical habitats for rare, threatened, and endangered (RTE) species. These habitats include breeding, feeding, resting, and overwintering areas, characterized by specific soil, vegetation, water quality, and microclimatic conditions. The Maryland Natural Heritage Program monitors these species, some of which have been documented within or near Leonardtown. The Breton Bay watershed also supports these species, with tributaries offering additional habitat.

Forested wetlands along Town Run also support species like Selys' Sundragon. Additionally, approximately 645 acres along McIntosh Run and Town Run—130 acres of which lie in the Critical Area—have been identified as Ecologically Significant Areas. Around 58 acres of Forest Interior Dwelling Species (FIDS) habitat are owned by the Town between McIntosh Run and Tudor Hall Farm, with larger FIDS areas identified upstream.

To protect these species and their habitats:

- Development proposals in areas with RTE species must be reviewed by the Maryland Natural Heritage Program.
- Riparian buffers should be established or widened along streams, especially where ecological or recreational values are high. A minimum 100-foot buffer is recommended, with additional width in areas with steep slopes (2 feet per 1% slope), as suggested by Wenger (1999).
- Long-term maintenance of reforested buffer areas is essential to reduce invasive species impacts and improve tree survival.
- The Town is encouraged to collaborate with Garrett County to exchange best practices for buffer management.
- Though no bald eagle nests are within Leonardtown, one is located near Camp Maria on Breton Bay. Other species, such as Dabbling and Diving Ducks, can be found at the mouth of Breton Bay and along the nearby coast.

Table 30: Breton Bay Rare, Threatened and Endangered Species

Rare, Threatened and Endangered Species of the McIntosh Run Watershed		
Common Name	Scientific Name	Status
Dwarf Wedgemussel	<i>Alasmidonta heterodon</i>	Federal Endangered
Sharpscale Sedge	<i>Carex oxylepis</i>	Highly Rare
Flier	<i>Centrarchus macropterus</i>	In Need of Conservation
Red Turtlehead	<i>Chelone obliqua</i>	Threatened
Arrowhead Spiketail	<i>Cordulegaster obliqua</i>	Rare
Eastern Narrow-mouthed Toad	<i>Gastrophryne carolinensis</i>	Endangered
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Watch list
Selys' Sundragon	<i>Helocordulia selysii</i>	Threatened
Carolina Satyr	<i>Hermeuptychia sosybius</i>	Rare
Few-flowered Tick-trefoil	<i>Hylodesmum pauciflorum</i>	Endangered
Deciduous Holly	<i>Ilex decidua</i>	Rare
Warmouth	<i>Lepomis gulosus</i>	Watch list
Large-seed Forget-me-not	<i>Myosotis macrosperma</i>	Watch list
Comely Shiner	<i>Notropis amoenus</i>	Watch list
Treetop Emerald	<i>Somatochlora provocans</i>	Endangered
Climbing Dogbane	<i>Thyrsanthella difformis</i>	Endangered



Eastern Narrow-mouthed Toad

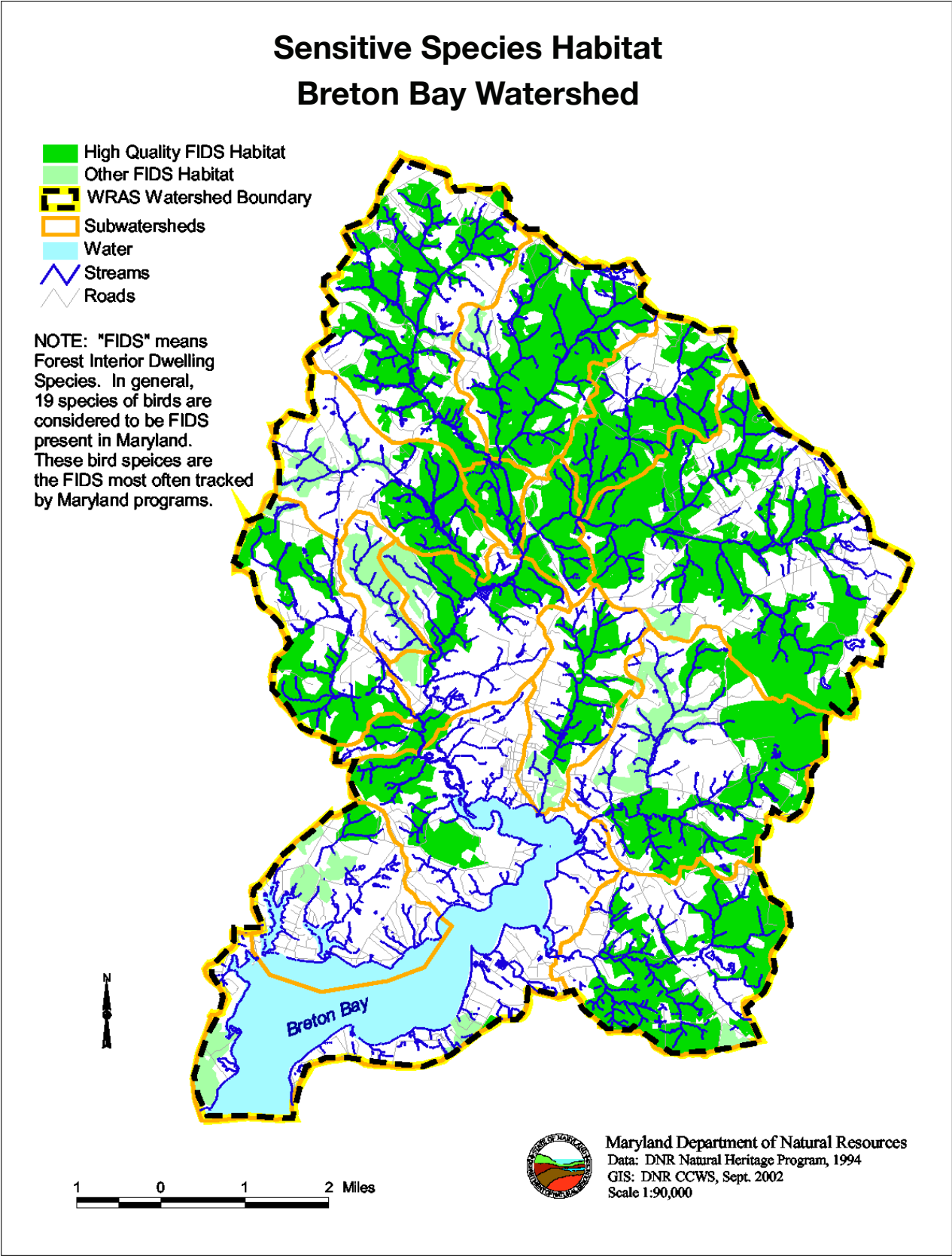


Selys' Sundragon



Deciduous Holly (*Ilex Decidua*)

Figure 19: Map of Sensitive Species Habitat, Breton Bay Watershed



Streams and Wetlands and Their Buffers

Breton Bay and its major tributaries, including McIntosh Run and Town Run, are shown on the Sensitive Areas Map in the Leonardtown Critical Areas Program. These streams are part of the Breton Bay watershed, a designated Tier II watershed by the Maryland Department of the Environment (MDE), indicating water quality significantly better than minimum state standards. Tier II designations are based on the health of aquatic communities, particularly benthic macroinvertebrates and fish. Additionally, streams in this watershed are classified as Class I waters, meaning they are expected to support recreational activities and non-tidal warm-water aquatic life. Wetlands located within the McIntosh Run tributary are designated and regulated by MDE as wetlands of special state concern.

Preserving natural land and vegetation along stream corridors provides vital ecological benefits. Stream buffers act as filtration zones, reducing sediment, phosphorus, and other runoff pollutants, while also offering habitat corridors for wildlife. Wetlands and their associated buffers, which contribute to this protective function, are regulated by the U.S. Army Corps of Engineers and MDE. These buffers help maintain the biological and hydrologic integrity of the stream systems.

Despite their ecological significance, the Breton Bay watershed is impaired by excess nitrogen, phosphorus, bacteria, sediment, and sulfates. MDE regulations prioritize the protection of water quality and aquatic habitats, especially in high-quality (Tier II) watersheds like this one.



Floodplain

The 100-year floodplain represents land along a stream that has a 1% chance of being flooded in any given year, based on rainfall and runoff from upland areas. In Leonardtown, the locations of these floodplains are shown in the Critical Areas Program maps. In August 2020, Tropical Storm Isaias brought severe flooding, tornadoes, and strong winds across the East Coast. Leonardtown experienced significant flooding in both McIntosh Run and Town Run, including inundation near the wastewater treatment plant. Although the rainfall from Isaias fell short of the typical 24-hour, 100-year storm event, some areas exceeded 100-year and even 500-year flood elevations.

In response, Leonardtown and St. Mary's County partnered with the Maryland Silver Jackets Team to assess flood impacts and identify potential mitigation strategies. Their Flood Hazard Assessment of the McIntosh Run watershed, completed in August 2023, identified several contributing factors: extreme rainfall, the failure of a beaver dam upstream of Leonardtown, structural issues with the MD 5 bridge, and possibly the timing of releases from stormwater management systems.

Simultaneously, Leonardtown retained GHD, Inc. to assess flood risks associated with Town Run. A long-standing concern—a large sediment deposit (sandbar) at the mouth of Town Run in Breton Bay—was evaluated due to its potential to worsen flooding and threaten critical infrastructure. One of the identified mitigation alternatives was incorporated into the current expansion of the Town's wastewater treatment plant, which is nearing completion.

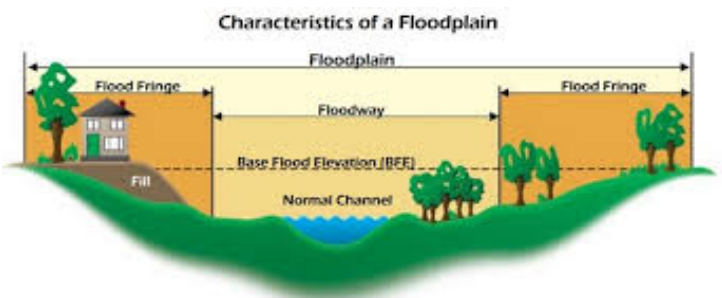
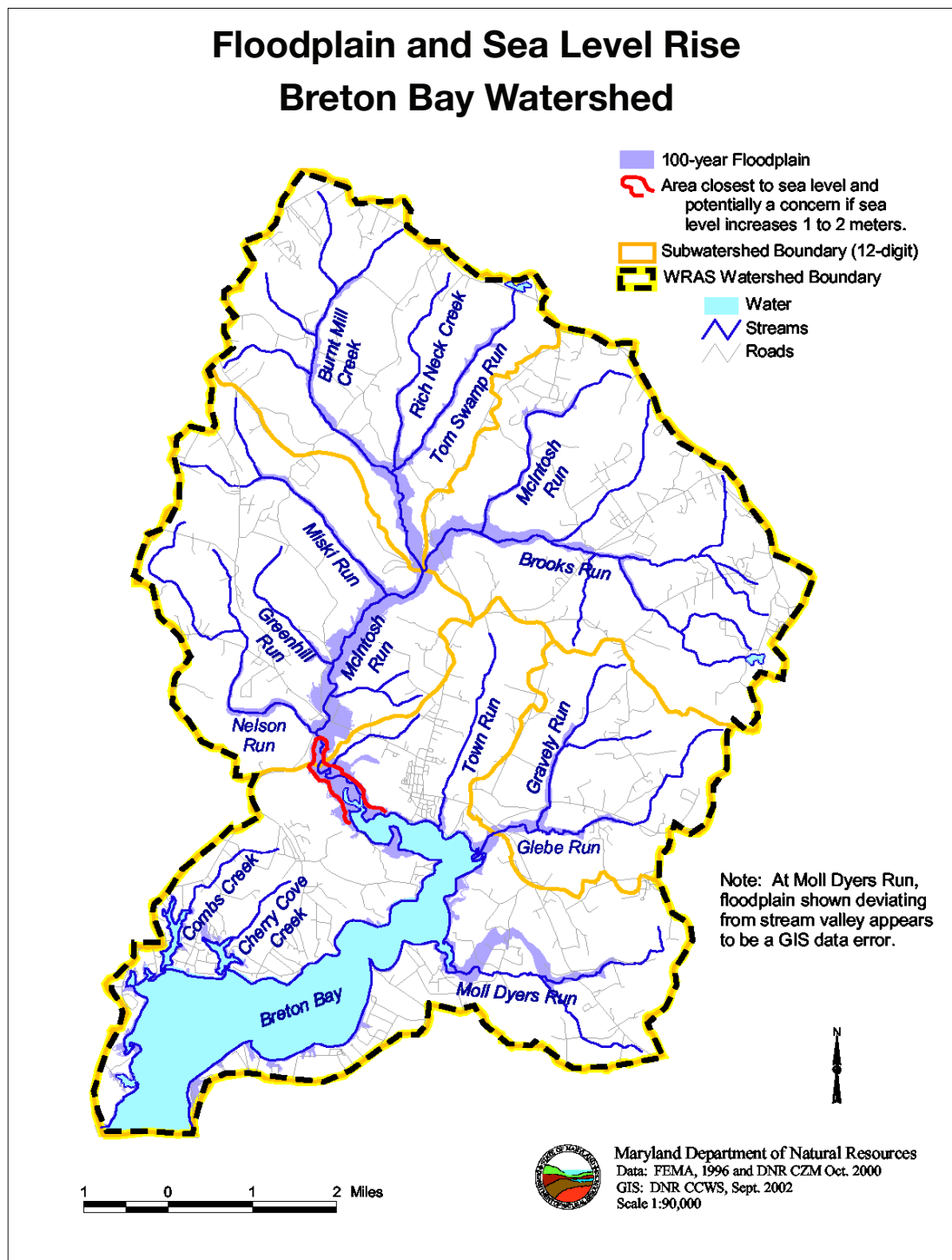


Figure 20: Map of Floodplain and Sea Level Rise, Breton Bay Watershed



Steep Slopes and Highly Erodible Soils

Steep slopes, defined as land with gradients greater than 15%, are considered sensitive due to their erosion potential, slope instability, and ecological value. Land clearing and grading on such slopes significantly increases erosion, with rainwater runoff carrying sediment—and associated pollutants like heavy metals, pesticides, and nutrients—into streams. This raises stream turbidity and harms aquatic ecosystems.

While Leonardtown lies within the flat Atlantic Coastal Plain, it is bordered by steep and narrow slopes, especially to the east along Town Run and to the west beyond residential areas. Additional slopes exceeding 15% occur near Washington Street and Breton Bay.

Developing steep slopes poses financial and environmental risks, such as road washouts, higher stormwater maintenance costs, and infrastructure challenges. Protecting these slopes helps safeguard water quality, public investment, and scenic natural areas that enhance property values.



Before (Shoreline on Breton Bay)



After (Soil Erosion)



Mineral Resources

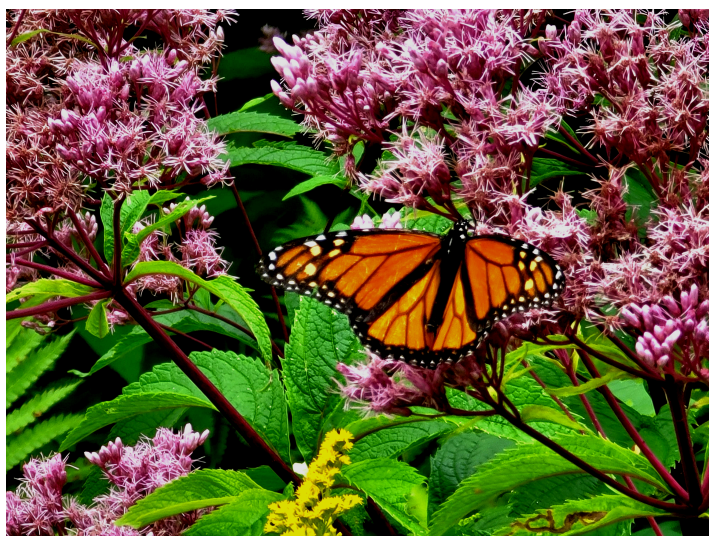
Gravel is the only known mineral in or around the Town. Currently, Town ordinances do not permit gravel mines within the municipal boundary. Gravel mines are defined as those in which gravel is extracted and taken off site. Landowners are permitted to mine gravel on their land for use on site.

Greenways and Forested Areas

Greenways are large areas of open and natural space that are protected from development. They provide multiple benefits including preservation of wildlife habitat, reduced forest fragmentation, pollution reduction, aesthetic quality, and protection of important natural areas. They can also provide open space and outdoor recreation opportunities. The Town of Leonardtown and surrounding areas include a system of Greenways.

