



St. Mary's County Department of Land Use and Growth Management
 23150 Leonard Hall Drive, Leonardtown, MD 20650
 Phone (301) 475-4200, ext. 71500 Fax (301) 475-4672
DEVELOPMENT REVIEW APPLICATION



Instructions to Applicant:

Please complete the information below prior to your submission. This application will be required in order to accept and process your submission. All plans must be folded or of a size which will fit into a standard legal folder. **ALL INFORMATION MUST BE COMPLETE OR SUBMISSION WILL BE RETURNED TO APPLICANT.**

CONTROL NUMBER: ZONE24-0413 (To be completed by LUGM personnel)

PROJECT NAME: Pax River Village Center

DATE: October 17, 2024

DIGITAL SUBMISSIONS ARE REQUESTED FOR ALL TEC AND RECORDING DOCUMENTS

REQUEST: Check appropriate block(s)

DEPT. OF LAND USE AND GROWTH
 MANAGEMENT REVIEW ONLY:

- Confirmatory Plat
- Boundary Line Adjustment Plat
- Forest Stand Delineation
- Forest Conservation Plan
- Forest Conservation Plan Amendment
- Plat Exempt Division by Deed
- Resubmission
- Other (Specify) _____

Received
 OCT 21 2024

St. Mary's County
 Land Use & Growth Management

TEC/PLANNING COMMISSION REVIEW:

- Preliminary review of _____ lot minor/major subdivision
- Final review of _____ lot minor/major subdivision
- Concept Site Plan review for _____ sq. ft. for _____ (use type)
- Site Plan review for _____ sq. ft. for _____ (use type)
- Zoning Map Amendment from LCI & MXM Zone to MXH
- Amendment to CWSP from category _____ to _____

DESCRIPTION OF PROPOSED PROJECT: _____

OWNER/CONTRACT PURCHASER Lexington Park Shopping Center LLC and Three Notch Ortho LLC

MAILING ADDRESS: 8150 Leesburge Pike, #1100, Vienna, VA 22182

PHONE #: _____ E-MAIL ADDRESS: _____

AUTHORIZED AGENT: Christopher T. Longmore

ADDRESS: 22738 Maple Road, Suite 210, Lexington Park, MD 20653

PHONE #: 301-862-3764 E-MAIL ADDRESS: chris@paxlawyers.com

PROPERTY LOCATION: Address if known. If not known, then *directions* as follows:

Describe location as N-S-E-W side of (Street Name), approx. (feet) N-S-E-W of Intersection with State/County) Road
 Tax ID numbers: 08-036284, 08-055297, 08-088446 and 08-006903

PARCEL IDENTIFICATION:

TAX MAP: 43A & 43 GRID: 04 PARCEL: 105, 338, 339 & 100
 LAND USE: LCI & MXM ZONING: LCI & MXM ZONING OVERLAYS: _____
 ACREAGE: _____ ELECTION DISTRICT: 08 TAX ID ACCT #: _____
 CWSP WATER/SEWER SERVICE CATEGORY: W-1 & S-1 USE TYPE #: See above

- I hereby request that EDUs for this application be allocated at: (choose one below)
 Concept Site Plan Approval Final site Plan Approval
 Preliminary Subdivision Approval Final Record Plat Approval

I hereby swear or affirm that I am the property owner, and that this application is correct:

PROPERTY OWNER/AUTHORIZED AGENT'S SIGNATURE: Christopher T. Longmore

PRINT NAME Christopher T. Longmore

I hereby swear or affirm that I have received authority from the property owner to make this application and that this application is correct (See attached "Limited Power of Attorney").

REVIEW FEES:

# Of Lots/Sq. Ft. of Site Plan/Acres Disturbed	Type of Project:	Initial Submission Fees	Resubmission Fees
	Minor Subdivision 1-7 Lots	\$750 + \$100 per lot + Application Fee	
	Major Subdivision 8+ Lots	\$1900 + \$100 per lot + Application Fee	
	Concept Site Plan	\$920 + Application Fee	
	Major Site Plan	\$1500 per acre of disturbed area + Application Fee	
	Minor Site Plan LUGM	\$125 - Less than 500 sq. ft.+ Application Fee \$250 - Over 500 sq. ft.+ Application Fee	
	Minor Site Plan DPW&T	\$125-Cumulative Soil Disturbance Over 5,000 sq. ft. or Traffic Review	
	Application Fee	\$20.00 \$3,000 zoning map amendment application fee	\$3,020.00
	Soil Conservation Fees	\$500- Less than 5 acres \$500- 5 acres or greater \$75-Exemption Fee \$75-Standard ESC Plan for Subdivisions w/E&S plans \$150-Dev. Rev. Application Fee (Minor Subdivisions, Concept Site Plans, Major Subdivisions and Minor Site Plans)	
	BLAP, Confirmatory Plats, Plat Exempt, FCP, FSD, Transfer Development Rights	\$80.00 (includes the application fee)	
	Health Department Plat Fee	\$120.00 per lot or site plan	\$120.00
	MetCom Fees	\$60.00 No public water and sewer	
	TEC Review/Concept Site Plan	\$120.00 Public water and/or sewer	\$120.00
	Recording Package	\$60 LUGM Review Fee \$5 Per Plat Recording Fee (Clerk of the Court)	
	Additional Recording Documents	\$30 DPWT Review 1-10 lots \$60 more than 10 lots \$60 Recording Fee (each) (Clerk of the Court)	