Areas of Critical State Concern

These designated areas are established jointly (state and local) or statutorily/programmatically to focus the attention and resources of state agencies and local governments on specific policy matters.



Sensitive Areas Element Goals and Action Items

Goal #1: Protect Sensitive Environmental Features During Growth

Objective: As one of two development districts in St. Mary's County, Leonardtown is expected to accommodate significant regional growth, which must be managed to prevent sprawl and protect the rural character of the community.

- **ACTION 1.1:** Restrict development in sensitive areas and regularly update regulations to ensure compliance.
- **ACTION 1.2:** Ensure the wastewater treatment facility operates with the latest technology, and mandate connections to the public sewer for all new construction within town boundaries.
- **ACTION 1.3:** Promote the connection and preservation of forested areas to maintain wildlife habitats and corridors.
- **ACTION 1.4:** Coordinate with the Maryland Chesapeake Bay Critical Areas Commission and the Department of Natural Resources when approving developments in the Critical Area or sensitive habitats.
- **ACTION 1.5:** Encourage clustering of development on large parcels to maximize open space and minimize impacts to sensitive areas.

Goal #2: Preserve and Enhance Natural Features to Protect Water Quality

Objective: Preserve critical land and natural features to prevent damage to Breton Bay and the Chesapeake Bay by improving erosion control, sediment/nutrient filtration, and wildlife habitats.

- **ACTION 2.1:** Prohibit extensive alterations to major drainage courses.
- **ACTION 2.2:** Protect vegetation in steep slopes, floodplains, and stream buffers. Prioritize these areas for preservation during development.
- **ACTION 2.3:** Promote best management practices (BMPs) and low-impact development techniques (Environmental Site Design principles) as outlined in the Water Resources plan.
- **ACTION 2.4:** Use natural buffers as the primary means of protecting streams, slopes, and floodplains, with mitigation required when necessary.
- **ACTION 2.5:** Regularly update stormwater, Critical Areas, and environmental regulations.

Goal #3: Promote Environmental Stewardship Through Education and Engagement

Objective: Foster environmental awareness and stewardship within the community by providing educational resources and encouraging volunteer involvement.

- **ACTION 3.1:** Encourage waterfront property owners to implement land and watershed protection practices, including managing stormwater runoff, widening stream buffers, and controlling invasive species.
- **ACTION 3.2:** Involve school and civic groups in stenciling storm drains with messages like “Don’t Dump – Breton Bay Drainage” to raise awareness about water pollution.
- **ACTION 3.3:** Use the Beacon newsletter to educate homeowners on resource management, conservation techniques, and available programs to protect the watershed and Breton Bay.

Goal #4: Update Floodplain and Critical Area Regulations

Objective: Ensure compliance with the latest FEMA and state regulations regarding floodplains and the Critical Area to enhance flood resilience and environmental protection.

- **ACTION 4.1:** Update existing regulations to incorporate requirements from 44 CFR Part 60.3(d) of the NFIP.
- **ACTION 4.2:** Adopt 44 CFR Part 60.3(d) standards into a comprehensive set of local regulations.
- **ACTION 4.3:** Stay informed on updates to Maryland Critical Area and Floodplain regulations.

Water Resources Element

The Leonardtown Comprehensive Plan's "Water Resources Plan Element" (WRE) is mandated to assure compliance with the requirements of Maryland House Bill 1141 (HB 1141). The purpose of the WRE is to provide additional layers of planning for water resources in relation to existing use and proposed land use, based on an analysis of growth and development trends.

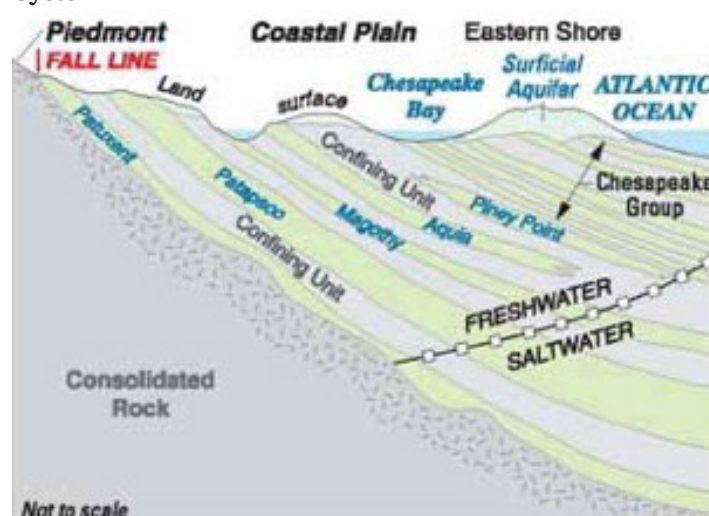
The Water Resources element addresses three major areas including:

- Water (both supply and quality),
- Identify drinking water and other water resources that will be adequate for the needs of existing and future development proposed in the land use element of the plan, considering available data provided by the Maryland Department of the Environment (MDE).
- Test resource capacity limits.
- Determine the potential implications of water resources issues for future growth.
- Facilitate development of coordinated management strategies.
- Wastewater (treatment and discharge),
- Identify suitable receiving waters and land areas to meet the wastewater treatment and disposal needs of existing and future development proposed in the land use element of the plan, considering available data provided by MDE.
- Stormwater management.
- Identify suitable receiving waters and land areas to meet the stormwater management needs of existing and future development proposed in the land use element of the plan, considering available data provided by MDE.

The Leonardtown WRE is directly linked to a number of other Comprehensive Plan elements. They include: 1) the Land Use Element; 2) the Municipal Growth Element; 3) the Community Facilities Element; and 4) the Sensitive Areas Element. The Town of Leonardtown has prepared this Water Resources Element to assure the Town will focus growth to areas best suited to utilize the Town's existing and planned water and wastewater infrastructure; to nurture efficient patterns of growth, protect and preserve the natural environs, promote economic growth, and support diversity of living environments in the Town.

The Town of Leonardtown represents a very small portion of the much larger Breton Bay watershed. Since water resource protection issues are of concern watershed wide, much of the effort to protect or enhance water quality will be dependent on County and State actions and programs. Nevertheless, this element evaluates Leonardtown's role in the protection of Water Resources in this larger context.

Figure 21: The Northern Atlantic Coastal Plain Aquifer System



(Source: A Science Plan for a Comprehensive Regional Assessment of the Atlantic Coastal Plain Aquifer System)

Water Quality and Supply

Leonardtown's water system is supplied primarily by the Upper Patapsco Aquifer, one of several confined aquifers within the Atlantic Coastal Plain. This aquifer lies approximately 800 feet below the surface and is well-protected from surface contaminants. As a result, it provides high-quality drinking water that is less susceptible to pollution compared to shallower sources, such as the Aquia Aquifer.

The Maryland Department of the Environment (MDE) has conducted a Source Water Assessment for Leonardtown and concluded that, due to the confined nature of the Upper Patapsco, the Town's water supply is not vulnerable to surface-derived contaminants. However, some aquifers in the region, including the Aquia, may contain naturally occurring substances like arsenic and fluoride. While these substances can pose health risks, testing has shown that concentrations in Leonardtown's supply remain below the Environmental Protection Agency's (EPA) maximum contaminant levels (MCLs). Leonardtown regularly issues water quality reports, all of which continue to indicate that the town's water meets or exceeds regulatory standards.

Water Appropriation and Use

The Town's current Water Appropriation and Use Permit (#SM1967G103(09)) for the Upper Patapsco Aquifer was issued by MDE effective February 1, 2019, and remains valid through January 31, 2031. The permit allows for an average daily withdrawal of 750,000 gallons and up to 1,100,000 gallons per day during the month of maximum use. The permitted capacity exceeds current daily water demands. Wells #3 and #4, which previously drew from the Aquia Aquifer, are now designated for emergency backup use only. Combined, these wells are permitted for a maximum average daily withdrawal of 60,000 gallons and up to 650,000 gallons during the highest-use month.

Water Infrastructure

Leonardtown's water system includes three

permitted wells, two existing storage tanks, a third storage tank currently under construction, and a distribution network. This infrastructure provides sufficient redundancy and capacity to meet current demands.

- ▶ Well #5, the Town's primary source, was constructed in 2006 on Greenbrier Road. It draws from the Upper Patapsco Aquifer and has a pumping capacity of 1.1 million gallons per day.
- ▶ Wells #3 and #4, located on Greenbrier Road and Courthouse Road respectively, serve as emergency backups. Together, they offer a total pumping capacity of 762 gallons per minute.

Current and Projected Water Demand

The Town holds a groundwater appropriation permit from the Maryland Department of the Environment (MDE) allowing for an average daily production of 750,000 gallons and up to 1.1 million gallons per day (MGD) during the month of maximum use. Water usage is measured in Equivalent Dwelling Units (EDUs), with one EDU equating to approximately 250 gallons per day—the average use of a single-family home. The current permit supports approximately 3,000 EDUs.

Since 2011, the Town has worked to transition all water customers to a metered system. Some customers still pay a flat monthly rate based on assigned EDUs. Between 2012 and 2017, approximately 11% of the water in the system was unaccounted for. Average water use per EDU, including unaccounted-for water and reductions from the wastewater treatment plant's internal system, is approximately 217 gallons per day. Table 31 provides historical data on EDU usage.

To estimate future demand, the MDE's per-household water usage multiplier of 225 GPD was applied to projected increases in dwelling units, considering both existing homes and potential new units within the current Town boundary and designated growth areas. Under this growth scenario, full build-out is expected by 2037, serving approximately 4,386 EDUs—an increase of 2,023 EDUs since 2017.

Table 31: Town of Leonardtown, Maryland Significant Water Users for CY 2021 Water Usage Per EDU.

Town of Leonardtown, Maryland Significant Water Users for CY 2021 Water Usage Per EDU				
Year	EDUs Served	Produced Water per EDU (gpd)	Produced Water per EDU Excluding WWTP (gpd)	Sold Water per EDU (gpd)
2012	2,221	238	214	195
2013	2,253	237	217	190
2014	2,283	228	207	187
2015	2,336	238	219	192
2016	2,401	247	227	207
2017	2,363	231	218	193
Average		236	217	194

(Source: Water Supply Capacity Management Plan, GHD, Inc., June 2021)

Table 32: Projected Average Water Demand

Projected Average Water Demand				
Year	Total EDUs	Cumulative Growth EDUs	Increase in Water Demand (gpd)(²)	Total Water Demand (gpd)
2017	2,263	0	0	513,000(³)
2018	2,269	-94	-23,500	490,000
2019	2,335	-28	-7,000	506,000
2020	2,386	23	5,750	519,000
2021	2,800	437	109,250	622,000
2022	2,899	536	134,000	647,000
2023	3,026	663	165,750	679,000
2024	3,129	766	191,500	705,000
2025	3,264	901	225,250	738,000
2026	3,449	1,086	271,500	785,000
2027	3,604	1,241	310,250	823,000
2028	3,709	1,346	336,500	850,000
2029	3,809	1,446	361,500	875,000
2030	4,007	1,545	386,250	899,000
2031	4,007	1,644	411,000	924,000
2032	4,107	1,744	436,000	949,000
2033	4,206	1,843	460,750	974,000
2034	4,305	1,942	485,500	999,000
2035	4,334	1,971	492,750	1,006,000
2036	4,363	2,000	500,000	1,013,000
2037	4,386	2,023	505,750	1,019,000

1. Based on Water Supply Capacity Management Plan, 2021.

2. Based on the number of cumulative growth EDUs listed in the table and 250 gpd/EDU for future demand.

3. Existing (2017) water demand is estimated by multiplying the total existing EDUs by the average water production (excluding WWTP) of 217 gpd/EDU.)

Table 32 outlines projected water demand over a 20-year build-out period. According to the 2021 Water Supply Capacity Management Plan by GHD, Inc., current well capacity is sufficient for existing demand. However, long-term improvements will be needed to meet future needs. The Town is evaluating the addition of a new well to work in tandem with Well #5 under a duty-standby arrangement, ensuring redundancy and capacity.

In coordination with MDE, the Town anticipates requesting an updated permit based on projected 2035 demand. Accounting for a 5% increase during drought conditions, the estimated demand for 4,334 EDUs is approximately 1,138,000 GPD. With a peak monthly usage factor of 1.4, the daily average during the month of maximum use would be about 1.59 MGD.

Future growth will also require expanded water storage. While current storage meets average daily demand, it is insufficient for maximum daily demand. To address this, the Town is constructing a new 1.0-million-gallon elevated storage tank to meet future fire flow and storage requirements as demand increases.

Wastewater

In 2003, the Town completed a Water and Wastewater System Master Plan prepared by Stearns and Wheler LLC. The plan noted that the wastewater treatment plant (WWTP), originally constructed in 1983, was in excellent condition. That year, the plant was upgraded to a Biological Nutrient Removal (BNR) system, followed by an Enhanced Nutrient Removal (ENR) upgrade in 2017. These improvements significantly reduced nitrogen and phosphorus discharges into Breton Bay but did not increase the plant's treatment capacity, which remained at an average daily flow of 680,000 gallons per day (GPD). To support future growth, the Town is currently expanding the WWTP to increase its capacity to 1.0 million GPD (MGD). The expansion includes the addition of emergency storage tanks and associated aeration, mixing, and pumping equipment to meet the required 24-hour shellfish protection volume.

Current and Projected Wastewater Demand

Between 2019 and 2021, the WWTP processed an average of 0.645 MGD. As of 2018, there were 2,198 Equivalent Dwelling Unit (EDU) connections in service. At full build-out, the Town projects a total of 4,222 active EDU connections. Using a unit flow rate of 225 GPD per EDU, consistent with MDE and health department guidance, projected average influent flow at build-out will be approximately 0.950 MGD.

The WWTP's nutrient discharge limits, as set by the Maryland Department of the Environment (MDE), are 8,284 pounds of Total Nitrogen (TN) and 621 pounds of Total Phosphorus (TP) annually. These caps are enforced under the plant's NPDES permit and cannot be exceeded without approved nutrient offsets, such as septic system elimination or trading credits with other point sources. These strategies are outlined in MDE's Maryland Policy for Nutrient Cap Management and Trading in Maryland's Chesapeake Bay Watershed (April 17, 2008). The expanded WWTP will support the growth projected in the Municipal Growth Element of this Plan through 2035. The draft NPDES permit reflecting the new 1.0 MGD capacity is expected to take effect

approximately three months after construction completion. At 225 GPD per EDU, the upgraded facility will support up to 4,444 EDUs. With 2,198 EDUs currently in service and 231 additional EDUs allocated or proposed, the Town will have the treatment capacity to support the remaining 1,793 EDUs needed to reach the projected full build-out of 4,222 EDUs.

Stormwater Management

Leonardtown adheres to the Maryland Department of the Environment (MDE) criteria for Best Management Practices (BMPs) in managing stormwater. Historically, efforts focused primarily on controlling runoff quantity—addressing drainage and flood control—while paying limited attention to water quality. In recent years, increasing awareness of the environmental impact of polluted stormwater has prompted Federal, State, and Local programs that aim to reduce pollutants at their source and improve water quality.

In many communities, including Leonardtown, a key factor influencing future growth is the assimilative capacity of receiving waters to handle stormwater runoff from land use changes. This capacity is defined by Total Maximum Daily Loads (TMDLs), which set limits on pollutant inputs to protect water quality.

Non-Point Source Pollution

Non-point source pollution occurs when rainwater, snowmelt, or irrigation water flows across land surfaces, collecting pollutants and carrying them into surface water or groundwater. Stormwater runoff is a major contributor to non-point source pollution. Within the Breton Bay Watershed, agriculture is the leading source, responsible for approximately 53% of nitrogen and 50% of phosphorus non-point source loadings. Urban areas, including Leonardtown, contribute an estimated 29% of nitrogen and 25% of phosphorus.

Although stormwater is part of the natural hydrologic cycle, urbanization increases impervious surfaces, altering natural drainage patterns and accelerating pollutant delivery to rivers and bays.

Projected Non-Point Source Loadings

MDE has developed a methodology for estimating nutrient loadings based on land use, incorporating variables such as soil characteristics, average rainfall, and impervious surface percentages. These loading rates were applied to Leonardtown using the “Developed Land” rate, which reflects its mix of residential, commercial, and industrial uses. This model, also known as the “simple model” for calculating pollutant loads is as follows:

$$L = 0.226 * R * C * A$$

Where

L = Annual Load (POUNDS),

R = Annual runoff (inches),

C = Pollutant concentration (mg/l),

A = Acres of impervious surface, and

0.226 is the unit conversion factor for converting milligrams to pounds.

Use of the simple formula results in loadings for nitrogen and phosphorus that are somewhat less than those shown in Table 33 when compared with projected increases in Table 34. The two methods establish an estimated range of expected increases in non-point source nitrogen loadings of between 1,593 and 1,988 POUNDS. per year. Likewise, an estimated range for projected phosphorus loadings falls between 207 and 258 POUNDS. per year.

Table 35 provides estimates of nutrient increases resulting from projected growth through 2030:

Nitrogen: ~1,988 additional pounds

Phosphorus: ~258 additional pounds

These figures are generalized and do not represent specific development or annexation sites. They assume growth will occur through both infill development within the current corporate limits and potential annexation.

Table 33: Leonardtown estimated non-point source loading rates and loads (2009 and 2030)

Leonardtown estimated non-point source loading rates and loads (2009 and 2030)				
Estimated Acres of Developed Land*	Nitrogen Loading Rate (POUNDS/ac)	Phosphorus Loading Rate (POUNDS/ac)	Estimated Nitrogen Load (POUNDS)	Estimated Phosphorus Load (POUNDS)
Year 2009 1,230 acres**	8.77	1.14	10,781	1,402
Year 2030 1,456 acres†	8.77	1.14	12,769	1,660
Net Increase	—	—	1,988	258

(Source: Water Supply Capacity Management Plan, GHD, Inc., June 2021)

Notes: Loading rates are based on MDE/CBP land use load estimates.

* “Developed” includes residential, commercial, industrial and institutional land uses.

** The Town corporate boundaries include a total of approximately 2,274 acres. Figure shown subtracts approximately 1,044 acres within the corporate limits which are vacant or undeveloped.

† Year 2030 estimate of developed land acres assume development of 367 residential units at 2 units per acre and construction of 400,000 square feet of non-residential uses on 42 acres during the planning period.

Table 34 provides alternative estimates using the Watershed Treatment Model for Urban Watersheds, developed by MDE and the Center for Watershed Protection. This model uses rainfall data, impervious surface coverage, and EPA concentration estimates to calculate nutrient loading from urban stormwater runoff. These projections assume that per-acre loading rates remain constant through 2030. However, increased implementation of BMPs, which is required for future development, could significantly reduce these nutrient load increases. As a result, Leonardtown's growth is expected to contribute only a small portion of the TMDL allocations for non-point sources in the Breton Bay Watershed. This growth can likely be accommodated, particularly if reductions from other sources—such as agriculture—are realized, as outlined in the Breton Bay Watershed Action Strategy.

Regional Coordination and Compliance

It is important to note that these projections do not account for growth in other parts of the watershed (e.g., county development or agricultural expansion), emphasizing the need for coordinated, watershed-based land use planning. Collaboration

among St. Mary's County, the Town, and State agencies is essential to support the agricultural sector's efforts to reduce non-point source pollution and to ensure compliance with long-term watershed goals.

Maryland has established several programs to support nutrient reductions and has adopted procedures to regularly evaluate all TMDLs. For point source pollution, such as that from Leonardtown's wastewater treatment plant (WWTP), implementation is governed by NPDES permit provisions. These permits include enforceable compliance measures to ensure effective nutrient load reductions.

Land Use Strategy

Leonardtown's Land Use and Municipal Growth Plans are rooted in Smart Growth principles. Development is directed toward areas adjacent to existing developed zones, at net densities of 2 to 4 dwelling units per acre. This approach concentrates growth within current or annexed municipal boundaries and encourages cluster development. By limiting sprawl and reducing the expansion of impervious surfaces, this strategy supports water quality goals and helps mitigate additional nutrient loading in the Breton Bay Watershed.

Table 34: Leonardtown Stormwater Pollutant Loadings from Projected Infill Development and Growth Within Areas Considered for Annexation

Leonardtown stormwater pollutant loadings from projected infill development and growth within areas considered for annexation.					
	0.226 conversion factor for converting milligrams to pounds	(R) Runoff (Annual inches of water ^{††})	(C) Pollutant Concentration (2.0 mg/l)	(A) Impervious Surface (acres) ^{†††}	(L) Total load (Pounds/year)
Estimated Nitrogen loadings [†]	0.226	43.1 inches	2.0 mg/l Nitrogen Concentration	81.76	1,593 Pounds/year9 Nitrogen
Estimated Phosphorus loadings [†]	0.226	43.1 inches	0.26 mg/l Phosphorus concentration	81.76	207 Pounds/year9 Phosphorus

[†] Source: Stormwater Manager's Resource Center (SMRC), EPA Offices of Water and Wastewater Management, "Watershed Treatment Model for Urban Watersheds", MDE and the Center for Watershed Protection. Medium density land use impervious surface multiplier (0.28) was used to calculate future impervious surfaces for residential use and (0.72) for commercial.

^{††} Source: Worldclimate.com Global Historical Climatology Network (GHCN) for Leonardtown, MD.

^{†††} Impervious surface calculation assumes 367 new residential units at 2 units per acre and assumes 184 acres will be converted to residential land use between 2009 and 2030 and 42 acres are converted to non-residential use during the same period. Impervious surface calculation as follows (184 acres X .28 multiplier + 42 acres X .72 multiplier = total impervious surface created through the planning period.

Water Resources Goals and Action Items

Goal 1: Ensure a Safe and Sustainable Water Supply and Wastewater System

Objective: Maintain sufficient water and wastewater capacity to support projected growth, while protecting system integrity and quality.

- **ACTION 1.1** - Monitor and evaluate public water and wastewater systems regularly to ensure they meet current and future demand within permitted capacity limits.
- **ACTION 1.2** - Prioritize growth in areas that can be efficiently served by existing or planned infrastructure.
- **ACTION 1.3** - Maintain a capital improvement fund to support expansion and upgrades; adjust hookup fees to ensure cost recovery for system expansion and maintenance (excluding operational costs).
- **ACTION 1.4** - Require development proposals to submit engineering studies that demonstrate no negative impact on water or wastewater systems.
- **ACTION 1.5** - Reserve infrastructure capacity for infill development to meet municipal growth goals; ensure annexations do not compromise these reserves.
- **ACTION 1.6** - Require annexations that exceed existing system capacity or nutrient caps to provide upgrades, dedicate land for wastewater management, or secure funding as part of formal agreements (e.g., Annexation Agreements or DRRAs).
- **ACTION 1.7** - Encourage or require water conservation measures and efficient plumbing fixtures in new development to reduce system demand and nutrient loadings.
- **ACTION 1.8** - Track system capacity and plan for infrastructure upgrades (e.g., grit chamber improvements) to meet long-term needs.
- **ACTION 1.9** - Provide ongoing training and education for utility staff to ensure effective system operation and regulatory compliance.

Goal 2: Protect and Improve Water Quality Through Stormwater Management

Objective: Implement strategies that minimize pollutant loads and maintain the health of local waterways.

- **ACTION 2.1** - Align stormwater management policies with current state requirements, emphasizing Low Impact Development (LID) and Environmental Site Design (ESD).
- **ACTION 2.2** - Maintain land use patterns that limit negative water quality impacts.
- **ACTION 2.3** - Evaluate and enforce ESD design standards in both new and redeveloped sites.
- **ACTION 2.4** - Ensure construction site turbidity standards meet or exceed state regulations.
- **ACTION 2.5** - Educate residents and homeowners on water conservation and stormwater best practices.
- **ACTION 2.6** - Seek grant or loan funding (e.g., MDE SRF or USDA RUS) for additional improvements if developer contributions are insufficient.

Transportation Element

Efficient and effective movement of people and goods is essential for Leonardtown's continued growth and quality of life. Developing a safe, efficient, and connected transportation network requires careful coordination with land use planning to minimize disruption to residents and businesses. Because transportation systems involve multiple jurisdictions—state, county, and town—collaboration at all levels of government, it is vital to ensure adequate highway capacity and long-term system functionality.

Transportation planning must extend beyond highway and street capacity to support a variety of travel modes. Leonardtown must accommodate not only vehicles, but also pedestrians, cyclists, low-speed vehicles (like golf carts and scooters), and potential future services such as mass transit and water ferries. This includes investment in infrastructure like sidewalks, multi-use trails, bike/cart lanes, and other multi-modal facilities.

Since the last Comprehensive Plan update in 2010, a national shift toward multi-modal transportation has emerged. Many communities, including Leonardtown, now prioritize infrastructure that supports walking, biking, and transit over car-centric models. These trends reflect the increasing demand for sustainable, accessible, and connected transportation systems.

Leonardtown's control over the transportation element of its Comprehensive Plan gives it the opportunity to shape a local network that supports community goals. Given the Town's dependence on state highways and the need to connect neighborhoods, business centers, and the downtown core, the transportation plan must be central to future planning efforts.

A future-focused transportation strategy should prioritize moving people efficiently, residents, workers, and visitors—by enhancing existing roads

and building new ones designed for multi-modal use. Improvements should also include expanded pedestrian walkways, bike routes, and public transit services.

While some older developed areas limit opportunities for new roads or widening, undeveloped or underutilized areas provide a chance to identify transportation corridors and secure rights-of-way before future growth constrains them.

A Vision of the Future Transportation System

The Town envisions a transportation system that improves both cross-town and through-town connections, enabling safe, efficient travel for all users—whether on foot, bike, vehicle, or transit. Leonardtown's focus on local mobility reduces congestion and enhances access to downtown, neighborhoods, schools, parks, and the waterfront.

Key features of this system include:

- A cross-town connector road that links new developments while reducing reliance on state highways.
- A shuttle or local transit system connecting major destinations.
- A network of trails and multi-use paths for safe pedestrian and cyclist travel.
- Strategic planning and feedback loops to guide future enhancements.
- Sustainable infrastructure including electric vehicle charging stations.

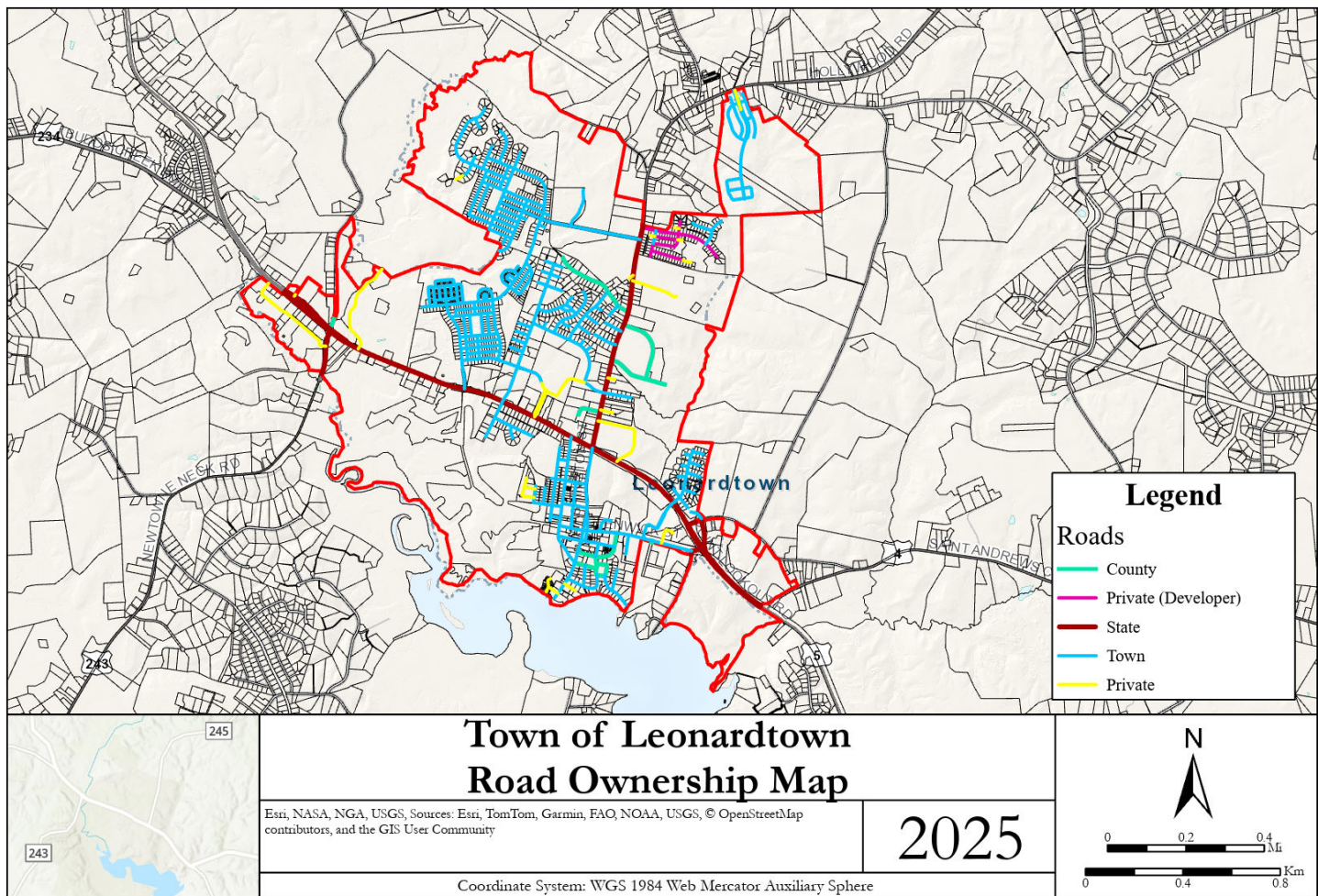
As Leonardtown grows, ongoing community input will help shape a more integrated, responsive, and accessible transportation network.

Existing Conditions & Important Considerations

Leonardtown’s roads are owned and maintained by a combination of the Town, St. Mary’s County, and the State of Maryland. Each entity is responsible for its own infrastructure, including road maintenance and snow removal.

The Maryland Department of Planning (MDP) recommends that the Comprehensive Plan clearly identify maintenance responsibilities and projected costs related to roads, bridges, trails, and transit infrastructure in designated growth areas.

Figure 22: Road Ownership Map



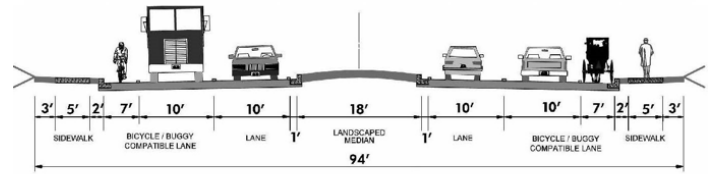
State Highways

The State of Maryland owns and maintains MD Route 5 and MD Route 245. The town and the State Highway Administration (SHA) completed a streetscape plan for the section formerly known as Business Route 5 in 2012. The Town has accepted ownership of and maintains this section of road, now part of Washington Street and Fenwick Street East. These improvements provide an inviting entry to the downtown area. As indicated in the 2010 plan, these improvements augment the desire to better provide pedestrian linkage between the downtown and neighborhoods located north of Route 5.

Maryland Route 5 is designated as a bicycle route and a Scenic Byways Religious Freedom Route. Therefore, the route's safety for bicycle use requires attention during design upgrades. The MD Route 5 Leonardtown Corridor Improvements Project is part of the larger MD Route 5 widening. This section, targeting improvements from Abell and Moakley Street in Leonardtown, began in 2018 and was completed in 2023. The project focused on improving safety at this key junction by reducing congestion to accommodate growing traffic volumes. Improvements include lane expansions, better access to facilities such as St. Mary's Hospital, and support for local developments. This project addressed pedestrian, bicycle, and horse-drawn vehicle safety and accommodated vehicular access to residences, businesses, schools, and places of worship along MD Route 5.

While the intersection work represents a significant step forward, broader efforts to widen MD Route 5 remain underfunded due to state budget constraints.

Figure 23: MD Route 5 Widening Design Alternative



With traffic projected to rise from 26,000 vehicles daily to 32,000 by 2035, the continuation of this project is essential to improving safety along this critical corridor. Additional challenges remain, including improving pedestrian and multi-modal connectivity, especially on MD Route 5 and MD Route 245, where the lack of crossings remains an obstacle. Three critical crossings are identified as potential pedestrian bridges or tunnels to enhance overall safety and connectivity at Clarks Rest aligning with Tudor Hall Farm, Cedar Lane to the north, and a potential third crossing near Hollywood Road.