Resubmissions – \$25 each after first resubmission

Other fees may apply; see the Schedule of Fees for St. Mary's County, Effective July 1, 2018

Total \$3,260.00

NUMBER OF PRINTS REQUIRED FOR REVIEW:

TEC Committee – **5** Prints

Non-TEC Site Plans – **1** Print, for each agency that requires a hard copy.

Forest Stand Delineation – **1** Print

Forest Conservation – **1** Print

In addition to the prints listed above, a **digital copy** of the plans is required.

Planning Commission – **10** Prints

Resubmissions – **1** Print, for each agency that requires a hard copy.

Recording Package – **4** Mylar **4** Paper

FOR RECORDING DOCUMENTS PLEASE MAKE CHECKS PAYABLE TO THE CLERK OF THE COURT Also Please make the \$60.00 check and the \$5.00 two separate checks. The Courthouse will not accept one full check. Thank you. FOR ALL OTHER SUBMISSIONS, PLEASE MAKE CHECKS PAYABLE TO THE COMMISSIONERS OF ST. MARY'S COUNTY.



St. Mary's County Government
 Department of Land Use and Growth Management
Comprehensive Plan Amendment Application
 Land Use Article 3-203 Annotated Code of Maryland



This Box for Staff Use Only

Date Received	
Date Accepted	

Complete all information requested on this form. Staff reserves the right to correct errors in street address, tax map number acreage or Plan designation and may contact the applicant for clarification before acceptance

Check as applicable

- Comprehensive Plan Update initiated by St. Mary's County Government.
- Site Specific initiated by a landowner or representative. Development Review Application and fee required.

Check as applicable

- Owner CSMC Area/Site Specific CSMC Countywide
- Contract Purchaser
- Agent

1.0 Application Information

Applicants Name Lexington Park Shopping Center LLC & Three Notch Ortho LLC Phone Number _____

Email _____

Mailing Address 8150 Leesburg Pike, #1100 City Vienna State VA Zip 22182

2.0 Site/Property Information

Only one property allowed per application.

Property Address _____ Tax ID # 19-08-036284,08-055297,08-088446 & 08-006903

3.0 Existing Land Use as shown on Land Use (May 2018) layer of County GIS Map located at:

<https://stmarysmd.maps.arcgis.com/apps/webappviewer/index.html?id=f0010a9a5db04695b37c39c033c33edb>

Please check existing Land Use as shown on GIS Map

- | | | | | |
|--|--|--|---|---|
| <input type="checkbox"/> Crossroads Commercial | <input type="checkbox"/> Marine Use | <input type="checkbox"/> Mixed Uses Low Intensity | <input type="checkbox"/> Residential Low Density | <input type="checkbox"/> Rural Commerce |
| <input type="checkbox"/> Public Lands | <input type="checkbox"/> Military Installation | <input type="checkbox"/> Mixed Used Moderate Intensity | <input type="checkbox"/> Residential Low Density Transitional | <input type="checkbox"/> Rural Preservation |
| <input type="checkbox"/> Industrial Areas | <input type="checkbox"/> Mixed-Use High Intensity | <input type="checkbox"/> Non-Profit Institutional | <input type="checkbox"/> Residential Medium Density | <input type="checkbox"/> Rural Residential |
| <input type="checkbox"/> Open Spaces | <input type="checkbox"/> Mixed Use Low Intensity | <input type="checkbox"/> Office and Business Parks | <input type="checkbox"/> Residential Mixed Use | <input type="checkbox"/> Tidal Wetlands |
| <input checked="" type="checkbox"/> Limited Commercial/ Industrial | <input checked="" type="checkbox"/> Mixed Use Medium Intensity | <input type="checkbox"/> Residential High Density | | |

Existing Land Use LCI & MXM

4.0 Proposed Land Use MXH

5.0 Conceptual Land Use- Provide which category the proposed land use refers to:
<https://www.stmarysmd.com/docs/compPlan.pdf>

(See page 3-6 of 2010 Comprehensive Plan)

- Growth Areas-Development Districts; Town Centers; Village Centers
- Rural Areas-Rural Preservation District; Rural Service Centers; Rural Commercial Limited
- Protected Areas-Resource Protection Areas; Neighborhood Conservation Districts

5.1 Provide Additional Information _____

6.0 How does the proposed land use meet the goals and objectives in the Land Use and Growth Management Element in the Comprehensive Plan?