The Town's development regulations have ensured new buildings on both sides of MD Route 5, between MD Route 245 and MD Route 243, are set back sufficiently to accommodate widening. Cooperation between the Town and the SHA should continue to ensure that the MD Route 5 Widening Project can be completed in the future when funding is available. In coordination with SHA, the Town should consider access management strategies to limit private road entrances onto MD Route 5 and encourage access to future developments through public roadways or existing cross streets where possible, to minimize the number of additional future entrances along MD Route 5. Adequate setbacks of new structures and right-of-way dedications are also needed as development/redevelopment occurs along MD Route 245.



Examples of Pedestrian Bridges and Tunnels

County Streets and Roads

St. Mary's County owns and maintains Courthouse Drive, Tudor Hall Road, Tudor Place, and Greenbrier Road. Discussions between the two jurisdictions have periodically occurred regarding the transfer of these roads to the Town, since the Town maintains all other streets downtown. However, concerns over the improvements needed to these streets have prevented the process from coming to fruition. This transfer may be mutually agreeable at some time in the future.

Town Street System

The remaining streets are owned and maintained by the town, except for several gravel roads, such as Johnson Lane, which are private. The town generally does not build new streets. New Town streets are built to the standards of the Town road ordinance by developers on undeveloped land and then dedicated to the Town for ongoing maintenance.

The majority of the town's street maintenance budget is derived from its share of the state highway user tax on gasoline. The state uses a formula based on miles of street and the number of registered vehicles to determine the town's annual allocation. With the growing number of new developments in Town in the last 20 years, the number of streets to maintain has grown considerably. A consistent program of repaving and maintenance is important to keep the streets in good condition.

Planning over the last two decades has centered around connectivity between the various neighborhoods that will allow easy access to downtown while avoiding adding local traffic onto Route 5 whenever possible. With the completion of the connector road through Tudor Hall Village from Fenwick Street to Maryland Route 5 at the Clark's Rest intersection, a continuous loop through Clark's Rest, Leonard's Grant, Hollywood Road, through the downtown, and back to the Route 5/Clark's Rest

intersection through Tudor Hall will be possible without adding traffic to Route 5. Connections to the Singletree neighborhoods and Meadows at Town Run neighborhoods have also complemented this planning effort.

Existing Sidewalk System and Pedestrian Ways

Leonardtown is well served by sidewalks in the downtown area, and the town's development regulations contain requirements for sidewalks in new developments. There are a few residential areas without sidewalks, but these are generally in low-density, low-traffic areas, allowing pedestrians to walk along the streets with little danger. It is unlikely the town's budget would accommodate the installation of sidewalks in these areas during the time frame of this Comprehensive Plan. The Maryland Route 5 corridor also serves a large number of pedestrians. To encourage additional pedestrian use and for safety, sidewalks should continue to be constructed along Route 5 as new projects are developed or as the state completes the widening project. The Town has a sidewalk maintenance program, and sections of sidewalks are periodically replaced. Since many of the sidewalks are several decades old, it is essential that the maintenance program continues.

Sidewalk improvements along Route 245 (Hollywood Road) in Leonardtown will focus on extending pedestrian pathways from the library and nearby developments like the Meadows at Town Run toward downtown. The planned extensions aim to fill critical gaps, connecting neighborhoods to key destinations such as the Leonardtown Wharf, the town square, and surrounding businesses. These sidewalk extensions will improve safety, accessibility, and connectivity, particularly for residents who currently face challenges walking to the downtown. The sidewalks will also integrate with other multi-modal pathways planned as part of broader Town initiatives.

Non-Motorized Transportation Facilities

Currently, Leonardtown does not have designated bicycle lanes. However, aside from the state highways, most local streets are sufficiently wide and experience low traffic volumes, allowing for safe bicycle use under present conditions. As the Town continues to grow, future road expansions and new developments incorporate bicycle infrastructure to ensure continued accessibility. Maintaining and enhancing bicycle access to the downtown business district should remain a priority. This includes expanding on recent efforts, such as the installation of bike racks throughout the Town and at the Wharf and integrating additional bicycle-friendly amenities to support a safe and connected cycling environment.

There are several existing and proposed trails outlined in the Parks and Recreation Element which provide access to parks, playgrounds, community centers, senior centers, schools, and other recreational destinations.

Public Transit

Leonardtown is served by the St. Mary's Transit System (STS), which provides bus service to key destinations across the county, including

healthcare facilities, shopping centers, government offices, and educational institutions such as the College of Southern Maryland. STS also connects Leonardtown with larger hubs like Lexington Park, supporting access to employment and services.

Within the Town, the Leonardtown Loop is an important route that links residential neighborhoods with downtown businesses, parks, and public facilities. As the Town grows, STS is adjusting routes to better serve new developments and improve access to public transit.

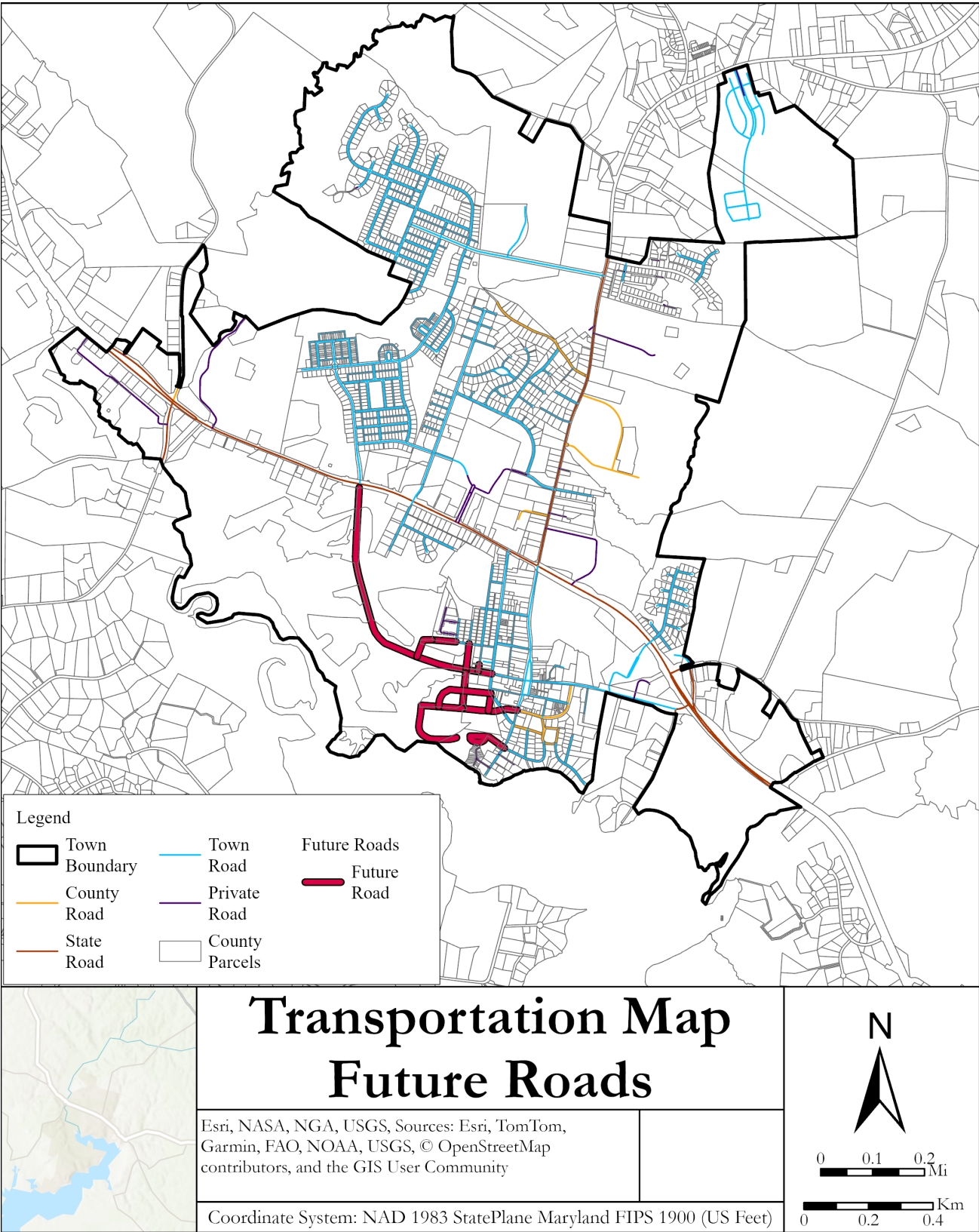
Leonardtown also offers a free trolley service for special events throughout the year. This trolley connects residents and visitors to downtown attractions, including shops, restaurants, and parks, supporting both tourism and local mobility.

Future Roads

To improve movement through and around the Town and link future development to existing areas, several new roads and connections are proposed as part of the Town's transportation plan. These improvements are identified on the Town Future Roads map.



Figure 24: Future Roads Map



Transportation Element Goals and Action Items

Goal #1 – Define and Preserve Corridors for Future Cross-Town Connector Roadways

Objective: Create a connected and efficient roadway system to support growth and improve circulation across the Town.

- **ACTION 1.1** – Require new developments to construct designated cross-town roadway segments to ensure continuity with the existing transportation network.
- **ACTION 1.2** – Coordinate new roadway development with state and county highway plans to ensure integration and consistency across jurisdictions.
- **ACTION 1.3** – Extend Fenwick Street through Tudor Hall Farm to MD Route 5 to improve downtown access and support development in Tudor Hall Farm, including public trail access to Breton Bay.
- **ACTION 1.4** – Align and connect new entrances at Tudor Hall Farm and Clark's Rest to create a cross-town route between northern and southern Leonardtown, with a signalized intersection at MD Route 5.

Goal #2 – Improve and Maintain the Existing Sidewalk and Trail System

Objective: Enhance pedestrian and low-speed vehicle connectivity and safety throughout the Town.

- **ACTION 2.1** – Require and encourage developments to include sidewalks, trails, bikeways, and golf cart routes, emphasizing separation from vehicular traffic where feasible.
- **ACTION 2.2** – Utilize greenways and undeveloped land to create trail connections between neighborhoods and public destinations.
- **ACTION 2.3** – Enhance scenic and heritage value along the Religious Freedom National Scenic Byway with context-sensitive community design improvements.
- **ACTION 2.4** – Improve connections between the cross-town connector and local roads, including the extension of Doctor's Crossing Way to provide better hospital access.
- **ACTION 2.5** – Evaluate trail connections from downtown to MD Route 243 via Tudor Hall Farm, recognizing environmental constraints.
- **ACTION 2.6** – Upgrade existing streets, such as Greenbrier Road and Abell Street, to link neighborhoods with the cross-town connector.
- **ACTION 2.7** – Improve pedestrian crossings on MD Route 5 at key points, exploring overpasses or underpasses at:
 - Clark's Rest/Tudor Hall Farm alignment
 - Cedar Lane area
 - Hollywood Road vicinity
- **ACTION 2.8** – Develop and adopt a Complete Streets policy to guide multimodal infrastructure improvements across the Town.

Goal #3 – Promote Transit-Friendly Development

Objective: Enhance accessibility through expanded public and shared transit options.

- **ACTION 3.1** – Explore shuttle or trolley service expansion to connect medical, educational, employment, and residential areas with downtown and the Wharf.
- **ACTION 3.2** – Collaborate with County and State to utilize planned parking areas for expanded bus service and connectivity to key destinations.

Goal #4 – Adopt a Pedestrian/Bikeways Master Plan

Objective: Guide future non-automobile transportation investments and support active transportation.

- **ACTION 4.1** – Improve bicycle safety and access through route signage, parking facilities, and integration with county trails and mixed-use corridors.
- **ACTION 4.2** – Expand public access to the waterfront with a trail or boardwalk system connecting Tudor Hall Farm, downtown, and nearby neighborhoods.
- **ACTION 4.3** - Require interconnectivity between adjacent developments—both residential and non-residential—along the Breton Bay waterfront.
- **ACTION 4.4** - Use alleys, lanes, and paper streets for pedestrian paths where new sidewalks are impractical.
- **ACTION 4.5** - Improve the location and visibility of crosswalks through signage, markings, and traffic calming measures in coordination with SHA.
- **ACTION 4.6** - Participate in the Countywide Pedestrian/Bikeways Master Plan to align Town investments with regional goals, including accommodation for low-speed vehicles, school access, heritage tourism, and waterfront connectivity.
- **ACTION 4.7** - Review and update regulations that support electric vehicle charging infrastructure.

Municipal Growth Element

The Municipal Growth Element (MGE) is developed specifically to meet the requirements of Maryland House Bill 1141. The MGE describes where Leonardtown intends to grow, both within and outside its existing corporate limits. In combination with other elements of the Comprehensive Plan it also discusses how the Town intends to address services, infrastructure, and environmental protection needs within designated Growth Areas.

The municipal growth element must examine past growth trends and patterns. It shall include a projection of future growth in population and resulting land needs based on a capacity analysis of areas selected for future municipal annexation and growth. It also requires an examination of the effects of growth on infrastructure and natural features both within and adjacent to the present municipality and on future growth areas that may be annexed. The municipal growth element will discuss and project the dynamics of the municipality's growth, including where growth has occurred and will be encouraged; the amount of growth involved and land to be consumed; the rate of growth; and its past and future impacts on community facilities and natural features. The municipal growth element is closely linked to the land use and community facilities elements because it encompasses the physical expansion and development of the town or city and examines various facilities and services affected by growth. However, there must be a clear delineation among the land use, community facilities and municipal growth elements because they cover different issues.

Growth and Population Trends

Leonardtown's growth history is documented in Section 1 of this plan and better documented by a number of other sources. The need to protect and conserve Leonardtown's sensitive resources is the underlying key to success in managing the current and future growth of the Town. Leonardtown's character is shaped by its history, its architecture

and its pattern of growth over the centuries. Efforts have been devoted to ensuring that current and future growth decisions reflect sensitivity to the need for compatible scale and character.

The Municipal Growth Element for the Leonardtown Comprehensive Plan presents a land consumption analysis and assesses the impacts on public facilities resulting from the expected population increase from 4,974 (2023 estimate) to approximately 6,174 by 2035, based on a balanced scenario synthesized from three projection models. This population growth is anticipated to significantly influence development patterns within the current Town boundaries and designated growth areas. As the population and housing units increase, there will be a corresponding rise in demand for services and facilities.

Greater demands on the water supply and wastewater treatment facilities will necessitate expansions in capacity. Increased pressures on the county school system are also anticipated. Additional open spaces will need to be created, either through municipal acquisition or dedications resulting from approved development plans. Municipal services required to support the population increase will need to be funded by the Town or other available resources.

The Town anticipates that the following infrastructure improvements will be needed to accommodate growth in the Town's municipal growth area:

The LUA suggests that this focus on libraries, recreation, water and sewerage, public safety, storm water management, and public schools. Policies in the comprehensive plan that will guide the extensions of water and sewer facilities so that failing septic and well systems can be addressed, and to allow for investment opportunities for land development for additional housing subdivisions and commercial development to accommodate the growing community.

Priority Funding Areas

Leonardtown is a designated Development District in accordance with the St. Mary's County Comprehensive Plan as well as a Priority Funding Area (PFA) by the State of Maryland. The requirement for designating PFAs was established under the 1997 Neighborhood Conservation and Smart Growth Areas Act (Smart Growth) and supports the State's "Visions" for growth as expressed in the 1992 Planning and Zoning Enabling Act (Article 66B of the Annotated Code of Maryland). PFAs are locally designated areas targeted at being eligible for State funding. PFA designations include municipalities, rural villages, communities, industrial areas, and planned growth areas to be served by public water and sewage. The corporate boundaries of Leonardtown define the municipal portion of the PFA.

The intent of the State's "Smart Growth" legislation, as well as other recent changes to Maryland laws affecting PFAs, is to marshal the State's financial resources to support growth in existing communities and limit development in agricultural and other resource conservation areas. The designation of new PFAs in the State of Maryland must meet minimum density, water and sewer service and other criteria outlined in the law.

It is important to note that as of October 2006, new municipal annexations seeking PFA designation must be submitted to the Maryland Department of Planning (MDP) for "PFA Certification." According to MDP, County properties annexed into the Town that currently have PFA status, do not retain such status and do not automatically become PFAs if annexed. The primary objective is to assure that the land area designation of Town or adjacent County PFAs corresponds to areas the Town may annex in the future.

These designations are part of a strategic planning approach to concentrate population

growth and infrastructure development within defined boundaries. The goal is to optimize the use of existing public services, reduce sprawl, and preserve rural areas and natural resources. The largest portion of undeveloped land left in the Town is the Tudor Hall Farm Site, containing just under 400 acres, with waterfront and open space portions owned by the Town. The Town hopes to augment the Town's waterfront image and has developed a plan to diversify recreational offerings at Tudor Hall Farm. Because the Town owns a large portion of the acreage, purchased with Program Open Space funds, there is a guarantee of a large amount of open space and recreational amenities that will remain or be planned.

Municipal Growth Boundary

Areas identified as potential growth areas are shown on the map in Figure 25 titled "Municipal Growth Boundary". Due to the high interest in properties annexing into the Town in recent years much discussion and thought was given to this area of the Comprehensive Plan. While priority of resources remains in the municipal boundaries, this plan does show the majority of future residential growth should occur to the northeast of the current boundaries due to the many major road accesses and possibility of future pedestrian linkage to the downtown. Additionally, there has been a significant amount of growth in this area for senior housing and care facilities.

The area to the north and west of Town along the Route 5 corridor is best suited for some commercial and light industrial uses due to its proximity to other commercial growth and the current commercial zoning in the County. While the downtown business district remains a priority to protect, there are some businesses that are not suited to the downtown district and still play a vital role in serving the community.

Figure 25: Municipal Growth Boundary

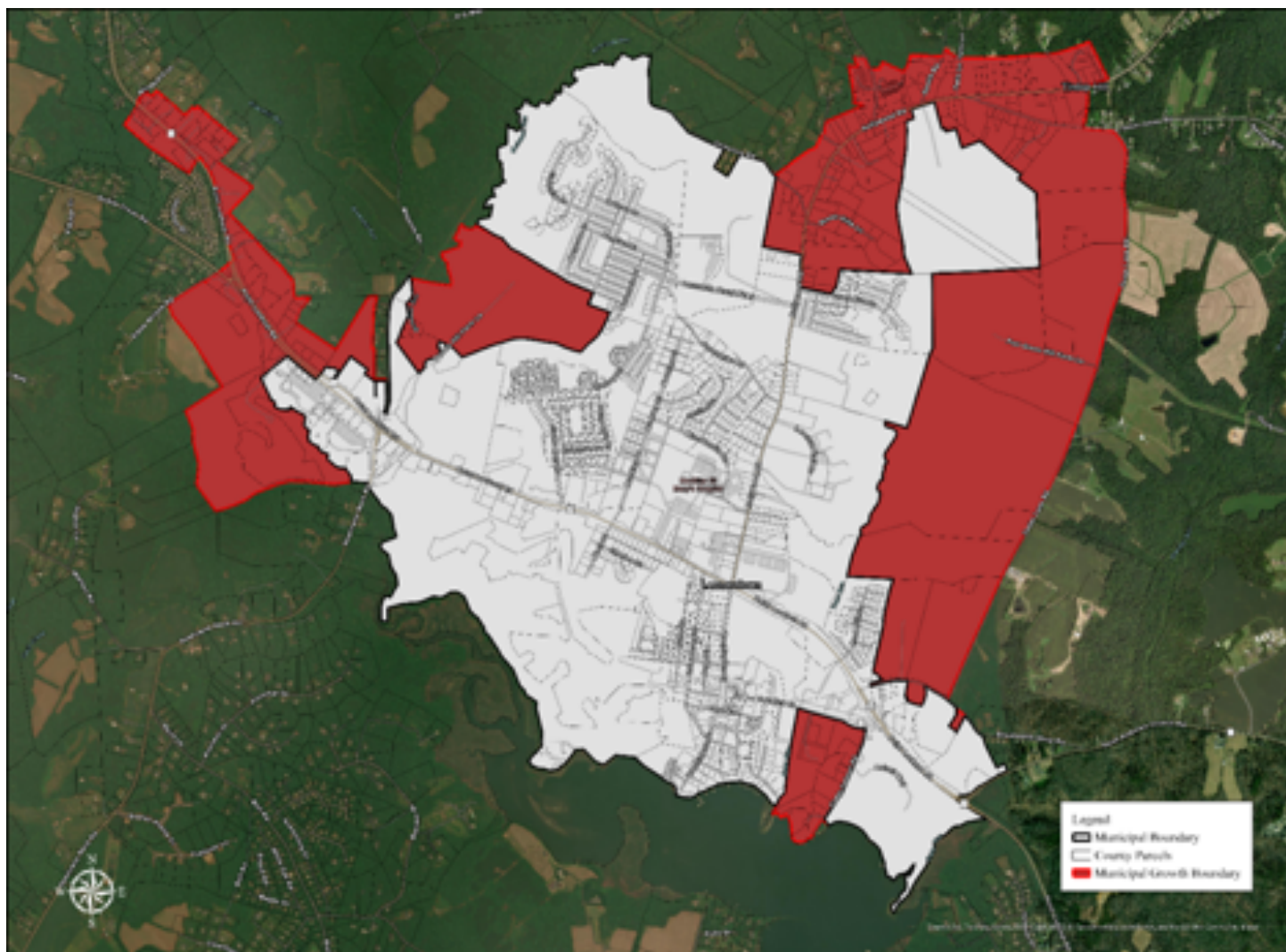
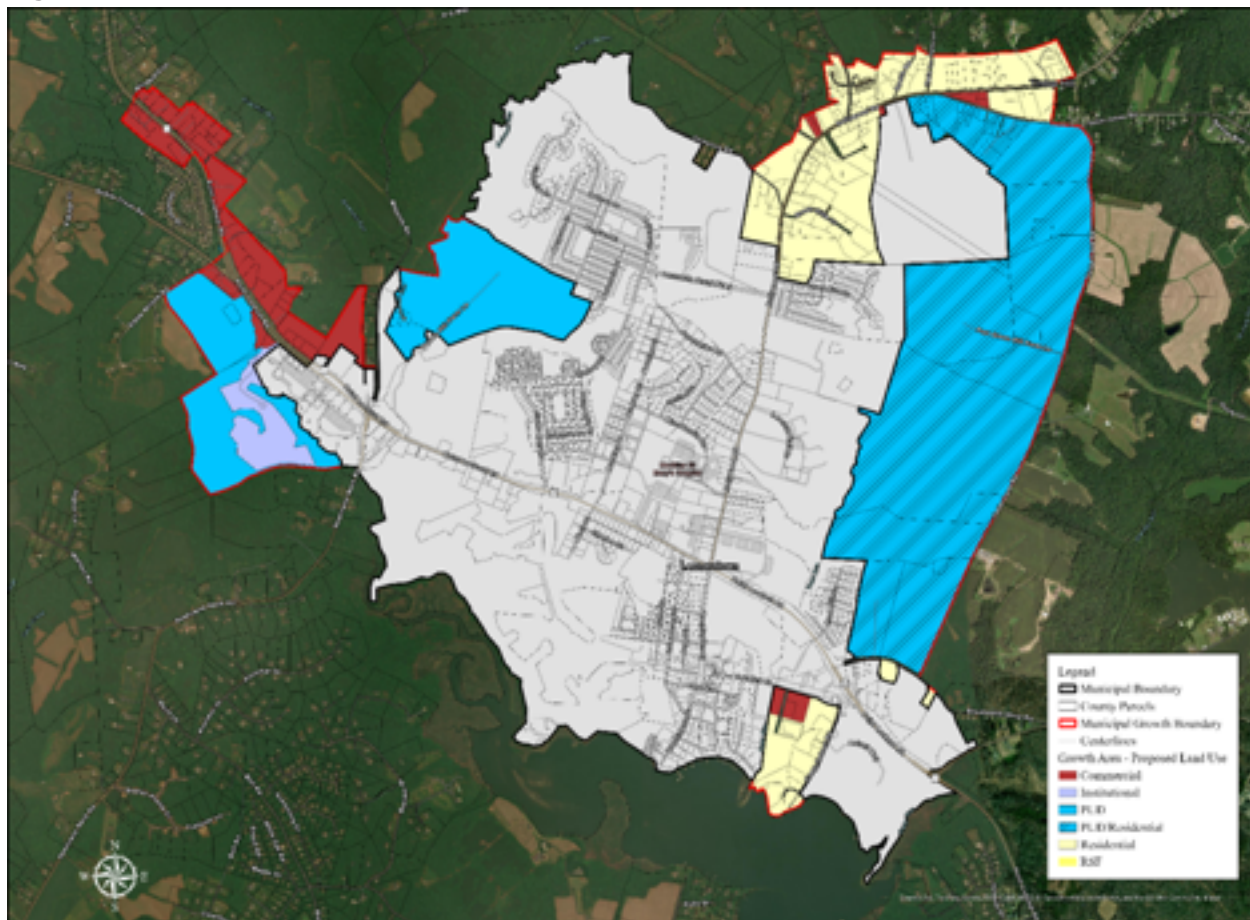


Table 35: Proposed Land Use in Leonardtown and Existing Land Use in St. Mary's County

Proposed Land Use (Town of Leonardtown)	Existing Land Use (St. Mary's County)	Total Acreage
Commercial	Commercial	5.65
	Industrial	8.29
	Industrial	0.50
	Residential	43.71
	Rural Commerce	71.59
Commercial Total		129.74
Institutional	Residential	40.61
Institutional Total		40.61
PUD	Residential	250.97
PUD Total		250.97
PUD/Residential	Residential	666.39
PUD/Residential Total		666.39
Residential	Residential	292.72
Residential Total		292.72
Grand Total		1,380.43

Figure 26: Proposed Land Use



Development Capacity Analysis

The Town's development capacity analysis examines the ability of its designated growth areas to support future development. This analysis evaluates factors such as existing zoning, land use, parcel data, sewer service availability, and constraints like unbuildable lands, including wetlands and steep slopes. While it identifies the theoretical carrying capacity of the land, it does not consider limitations posed by infrastructure, such as school capacities, road networks, or water and sewer systems. This approach ensures that Leonardtown can evaluate its long-term development potential while aligning with realistic population growth projections.

By 2035, Leonardtown's population is projected to increase from 4,974 (2023) to 6,174, reflecting the need for housing approximately 1,200 new residents. Based on the average household size of 2.35 people per dwelling unit (2023 American Community Survey 5-Year Estimates), this translates to a need for an additional 510 dwelling units to accommodate the projected population increase.

The growth area lands, as assessed under current zoning and land use policies, have a

far greater capacity than the projected housing needs. Preliminary results from the development capacity analysis show that, under current zoning regulations and with some adjustments to permitted densities to reflect site-specific trends, the growth areas could accommodate much more population at full build-out. This capacity exceeds the housing demand for the projected 2035 population by a substantial margin, indicating that the growth areas have sufficient land to absorb residential and mixed-use development for the foreseeable future.

The implications of this analysis are significant for planning purposes. While the land's carrying capacity provides flexibility to accommodate unanticipated growth or changes in zoning, infrastructure and service capacity must align with anticipated population growth. To meet the 2035 housing demand, the Town must focus on strategic development within growth areas to ensure that new housing aligns with existing infrastructure and maintains Leonardtown's character. Table 38 below highlights the estimated acreage and new household capacity by zoning district, illustrating that Leonardtown's designated growth areas are well-positioned to support both near-term and long-term development needs.

Table 36: Estimated Acreage and Capacity by Zoning District

Row Labels	Acres	# of Buildings	# of Parcels	Existing Building SF	Acres w Capacity	Parcels w capacity	Max Capacity	Remaining Capacity (Max Capacity Minus Existing Buildings)
CB	108	286	130	847,406	0	0	0	0
CH	35	23	27	99,038	0	0	0	0
CM	4	3	6	5,263	0	0	0	0
CO	37	25	28	102,191	0	0	0	0
IO	583	55	30	1,377,747	0	0	0	0
PUDM	1,275	1,037	1,126	2,817,689	482	25	2,411	2,411
RMF	43	606	66	658,600	36	60	361	0
RP	6	4	3	12,912	0	0	0	0
RSF	206	345	353	682,384	185	326	739	396
							Total Capacity in PFA	2,807
							Total Capacity in PFA x 75%	2,105

Table 37: Density and Dwelling Units by Proposed Land Use

Municipal Growth Boundary			
Proposed Land Use	Acres	Maximum Density	Maximum Dwelling Units Allowed
Commercial	77.24	NA	0
Institutional	8.29	Residential Not Permitted	0
PUD/Residential	1,210	5 Dwelling Units/Acre	6,050
Total	1,239.42	Total Capacity in MGA x 75%	4,538

The table below provides a general overview of how the Town's total capacity was calculated.

Table 38: Town Capacity

Result	Process	Acres	Number of Parcels	Capacity
Total Acres in Parcels and Lots		2,498	1,805	
Parcels and Lots zoned for Non-Residential Use	Subtract land zoned for nonresidential use	773	224	
Residentially Zoned Acres		1,524	1,545	
	Subtract tax exempt land (Roads)	202	36	
	Subtract protected lands and environmentally sensitive parcels	165	-	
	Subtract other parcels without capacity (built out acres, etc.)	821	1,126	
Parcels with Capacity		703	411	2,807
Capacity x 75% Assumption				2,105
Capacity Inside PFA				2,105
Capacity Outside PFA	Municipal Growth Area Acreage Multiplied by PUD density (5 DU/Acre) x 75% Assumption			4,538

The analysis shows that there is capacity for an additional 2,105 dwelling units within the current Municipal Boundary and an additional 4,538 dwelling units in the Municipal Growth Area. While the total capacity of 6,643 units far exceeds Leonardtown's projected need for 510 additional housing units by 2035, this capacity provides flexibility for future growth beyond the current planning horizon and allows for adjustments to meet changing community needs. It is important to note that the capacity analysis identifies the physical potential of the land to support development and is not intended to suggest that actual planned growth will exceed the projected need for households during the 10-year planning period. Leonardtown's focus will remain on strategically managing growth to align with infrastructure capacity and preserving the Town's character, ensuring that new development is consistent with the vision outlined in the Comprehensive Plan.

Municipal Growth Element Goals and Action Items

Goal #1 – Support strategic growth in Leonardtown

Objective: Allow expansion of Town boundaries only when it provides a clear economic and/or environmental benefit and is supported by adequate public facilities and consistent with this Comprehensive Plan.

- **ACTION 1.1** – Prioritize and incentivize infill development on small and large vacant parcels, provided adequate services are available.
- **ACTION 1.2** – Develop land use policies that maintain a balanced mix of residential and nonresidential uses to support a sustainable tax base.
- **ACTION 1.3** – Give preference to projects that complement and connect to the Downtown District, particularly those that enhance walkability.

Goal #2 – Plan for development

Objective: Direct the timing, location, and type of infill and annexation development according to the Proposed Land Use Plan Map and Town Growth Area Map.

- **ACTION 2.1** – Ensure the Town’s Zoning Ordinance aligns with the goals and implementation strategies outlined in this Comprehensive Plan.
- **ACTION 2.2** – Require annexation proposals to provide a full analysis of potential impacts—positive and negative—on Town infrastructure, services, and character.

Land Use Plan Element

The Town of Leonardtown is characterized by its compact, traditional waterfront setting, set within a vast and sparsely populated agricultural region. The Town consists of approximately 2,498 acres.

The following land use plan is designed to protect, foster and perpetuate the small-town character and appearance of the Town. In keeping with the general character of Leonardtown, most of the developed land is given to low and medium-density residential use. Most of the commercial property is concentrated and should remain concentrated within the Downtown and along the Route 5 corridor at the western edge of Town. The Tudor Hall property is proposed for a mixture of housing types, a future hotel/conference center development, and mixed-use development along and near West Fenwick Street. The town also has a proposed growth boundary that extends along the Route 5 corridor to the north and to the western side of Cedar Lane Road as illustrated in the Municipal Growth Element of the plan to follow.

A Vision for Managed Land Use that Protects Small Town Character

Leonardtown employs coordinated land use management practices to balance its role as a designated growth center with the preservation of its traditional charm. As the County Seat and a key activity hub, the Town's vision includes fostering a vibrant downtown, enhancing community activity spaces, protecting its historic resources, and strengthening its identity as a waterfront community.

Current Zoning Framework

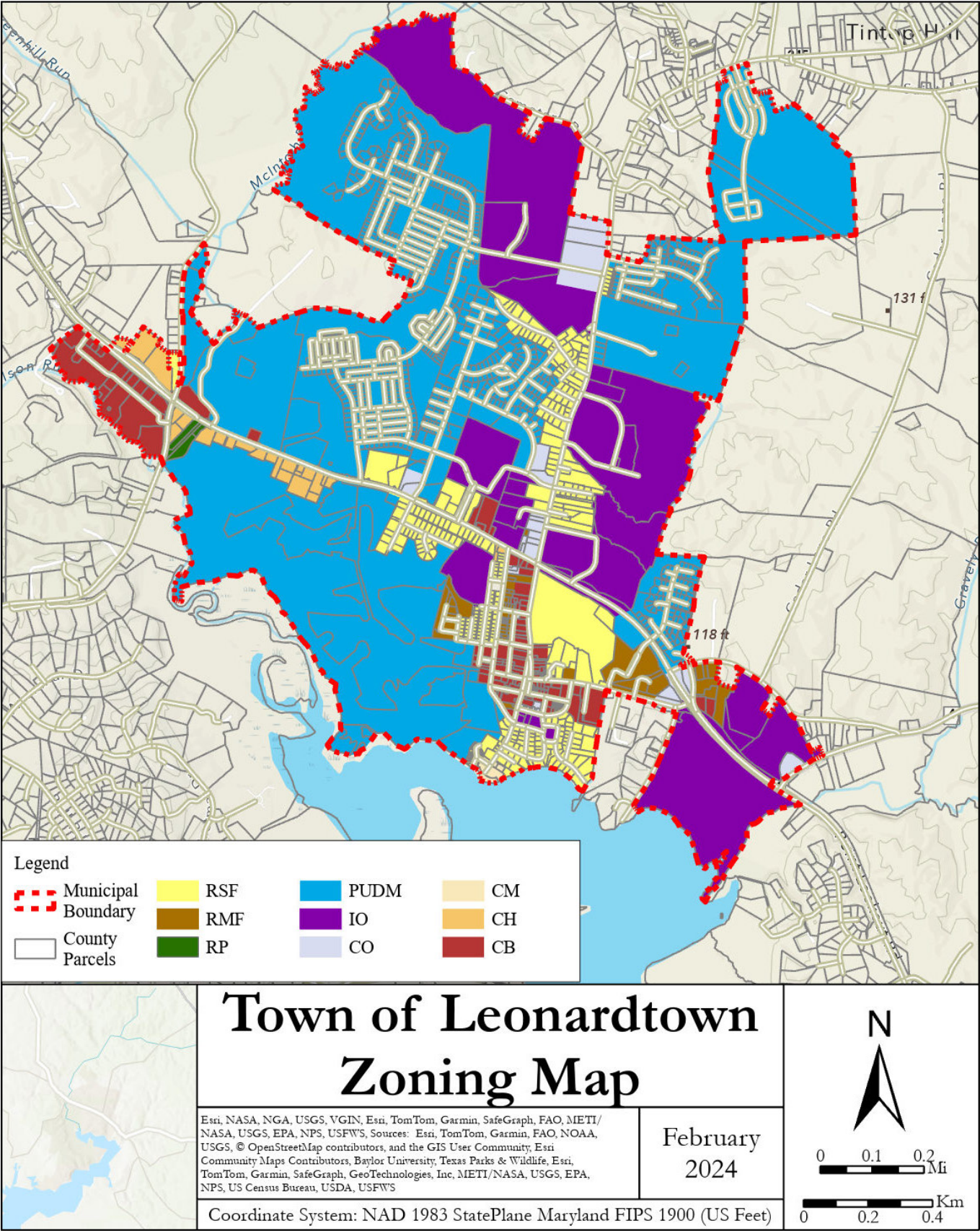
Leonardtown is divided into nine zoning districts (excluding the Recreation and Parks district) to regulate land use, building placement, height, bulk, residential densities, and the intensity of lot use for non-residential purposes. More recent development has been zoned as Mixed-Use Planned Unit Development District. To ensure cohesive and well-planned growth, the Town's Zoning Ordinance and the "Development Design Guidelines" manual outline specific design standards intended to shape the character and quality of development in these areas.

- R-SF - Single-Family Residential District
- R-MF - Multiple-Family Residential District
- PUD-M - Mixed Use Planned Unit Development District
- C-B - Commercial Business District
- C-O - Commercial Office District
- C-H - Commercial Highway District
- C-M - Commercial Marine District
- C-SC - Commercial Shopping Center District
- I/O - Institutional/Office District
- R/P - Recreation and Parks District

Table 39: Acreage by Zoning Category

Zoning Category	Total Acreage
Residential Single Family	236.4102461
Residential Mixed Family	55.14864333
Recreation Area	5.518822534
PUD	1386.171327
Institutional Office	581.0755198
Commercial Office	55.04720972
Commercial Marine	4.051084656
Commercial Highway	42.01887907
Commercial Business	128.338138
Total Acreage:	2,493.78

Figure 27: Current Town of Leonardtown Zoning Map



Characterization of Existing Land Use

The existing land use pattern in the Town of Leonardtown is rather well defined and is shown on Figure 28, Existing Municipal Land Use. The downtown commercial area is comprised of a variety of commercial and service uses typical of a classic small town. The remaining properties within the Town are residential, public and semi-public. Shopping centers define the western entry to the Town along the Route 5 corridor to the northwest. Civic uses are clustered along Route 245 corridor to the northeasterly direction.

Commercial Areas

Approximately 229 acres are committed to various forms of commercial use. Areas committed to commercial use include the downtown, shopping centers at the Town's western edge, and various locations fronting on the Route 5 and 245 corridors.

Office and Institutional Uses

Office and Institutional uses represent over one fifth of the Town's land area indicative of the Town's role as the Seat of St. Mary's County. Major locations of these uses are north of the Route 5 corridor and includes the County Government Complex, the College of Southern Maryland along the 245 corridor and the Medstar St. Mary's Hospital complex with attendant doctor's offices and diagnostic facilities located along Doctors Crossing Way. South of the Route 5 corridor, office and institutional uses include the Leonardtown Elementary School, Ryken High School facilities, office uses along the west side of business Route 5 along the gateway to the downtown area, and a concentration of office uses south of the downtown area, many of which are connected in some way to County Court House functions. All told, areas committed to office and institutional uses represent approximately 636 acres of the Town's developed lands.

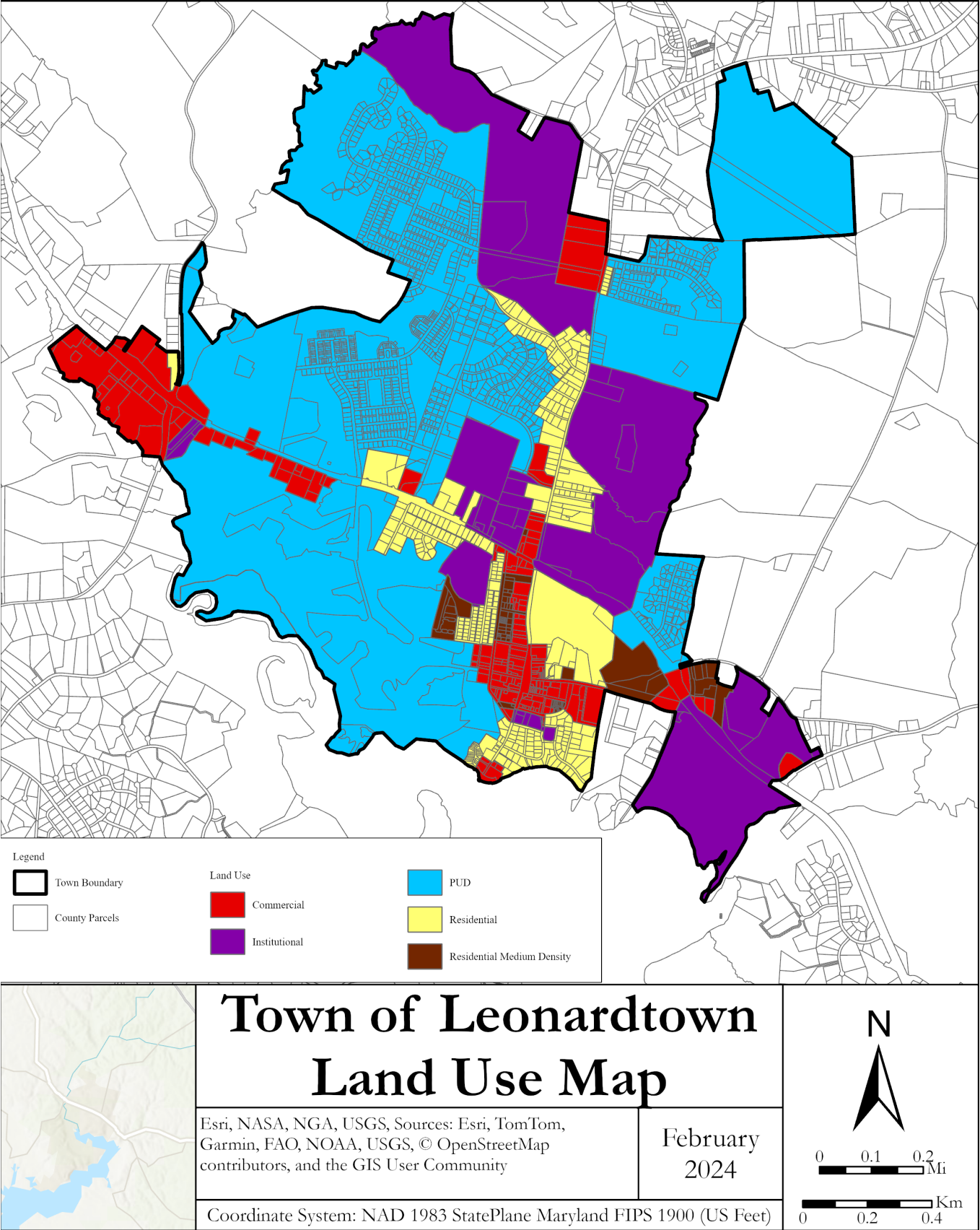
Residential Uses

Designated residential uses represent the dominant use among all developed lands within the Town's corporate limits and include approximately 292 acres. Most of these lands are committed to single-family residential development in both older neighborhoods near the downtown along Lawrence Avenue or in newer planned developments along Routes 5 and 245.

Future Land Use for Undeveloped Lands

Significant single family planned developments have been developed since the 2010 plan when undeveloped lands represented a key percentage of total Town land area. The Tudor Hall Farm development remains the largest single tract of undeveloped land within the town limits. The developable portions of the tract are nearly 150 acres. It is planned for a mix of uses that will include a mixture of housing types, open space, trails, a future park, a hotel and conference center facilities, and commercial/mixed uses in a grid block system that extends the fabric of the downtown area. Significant portions of Tudor Hall Farm near the shoreline have been planned to support a range of publicly accessible waterfront recreation uses including trails along Breton Bay. Critical to any future plan in Tudor Hall Farm is the construction of a key portion of the cross-town connector to extend Fenwick Street to the Route 5 corridor and, in turn, to points north as described earlier in this plan element. There are three additional large undeveloped parcels within the town that include the Russell parcel at approximately 58 acres, the Edwards/Mattingly property at approximately 82 acres, and the Miles property at approximately 15 acres.

Figure 28: Town of Leonardtown Existing Municipal Land Use Map



Land Use Plan Element Goals and Action Items

Goal #1 – Preserve small-town character

Objective: Retain Leonardtown's small-town character and identity while accommodating reasonable growth.

- **ACTION 1.1:** Promote a Traditional Growth Pattern: Encourage a land use pattern that reflects a compact, traditional small-town character within the existing Town and planned growth areas, supporting cohesive development.
- **ACTION 1.2:** Preserve Historic Character and Economic Vitality: Protect the Town's historic elements while linking the Downtown core to surrounding neighborhoods through an integrated system of roads, pedestrian walkways, community open spaces, and public utilities.
- **ACTION 1.3:** Encourage Quality Redevelopment: Focus on targeted locations for redevelopment to revitalize underutilized or unsightly properties. Promote high-quality development and redevelopment using design guidelines, building codes, and regulatory flexibility in collaboration with developers.
- **ACTION 1.4:** Support Mixed-Use Development: Promote mixed-use zoning in the Downtown Central Business District (CBD) and other appropriate locations, encouraging residences above commercial spaces to foster business support and community activity beyond business hours.
- **ACTION 1.5:** Plan for Growth Areas: Ensure Leonardtown remains a primary residential and economic development center for St. Mary's County by planning for appropriate land uses in adjacent unincorporated areas to accommodate residential growth in the eastern growth areas and business growth along Route 5 north.
- **ACTION 1.6:** Align Development with the Comprehensive Plan: Ensure all future development and redevelopment, both within the Town and surrounding growth areas, aligns with the land use concepts outlined in this Comprehensive Plan.
- **ACTION 1.7:** Maintain Community Character Through Code Enforcement: Implement a code enforcement plan to address issues like derelict buildings and property maintenance, preserving the Town's character and appearance.

Goal #2 – Preserve land use patterns and interconnection of development.

Objective: Enhance and preserve the Town's transportation and waterfront access as an historic waterfront community.

- **ACTION 2.1:** Enhance Waterfront Resources: Continue to improve public access to Breton Bay and McIntosh Run with boating facilities, waterfront boardwalks or trails, and passive recreation opportunities. Ensure these waterfront assets are well-connected to the Downtown area and other neighborhoods through walkways, bikeways, road networks, and adequate parking.
- **ACTION 2.2:** Strengthen Transportation Networks: Plan for and reserve land for collector roads to connect new growth areas and subdivisions to Downtown and waterfront resources, improving cross-town and through-town transportation systems. (See Transportation Element)
- **ACTION 2.3:** Protect Sensitive Natural Areas: Develop regulations and programs to preserve and protect environmentally sensitive areas within the Town and planned growth areas. (See Sensitive Area Section)
- **ACTION 2.4:** Integrate Land Use and Infrastructure: Support future land use patterns with robust transportation networks, utility systems, open spaces, and community facilities to create a well-functioning and sustainable environment.



Section 4: Implementation

All the concepts, ideas, and goals in this plan possess very little value unless there is a mechanism in place to facilitate their implementation. This section provides a framework of how to realize the goals of the plan. There are several different components to implementing this Plan. Regulatory controls such as zoning, subdivision requirements, and other codes are important parts of achieving success and usually the most observable. A regulatory environment that is transparent and not viewed as overly burdensome can become an incentive for investors and developers. It is recommended that applicable controls be updated within twelve months of adoption of the Comprehensive Plan. Other policy plans such as the Capital Improvement Program (CIP), Parks and Recreation Master Plan, transportation plans and water and sewer plans among others are all ongoing tools for achieving goals.

Many policies and goals of this plan are implemented through regulatory measures and code amendments. The support and creation of small area plans are the first key step in transforming policies of this Plan into regulations that enable and encourage development described herein.

Monitoring and Annual Review

The recommendations and implementation strategies identified in the previous chapters provide the basis for this Implementation Chapter. The Plan implementation framework that follows provides:

- A summary listing of the Comprehensive Plans implementation and streamlining provisions that can be measured annually through the development of a Comprehensive Plan monitoring Program.

- The responsible parties, including Town, State, or other agencies that will be accountable for implementation.
- Anticipated monetary resource.
- A realistic time frame as to when the implementation will be achieved.
- The connection of each policy and implementation measures with the themes of this Plan and the goals and how they are being satisfied.

It is the intent that this Implementation Chapter be reviewed annually by the Planning Commission for progress and assessment as well as what remains to be done to determine if the existing time frames are still reasonable and achievable. Monitoring the Comprehensive Plan will require creating a set of standard measures that residents and elected officials can use to review progress toward achieving the policies of the Comprehensive Plan. Revisions and amendments may be necessary from time to time as the implementation results are analyzed and new information is received throughout the process. Each policy and its implementation measures are being continuously monitored and are identified as either “Commenced”, “Underway”, or “Completed”.

Each year the Planning Division produces an Annual Report that is required by the Maryland Department of Planning and is also provided to the Commissioners and the Planning Commission. This report is available by June 30th of each year and highlights the actions of the previous calendar year. A section of the Annual Report will include a summation of the goals of the Plan and the implementation actions taken during the prior year.

Timeframes

The implementations of this Plan are organized into the following timeframes:

Immediate (0-2 years)

These goals are intended to allow for the adoption of new regulatory controls, allocation of funds by the Town and other groups to begin physical improvements or begin study and design of large projects as part of the CIP and provide education and establish relationships with all stakeholders.

Short Term (2-5 years)

This timeframe will allow the Town, County, State and Federal Agencies and groups to identify projects and allocate funds to achieve the goals specified within this time period.

Moderate Term (5-10 years)

This timeframe will allow the Town, County, State and Federal Agencies and groups such as Leonardtown Business Association to identify projects, seek outside grants and funding partnerships to achieve the goals specified within this time period.

Long Term (10+ years)

To allow for the Town, County State and Federal Agencies and stakeholder groups to identify projects and allocate funds to achieve the goals specified within this time period. Long term goals typically require a series of actions by multiple agencies to be completed prior to the goal coming to fruition

Ongoing

Goals will be monitored by the Town and the various community partners to make sure the vision remains constant although updating may be necessary from time to time. Feedback will be solicited to make sure that the prioritization of goals is consistent with the Plan and proper resources are available.

Community Facilities Element

Action Item		Action Required By	Budget	Timeframe
Goal #1 – Ensure Adequate Public Services and Facilities				
Objective: Ensure that all current and future residences and businesses have access to essential public services and infrastructure that protect public health, safety, and welfare while promoting an attractive, functional environment.				
1.1	Maintain and improve the Town's three public parking facilities.	Town	Operating Budget	Ongoing
1.2	Expand Town staffing and establish additional volunteer boards and commissions to address community needs, recommend policies, and ensure code compliance.	Private/Civic, Town	Grant	Ongoing
1.3	Encourage public-private and intergovernmental partnerships, including grant and loan programs, to fund infrastructure and transportation improvements.	Private/Civic, Town	Grant	Ongoing
1.4	Ensure that new development contributes proportionally to infrastructure improvement costs.	Private/Civic, Town	No Funding Required	Ongoing
Goal #2 – Streamline Development Review Through Technology				
Objective: Implement new tools and software to support efficient, transparent development review.				
2.1	Utilize a GIS platform to share data on zoning, infrastructure, demographics, and growth areas.	Town	Operating Budget	Ongoing
2.2	Review permit system software to improve organization and efficiency.	Town	Operating Budget	Ongoing
Goal #3 – Strengthen Public Safety and Emergency Services				
Objective: Support the expansion and modernization of emergency services to meet the demands of a growing population.				
3.1	Continue support for the Town's Volunteer Fire Department and emergency service providers.	Town	No Funding Required	Ongoing
3.2	Evaluate relocation options for the Leonardtown Volunteer Fire Department.	Town	No Funding Required	Ongoing
3.3	Collaborate with the Fire Department to explore adaptive re-use of the current carnival grounds.	Town	No Funding Required	Ongoing

Community Facilities Element

Action Item		Action Required By	Budget	Timeframe
Goal #4 – Support Educational Facilities				
Objective: Coordinate with county partners to ensure school facilities grow alongside the Town's population.				
4.1	Work with the County and Board of Education to accommodate anticipated growth in schools.	Town/County	No Funding Required	Ongoing
Goal #5 – Expand Healthcare Facilities and Services				
Objective: Promote healthcare access and partner with providers to meet future community health needs.				
5.1	Collaborate with providers like MedStar St. Mary's Hospital to expand services, including a memory care center.	Private/Civic, Town	No Funding Required	Ongoing
5.2	Support public health initiatives such as wellness programs and screenings.	Private/Civic, Town	No Funding Required	Ongoing
Goal #6 – Preserve Historic and Cultural Resources				
Objective: Protect and celebrate key historic landmarks as part of Leonardtown's cultural and tourism identity.				
6.1	Assist in securing funding for preservation and integrate historic sites into tourism initiatives.	Private/Civic, Town	Grant	Ongoing

Parks and Recreation Element

Action Item		Action Required By	Budget	Timeframe
Goal #1 – Expand and Enhance Recreation, Arts, and Cultural Spaces				
Objective: Evaluate and address the need for additional recreation land, community activity areas, and cultural amenities, including along the waterfront.				
1.1	Continue developing Town-owned lands along the Tudor Hall Farm waterfront to create a waterfront trail system, boat docking facilities, and environmental interpretive centers. Pursue Fenwick Lawn Park as a signature green space linking downtown to the waterfront and explore an amphitheater as a major amenity.	Private/Civic, Town	Grant	Ongoing
1.2	Plan and implement continued improvements to Leonardtown Wharf, including connecting it to Tudor Hall Farm. Explore private donations and sponsorship opportunities to fund enhancements.	Private/Civic, Town	Grant	Ongoing
1.3	Continue to support and coordinate with the County on enhancement of nearby county-owned recreational facilities that benefit Town residents.	Private/Civic, Town	Grant	Ongoing
1.4	Support the development of the Port of Leonardtown site as a winery, canoe/kayak trailhead, and environmental education center to expand public access and activity on Breton Bay.	Private/Civic, Town	Grant	Ongoing
1.5	Evaluate community interest in additional recreational amenities such as a dog park (“bark park”) and community gardens.	Private/Civic, Town	Grant	Ongoing
1.6	Require new development to provide active and passive recreation areas. Evaluate dedication of land on a case-by-case basis and consider a fee-in-lieu structure to support Town-wide park improvements. Review ordinance models from other Maryland communities for potential adoption.	Private/Civic, Town	Grant	Ongoing
Goal #2 – Establish a Multi-Use Trail Network with Community Connections				
Objective: Create a comprehensive trail network connecting open spaces and incorporating educational, cultural, and environmental elements.				
2.1	Prepare detailed, phased plans for extending the waterfront trail network from The Wharf and through Tudor Hall Farm.	Private/Civic, Town	Grant	Ongoing
2.2	Coordinate with historical, educational, and nonprofit organizations to develop interpretive signage and storytelling elements along the trails.	Private/Civic, Town	Grant	Ongoing
2.3	Identify key parks and open spaces for trail integration and ensure a balance of active and passive recreation opportunities.	Private/Civic, Town	Grant	Ongoing

Parks and Recreation Element

Action Item		Action Required By	Budget	Timeframe
Goal #3 – Develop a Flexible Outdoor Performance and Event Space				
Objective: Provide a dedicated outdoor venue to host performances, festivals, and community gatherings along the waterfront.				
3.1	Explore potential land swaps or acquisitions to improve access to the site from Washington Street.	Private/Civic, Town	Grant	Ongoing
3.2	Determine programming needs and evaluate opportunities for both community and revenue-generating events.	Private/Civic, Town	Grant	Ongoing

Housing Element

Action Item		Action Required By	Budget	Timeframe
Goal #1 - Expand Housing Choices and Use Incentives to Expand Housing Options				
Objective: Promote a range of housing options—including single-family homes, townhouses, multifamily units, accessory dwelling units (ADUs), and duplexes—to accommodate varying income levels, ages, and family sizes.				
1.1	Encourage Diverse Housing Types: Support the development of duplexes, small lot homes, and townhomes, especially within growth areas like Tudor Hall Farm, to increase density while maintaining affordability.	Private/Civic, Town	No Funding Required	Ongoing
1.2	Allow Accessory Dwelling Units (ADUs): Continue to allow ADUs per Maryland state legislation, ensuring they meet design standards that preserve neighborhood character.	Town	No Funding Required	Short-Term
1.3	Preserve and Reuse Aging Housing Stock: Promote the rehabilitation of aging or vacant homes through grants and incentives to expand affordable housing options.	Private/Civic, Town	Grant	Ongoing
1.4	Create a Townhome Use Category: Establish a distinct use category for townhome dwellings to support regulatory clarity and housing diversity.	Town	No Funding Required	Immediate
1.5	Implement Density Bonuses: Offer density bonuses in growth areas like Tudor Hall and downtown for projects that include affordable housing or alternative types like ADUs and duplexes.	Town	No Funding Required	Short-Term
1.6	Explore Inclusionary Zoning: Develop local inclusionary zoning policies that require or incentivize a portion of new housing to be affordable, paired with benefits like expedited permitting.	Town	No Funding Required	Immediate

Housing Element

Action Item		Action Required By	Budget	Timeframe
Goal #2 – Increase Affordable Housing and encourage Workforce Housing				
Objective: Ensure that affordable housing is accessible to low- and moderate-income residents by implementing inclusionary policies and securing funding.				
2.1	Reduce Housing Cost Burden: Support affordable rental and ownership programs that align with local income levels to reduce housing cost burdens.	Private/Civic, Town	No Funding Required	Ongoing
2.2	Establish an Affordable Housing Trust Fund: Partner with county and state agencies to fund the development of affordable housing.	Private/Civic, Town, County, State	Grant	Moderate-Term
2.3	Track Affordability Metrics: Create and maintain a housing affordability index for Leonardtown to monitor housing cost trends and adjust policies accordingly.	Town	No Funding Required	Ongoing
2.4	Leverage State and Federal Funding: Apply for resources such as Maryland's Affordable Housing Trust Fund and HUD programs to support strategic housing development.	Town	Grant	Ongoing
2.5	Strengthen Public-Private Partnerships: Collaborate with developers and public agencies to create mixed-income housing that supports community growth.	Private/Civic, Town	No Funding Required	Ongoing
2.6	Develop Employer Partnerships: Work with local employers (e.g., MedStar St. Mary's Hospital, St. Mary's County Public Schools) to create programs that expand workforce housing near employment centers.	Private/Civic, Town	No Funding Required	Ongoing
Goal #3 – Promote Mixed-Use Development				
Objective: Integrate housing into commercial areas to support walkable neighborhoods and economic vitality.				
3.1	Utilize Upper-Story Residential: Encourage second- and third-floor apartments above commercial spaces in the town center.	Private/Civic, Town	No Funding Required	Ongoing
3.2	Support Mixed-Use Housing: Promote residential units within mixed-use developments to enhance housing availability and economic activity.	Private/Civic, Town	No Funding Required	Ongoing
3.3	Support a land use pattern and land use designations that provide housing opportunities at varying densities and at appropriate locations consistent with the Land Use Plan.	Private/Civic, Town	No Funding Required	Ongoing

Housing Element

Action Item		Action Required By	Budget	Timeframe
Goal #4 – Preserve Historic Neighborhoods				
Objective: Maintain the character of Leonardtown's historic areas while accommodating responsible growth.				
4.1	Adopt Compatible Design Standards: Ensure new developments integrate with historic neighborhoods through design guidelines that reflect the town's architectural heritage.	Town	No Funding Required	Short-Term
4.2	Maintain and rehabilitate publicly owned infrastructure and facilities in older neighborhoods to promote community investment, establish confidence, and prevent neighborhood decline.	Private/Civic, Town	No Funding Required	Ongoing
4.3	Preserve historical and architectural character and promote the rehabilitation and re-use of existing structures, where feasible.	Private/Civic, Town	Grant	Ongoing
4.4	Incorporate features in new construction and development that reflect the design of traditional town amenities and features.	Private/Civic, Town	No Funding Required	Ongoing
Goal #5 – Promote Sustainable Housing				
Objective: Encourage eco-friendly housing practices and efficient land use.				
5.1	Encourage Cluster and Micro-Neighborhoods: Support compact, community-oriented developments that preserve green space and enhance walkability.	Town	No Funding Required	Short-Term
5.2	Adopt Green Building Practices: Incorporate energy-efficient designs, sustainable materials, and environmentally responsible infrastructure in new housing projects.	Private/Civic, Town	No Funding Required	Ongoing
5.3	Consider modifications to the land use plan and zoning regulations that encourage infill housing development.	Town	No Funding Required	Short-Term
5.4	Promote Renewable Energy Integration: Encourage the use of solar panels, geothermal systems, and other renewable energy technologies in new residential developments and home retrofits by offering incentives, technical support, or expedited permitting processes.	Private/Civic, Town	No Funding Required	Ongoing
5.5	Implement Low-Impact Development (LID) Techniques: Require or incentivize sustainable stormwater management practices such as permeable pavement, rain gardens, green roofs, and bioswales in housing projects to reduce environmental impact and support local watershed health.	Town	No Funding Required	Moderate-Term

Housing Element

Action Item		Action Required By	Budget	Timeframe
Goal #6 – Conduct a Fair Housing Study				
Objective: Evaluate the current state of fair housing and collaborate with stakeholders to develop an inclusive and data-driven housing plan.				
6.1	Complete Housing Inventory: Document existing housing conditions, including age, cost, size, type, tenure (renter vs. owner-occupied), and vacancy rates.	Private/ Civic, Town	No Funding Required	Ongoing
6.2	Conduct Housing Needs Assessment: Analyze the housing inventory to identify gaps in affordability, supply, and accessibility based on income levels, household size, and demographic trends.	Town	Operating Budget	Short-Term
6.3	Review Zoning and Land Use Policies: Assess local zoning ordinances and land use regulations to identify potential barriers to fair housing, such as restrictions on multifamily units, ADUs, or affordable housing development.	Private/ Civic, Town	No Funding Required	Ongoing
6.4	Engage Underserved Communities: Host focus groups, public meetings, and surveys specifically targeting historically underserved and underrepresented populations to gather input on housing challenges and barriers.	Town	No Funding Required	Ongoing
6.5	Analyze Fair Housing Complaints and Trends: Review data on past housing discrimination complaints and fair housing enforcement actions to identify patterns or recurring issues within the town or region.	Private/ Civic, Town	No Funding Required	Ongoing
6.6	Develop a Fair Housing Action Plan: Based on findings, outline actionable steps to improve housing equity, remove discriminatory barriers, and promote inclusive practices in housing development and access.	Town	Operating Budget	Short-Term
6.7	Coordinate with Regional and State Partners: Work with county and state agencies, housing authorities, and advocacy groups to ensure the local fair housing strategy aligns with broader regional goals and leverages available resources.	Private/ Civic, Town	No Funding Required	Ongoing
6.8	Establish Ongoing Monitoring and Reporting: Create a mechanism for regularly tracking progress toward fair housing goals, updating housing data, and revising strategies based on changing needs.	Town	No Funding Required	Short-Term

Downtown and Waterfront Element

Action Item		Action Required By	Budget	Timeframe
Goal #1 – Attract a Full-Service Hotel				
Objective: Pursue the long-standing objective of establishing a full-service hotel in St. Mary's County that offers amenities for both business and leisure travelers.				
1.1	Continue developer outreach and concept vetting for a full-service hotel.	Private/Civic, Town	No Funding Required	Ongoing
1.2	Conduct a comprehensive market study addressing profit margins, investment returns, and target demographics.	Town	Operating Budget	Short-Term
1.3	Explore Town-led incentives such as land write-downs or public-private partnerships for shared conference facilities to support project feasibility.	Private/Civic, Town	No Funding Required	Ongoing
Goal #2 – Develop a Centrally Located Community Park				
Objective: Create a flexible, active park that complements Leonardtown's existing parks and supports community gathering, recreation, and connection.				
2.1	Coordinate with Tudor Hall Farm to establish open space easements and ensure the park has public street frontage on all sides.	Private/Civic, Town	No Funding Required	Moderate-Term
2.2	Plan for sensitive park design and integration with Fenwick Street Extended.	Town	Operating Budget	Moderate-Term
2.3	Initiate planning and phased construction of Longmore (short term) and Barthelme (longer term) Street extensions to improve access.	Private/Civic, Town	Operating Budget	Short-Term/Long-Term
2.4	Prepare detailed, coordinated park development plans aligned with adjacent street and development plans.	Private/Civic, Town	Operating Budget	Moderate-Term
Goal #3 – Guide Downtown Expansion Westward (West Fenwick District)				
Objective: Support the westward expansion of downtown along Fenwick Street with cohesive planning, pedestrian connections, and mixed-use development.				
3.1	Continue site planning collaboration with developers for the former Chevy dealership, emphasizing Park Avenue as a pedestrian link.	Private/Civic, Town	No Funding Required	Ongoing
3.2	Facilitate the redevelopment of the dealership's front building for retail use along Washington Street.	Private/Civic, Town	No Funding Required	Moderate-Term

Downtown and Waterfront Element

Action Item		Action Required By	Budget	Timeframe
3.3	Preserve space for a future parking deck; identify and pursue funding opportunities.	Town	No Funding Required	Ongoing
3.4	Partner with property owners to ensure mixed-use development and active ground-floor uses along Fenwick Street Extended.	Private/Civic, Town	No Funding Required	Ongoing
3.5	Encourage diverse housing types, including stacked flats, townhouses, senior housing, and other multifamily options.	Town	No Funding Required	Ongoing
3.6	Evaluate alternatives to current building height limits to accommodate increased density as appropriate.	Town	No Funding Required	Short-Term
3.7	Coordinate with Leonardtown Volunteer Fire Department regarding reuse of their property if relocation occurs.	Private/Civic, Town	No Funding Required	Ongoing
Goal #4 – Promote Infill and Adaptive Reuse in the Downtown/Main Street District				
Objective: Encourage redevelopment of underused properties and reuse of existing structures while maintaining the area's historic and architectural character.				
4.1	Review and update Downtown Design Guidelines and Standards to reflect evolving needs.	Town	No Funding Required	Short-Term
4.2	Review and update Zoning Code to support flexible, context-sensitive redevelopment.	Town	No Funding Required	Short-Term
4.3	Evaluate alternatives to traditional zoning, including form-based codes, to promote walkability and mixed-use design.	Town	No Funding Required	Short-Term
4.4	Explore creative zoning and design policies to allow up to four stories in appropriate locations while preserving downtown character.	Town	No Funding Required	Short-Term
Goal #5 – Strengthen Main Street				
Objective: Revitalize the Main Street District to enhance its vibrancy, economic vitality, and role as a cultural and social hub.				
5.1	Focus on attracting new businesses, enhancing streetscape design, supporting local events, and preserving historic buildings to create a thriving downtown experience.	Town	No Funding Required	Moderate-Term
5.2	Review ordinances, codes, regulations, and permitting processes to eliminate or modify conflicting and excessive requirements, and to streamline the regulatory review process.	Town	No Funding Required	Short-Term

Downtown and Waterfront Element

Action Item		Action Required By	Budget	Timeframe
5.3	Review and update on-site parking requirements in Main Street District as needed.	Town	No Funding Required	Short-Term
5.4	Support and implement goals from the Town's Sustainable Community Action Plan.	Town	No Funding Required	Moderate-Term
Goal #6 – Support Downtown Economic Development				
Objective: Continue positioning Downtown as Leonardtown's economic and cultural core through strategic infrastructure, business support, and redevelopment.				
6.1	Ensure availability of infrastructure and services to support business growth, aligned with the Town's Transportation Element.	Town	Operating Budget	Ongoing
6.2	Promote redevelopment of underutilized downtown industrial sites by relocating incompatible uses and reimagining sites for mixed-use or public benefit.	Private/Civic, Town	No Funding Required	Ongoing
6.3	Consider tax and financial incentives, including tax increment financing (TIF), to encourage investment and infrastructure improvements.	Town	No Funding Required	Ongoing
6.4	Collaborate with St. Mary's County Department of Economic Development to create a targeted loan program for small business growth and entrepreneurship.	Town/County	No Funding Required	Ongoing
Goal #7 - Strengthen Leonardtown Wharf as a Waterfront Destination Goal # 7 - Strengthen Leonardtown Wharf as a Waterfront Destination				
Objective: Maintain and enhance The Wharf as an active destination and trailhead for the Breton Bay Greenway Network.				
7.1	Collaborate with developers, investors, and restaurateurs to explore activation opportunities and development interest.	Private/Civic, Town	No Funding Required	Ongoing
7.2	Identify and pursue funding for public infrastructure improvements, including ADA access, parking, and stormwater management systems.	Town	No Funding Required	Ongoing

Sensitive Areas Element

Action Item		Action Required By	Budget	Timeframe
Goal #1: Protect Sensitive Environmental Features During Growth				
Objective: As one of two development districts in St. Mary's County, Leonardtown is expected to accommodate significant regional growth, which must be managed to prevent sprawl and protect the rural character of the community.				
1.1	Restrict development in sensitive areas and regularly update regulations to ensure compliance.	Town	No Funding Required	Ongoing
1.2	Ensure the wastewater treatment facility operates with the latest technology, and mandate connections to the public sewer for all new construction within town boundaries.	Town	No Funding Required	Ongoing
1.3	Promote the connection and preservation of forested areas to maintain wildlife habitats and corridors.	Town	No Funding Required	Ongoing
1.4	Coordinate with the Maryland Chesapeake Bay Critical Areas Commission and the Department of Natural Resources when approving developments in the Critical Area or sensitive habitats.	Town	No Funding Required	Ongoing
1.5	Encourage clustering of development on large parcels to maximize open space and minimize impacts to sensitive areas.	Town	No Funding Required	Ongoing
Goal #2: Preserve and Enhance Natural Features to Protect Water Quality				
Objective: Preserve critical land and natural features to prevent damage to Breton Bay and the Chesapeake Bay by improving erosion control, sediment/nutrient filtration, and wildlife habitats.				
2.1	Prohibit extensive alterations to major drainage courses.	Town	No Funding Required	Ongoing
2.2	Protect vegetation in steep slopes, floodplains, and stream buffers. Prioritize these areas for preservation during development.	Town	No Funding Required	Ongoing
2.3	Promote best management practices (BMPs) and low-impact development techniques (Environmental Site Design principles) as outlined in the Water Resources plan.	Town	No Funding Required	Ongoing
2.4	Use natural buffers as the primary means of protecting streams, slopes, and floodplains, with mitigation required when necessary.	Town	No Funding Required	Ongoing
2.5	Regularly update stormwater, Critical Areas, and environmental regulations.	Town	No Funding Required	Ongoing

Sensitive Areas Element

Action Item		Action Required By	Budget	Timeframe
Goal #3: Promote Environmental Stewardship Through Education and Engagement				
Objective: Foster environmental awareness and stewardship within the community by providing educational resources and encouraging volunteer involvement.				
3.1	Encourage waterfront property owners to implement land and watershed protection practices, including managing stormwater runoff, widening stream buffers, and controlling invasive species.	Private/Civic/ Town	No Funding Required	Ongoing
3.2	Involve school and civic groups in stenciling storm drains with messages like “Don’t Dump – Breton Bay Drainage” to raise awareness about water pollution.	Private/Civic/ Town	No Funding Required	Ongoing
3.3	Use the Beacon newsletter to educate homeowners on resource management, conservation techniques, and available programs to protect the watershed and Breton Bay.	Town	Operating Budget	Ongoing
Goal #4: Update Floodplain and Critical Area Regulations				
Objective: Ensure compliance with the latest FEMA and state regulations regarding floodplains and the Critical Area to enhance flood resilience and environmental protection.				
4.1	Update existing regulations to incorporate requirements from 44 CFR Part 60.3(d) of the NFIP.	Town	No Funding Required	Immediate
4.2	Adopt 44 CFR Part 60.3(d) standards into a comprehensive set of local regulations.	Town	No Funding Required	Immediate
4.3	Stay informed on updates to Maryland Critical Area and Floodplain regulations.	Town	No Funding Required	Ongoing

Water Resources Element

Action Item		Action Required By	Budget	Timeframe
Goal #1: Ensure a Safe and Sustainable Water Supply and Wastewater System				
Objective: Maintain sufficient water and wastewater capacity to support projected growth, while protecting system integrity and quality.				
1.1	Monitor and evaluate public water and wastewater systems regularly to ensure they meet current and future demand within permitted capacity limits.	Town	No Funding Required	Ongoing
1.2	Prioritize growth in areas that can be efficiently served by existing or planned infrastructure.	Town	No Funding Required	Long Term
1.3	Maintain a capital improvement fund to support expansion and upgrades; adjust hookup fees to ensure cost recovery for system expansion and maintenance (excluding operational costs).	Town	Operating Budget	Ongoing
1.4	Require development proposals to submit engineering studies that demonstrate no negative impact on water or wastewater systems.	Town	No Funding Required	Short-Term/ Ongoing
1.5	Reserve infrastructure capacity for infill development to meet municipal growth goals; ensure annexations do not compromise these reserves.	Town	No Funding Required	Long-Term
1.6	Require annexations that exceed existing system capacity or nutrient caps to provide upgrades, dedicate land for wastewater management, or secure funding as part of formal agreements (e.g., Annexation Agreements or DRRAs).	Town	No Funding Required	Ongoing
1.7	Encourage or require water conservation measures and efficient plumbing fixtures in new development to reduce system demand and nutrient loadings.	Town	No Funding Required	Ongoing
1.8	Track system capacity and plan for infrastructure upgrades (e.g., grit chamber improvements) to meet long-term needs.	Town	No Funding Required	Long-Term
1.9	Provide ongoing training and education for utility staff to ensure effective system operation and regulatory compliance.	Town	Operating Budget	Ongoing

Water Resources Element

Action Item		Action Required By	Budget	Timeframe
Goal #2: Protect and Improve Water Quality Through Stormwater Management				
Objective: Implement strategies that minimize pollutant loads and maintain the health of local waterways.				
2.1	Align stormwater management policies with current state requirements, emphasizing Low Impact Development (LID) and Environmental Site Design (ESD).	Town	No Funding Required	Short-Term
2.2	Maintain land use patterns that limit negative water quality impacts.	Town	No Funding Required	Ongoing
2.3	Evaluate and enforce ESD design standards in both new and redeveloped sites.	Town	No Funding Required	Ongoing
2.4	Ensure construction site turbidity standards meet or exceed state regulations.	Town	No Funding Required	Ongoing
2.5	Educate residents and homeowners on water conservation and stormwater best practices.	Town	No Funding Required	Ongoing
2.6	Seek grant or loan funding (e.g., MDE SRF or USDA RUS) for additional improvements if developer contributions are insufficient.	Town	Grant	Ongoing

Transportation Element

Action Item		Action Required By	Budget	Timeframe
Goal #1 – Define and Preserve Corridors for Future Cross-Town Connector Roadways				
Objective: Create a connected and efficient roadway system to support growth and improve circulation across the Town.				
1.1	Require new developments to construct designated cross-town roadway segments to ensure continuity with the existing transportation network.	Town	No Funding Required	Ongoing
1.2	Coordinate new roadway development with state and county highway plans to ensure integration and consistency across jurisdictions.	Town, County, State	No Funding Required	Ongoing
1.3	Extend Fenwick Street through Tudor Hall Farm to MD Route 5 to improve downtown access and support development in Tudor Hall Farm, including public trail access to Breton Bay.	Private/Civic, Town	Grant	Moderate-Term
1.4	Align and connect new entrances at Tudor Hall Farm and Clark's Rest to create a cross-town route between northern and southern Leonardtown, with a signalized intersection at MD Route 5.	Private/Civic, Town	No Funding Required	Moderate-Term
Goal #2 – Improve and Maintain the Existing Sidewalk and Trail System				
Objective: Enhance pedestrian and low-speed vehicle connectivity and safety throughout the Town.				
2.1	Require and encourage developments to include sidewalks, trails, bikeways, and golf cart routes, emphasizing separation from vehicular traffic where feasible.	Town	No Funding Required	Ongoing
2.2	Utilize greenways and undeveloped land to create trail connections between neighborhoods and public destinations.	Town	No Funding Required	Ongoing
2.3	Enhance scenic and heritage value along the Religious Freedom National Scenic Byway with context-sensitive community design improvements.	Town	Grant	Ongoing
2.4	Improve connections between the cross-town connector and local roads, including the extension of Doctor's Crossing Way to provide better hospital access.	Town	Grant	Ongoing
2.5	Upgrade existing streets, such as Greenbrier Road and Abell Street, to link neighborhoods with the cross-town connector.	Town	Grant	Moderate-Term
2.6	Improve pedestrian crossings on MD Route 5 at key points, exploring overpasses or underpasses at: Clark's Rest/Tudor Hall Farm alignment, Cedar Lane area, and Hollywood Road vicinity	Town	Grant	Moderate-Term
2.7	Develop and adopt a Complete Streets policy to guide multimodal infrastructure improvements across the Town.	Town	No Funding Required	Short-Term

Transportation Element

Action Item		Action Required By	Budget	Timeframe
Goal #3 – Promote Transit-Friendly Development				
Objective: Enhance accessibility through expanded public and shared transit options.				
3.1	Explore shuttle or trolley service expansion to connect medical, educational, employment, and residential areas with downtown and the Wharf.	Town	No Funding Required	Short-Term
3.2	Collaborate with County and State to utilize planned parking areas for expanded bus service and connectivity to key destinations.	Town, County, State	No Funding Required	Ongoing
Goal #4 – Adopt a Pedestrian/Bikeways Master Plan				
Objective: Guide future non-automobile transportation investments and support active transportation.				
4.1	Improve bicycle safety and access through route signage, parking facilities, and integration with county trails and mixed-use corridors.	Town	Operating Budget	Ongoing
4.2	Expand public access to the waterfront with a trail or boardwalk system connecting Tudor Hall Farm, downtown, and nearby neighborhoods.	Private/Civic, Town	Grant	Moderate-Term
4.3	Require interconnectivity between adjacent developments—both residential and non-residential—along the Breton Bay waterfront.	Town	No Funding Required	Ongoing
4.4	Use alleys, lanes, and paper streets for pedestrian paths where new sidewalks are impractical.	Town	No Funding Required	Ongoing
4.5	Improve the location and visibility of crosswalks through signage, markings, and traffic calming measures in coordination with SHA.	Town, State	Operating Budget	Ongoing
4.6	Participate in the Countywide Pedestrian/Bikeways Master Plan to align Town investments with regional goals, including accommodation for low-speed vehicles, school access, heritage tourism, and waterfront connectivity.	Town, County	No Funding Required	Ongoing
4.7	Review and update regulations that support electric vehicle charging infrastructure.	Town	No Funding Required	Short-Term

Municipal Growth Element

Action Item		Action Required By	Budget	Timeframe
Goal #1 – Support strategic growth in Leonardtown				
Objective: Allow expansion of Town boundaries only when it provides a clear economic and/or environmental benefit and is supported by adequate public facilities and consistent with this Comprehensive Plan.				
1.1	Prioritize and incentivize infill development on small and large vacant parcels, provided adequate services are available.	Town	No Funding Required	Ongoing
1.2	Develop land use policies that maintain a balanced mix of residential and nonresidential uses to support a sustainable tax base.	Town	No Funding Required	Short-Term
1.3	Give preference to projects that complement and connect to the Downtown District, particularly those that enhance walkability.	Town	No Funding Required	Ongoing
Goal #2 – Plan for development				
Objective: Direct the timing, location, and type of infill and annexation development according to the Proposed Land Use Plan Map and Town Growth Area Map.				
2.1	Ensure the Town's Zoning Ordinance aligns with the goals and implementation strategies outlined in this Comprehensive Plan.	Town	No Funding Required	Short-Term
2.2	Require annexation proposals to provide a full analysis of potential impacts—positive and negative—on Town infrastructure, services, and character.	Town	No Funding Required	Ongoing

Land Use Element

Land Use Element				
Action Item		Action Required By	Budget	Timeframe
Goal #1 – Preserve small-town character				
Objective: Retain Leonardtown's small-town character and identity while accommodating reasonable growth.				
1.1	Promote a Traditional Growth Pattern: Encourage a land use pattern that reflects a compact, traditional small-town character within the existing Town and planned growth areas, supporting cohesive development.	Town	No Funding Required	Ongoing
1.2	Preserve Historic Character and Economic Vitality: Protect the Town's historic elements while linking the Downtown core to surrounding neighborhoods through an integrated system of roads, pedestrian walkways, community open spaces, and public utilities.	Town	No Funding Required	Ongoing
1.3	Encourage Quality Redevelopment: Focus on targeted locations for redevelopment to revitalize underutilized or unsightly properties. Promote high-quality development and redevelopment using design guidelines, building codes, and regulatory flexibility in collaboration with developers.	Private/Civic, Town	No Funding Required	Ongoing
1.4	Support Mixed-Use Development: Promote mixed-use zoning in the Downtown Central Business District (CBD) and other appropriate locations, encouraging residences above commercial spaces to foster business support and community activity beyond business hours.	Town	No Funding Required	Ongoing
1.5	Plan for Growth Areas: Ensure Leonardtown remains a primary residential and economic development center for St. Mary's County by planning for appropriate land uses in adjacent unincorporated areas to accommodate residential growth in the eastern growth areas and business growth along Route 5 north.	Town, County	No Funding Required	Ongoing
1.6	Align Development with the Comprehensive Plan: Ensure all future development and redevelopment, both within the Town and surrounding growth areas, aligns with the land use concepts outlined in this Comprehensive Plan.	Town	No Funding Required	Ongoing
1.7	Maintain Community Character Through Code Enforcement: Implement a code enforcement plan to address issues like derelict buildings and property maintenance, preserving the Town's character and appearance.	Town	No Funding Required	Ongoing

Land Use Element

Action Item		Action Required By	Budget	Timeframe
Goal #2 – Preserve land use patterns and interconnection of development.				
Objective: Enhance and preserve the Town's transportation and waterfront access as an historic waterfront community.				
2.1	Enhance Waterfront Resources: Continue to improve public access to Breton Bay and McIntosh Run with boating facilities, waterfront boardwalks or trails, and passive recreation opportunities. Ensure these waterfront assets are well-connected to the Downtown area and other neighborhoods through walkways, bikeways, road networks, and adequate parking.	Town	Operating Budget	Ongoing
2.2	Strengthen Transportation Networks: Plan for and reserve land for collector roads to connect new growth areas and subdivisions to Downtown and waterfront resources, improving cross-town and through-town transportation systems. (See Transportation Element)	Town, County, State	No Funding Required	Ongoing
2.3	Protect Sensitive Natural Areas: Develop regulations and programs to preserve and protect environmentally sensitive areas within the Town and planned growth areas. (See Sensitive Area Section)	Town	No Funding Required	Ongoing
2.4	Integrate Land Use and Infrastructure: Support future land use patterns with robust transportation networks, utility systems, open spaces, and community facilities to create a well-functioning and sustainable environment.	Town	No Funding Required	Ongoing