<https://www.stmarysmd.com/docs/compPlan.pdf>

(See Chapter 4 Page 4.1 of the 2010 Comprehensive Plan)

6.1 Please explain Will allow for predict

6.2 Provide a reference to the specific plan element Goals, Objectives, or Policies that are proposed to be changed and/or are proposed to be new additions and list any proposed changes to the text, data, or analysis. Include the referenced page or section of the plan.

N/A

6.3 Briefly state other plan elements that are pertinent to the proposed request Will provide efficient use of land throughout the county through development and re-development of existing parcels.

7.0 Do you propose any existing text/language to be amended?

- Yes
- No

If Yes, provide existing text/language and reference in the Comprehensive Plan;

_____ and;

Proposed text/language reference in the Comprehensive Plan

8.0 Adjacent Land Uses and Property Ownership

If the application includes a change to the Land Use Map identified in 3.0 above, exhibits with the following information must be included with this application:

- ✓ A map illustrating the current land use of the property and those of the parcels, tracts, or lots within two hundred (200) feet of the subject property lines. (The GIS Map has a layer, "Public Notification Address Layer (Not Visible)", to locate properties within 200 feet of the subject property.)
- ✓ A map illustrating the proposed land uses of the property to be considered as part of this requested amendment. (Must be same scale as map of current land use.)

8.1 Ownership of properties within two hundred (200) feet of the subject property lines: Provide a list and include the full name and address for each entity listed as it is shown on the current assessment

records of the Maryland Department of Assessments and Taxation. (The GIS Map has a layer, "Public Notification Address Layer (Not Visible)", to locate properties within 200 feet of the subject property.)

9.0 Justification for Amendment

9.1 Provide a description of the area of neighborhood within two hundred (200) feet of the subject property lines and existing land uses in its vicinity. See attached letter

9.2 Provide a description of the changes which have occurred in the neighborhood since the 2010 Comprehensive Plan and indicate with statements to explain how these changes justify the proposed land use amendment and how its compatible with existing and proposed development of the area.

See attached letter

9.3 Provide a justification, support data, and analysis based on the list below to support an amendment to the plan and describe how the change will be in conformance to the character of the neighborhood or otherwise affected area. Include information sufficient to prove that approving the proposed Comprehensive Plan Amendment will not result in adverse impacts to the surrounding property or neighborhood. Justification statement should include any of the checklist below.

- Addresses an emerging community concern
- Better implements the Conceptual Land Use Plan
- Advances major policy objectives and State Visions
- Responds to actions by Federal/State/adjacent jurisdictions
- Reflects implementation of the Comprehensive Plan
- Responds to or incorporate research derived from technical planning or transportation studies
- Changes in character of the neighborhood
- Mistake observed in the 2010 Comprehensive Plan

9.0 Check as applicable if the proposed land use amendment may have an impact on the following:

Environmentally Sensitive Area

- Yes
- No

Roads and Traffic

- Yes
- No

Sewer Services

- Yes
- No

Water Services

- Yes
- No

Natural/Cultural/Archaeological Resources

- Yes
- No

Parks & Recreational Facilities

- Yes
- No

Schools

- Yes
- No

Fire and Emergency Services

- Yes
- No

Institutional uses/ Libraries/Churches etc.

- Yes

No

9.1 Provide an explanation if you checked Yes to any of the above answers:

10.0 Consistency with State and Agency Plans

Include information which determines how the proposed Comprehensive Plan Amendment is consistent with or other long-range plans i.e., Comprehensive Water and Sewer Plan, Capital Improvement Program, and other County, State, or Agency plans as applicable.

10.1 Describe any other County Plan or policy for which the proposed Comprehensive Plan Amendment will affect, either positively or negatively, and consistency of the proposed request with such plans and policies. Will not negatively impact any such plans.

10.2 Describe any other State or other governmental agency plans or policies for which the plan amendment will affect, either positively or negatively; and consistency of the proposed request with such plans and policies. Will not negatively impact any such plans.

11.0 Applicant Instructions and Signature

Provide a complete application with all required documents and attachments to avoid delays or return of the application to the applicant. In addition to the application and required attachments, the following requirements must be met:

- 11.1 Submit eleven (11) paper copies and one (1) electronic copy of exhibits and associated attachments. Make sure to include maps, appendices, and attachments. These items are required for distribution to State Agencies and adjacent jurisdictions as part of the 60-day State Clearinghouse review required by the Land Use Article of the Annotated Code of Maryland.
- 11.2 Provide proof of ownership if the amendment is for a specific property.
- 11.3 An authorization letter for those acting as agents or on behalf of owners or applicants.

Submit Application to:

**Development Services Division
Department of Land Use and Growth Management
23150 Leonard Hall Drive/ P.O. Box 653
Leonardtown, MD 20650**

I hereby certify that this application for a Comprehensive Plan Amendment is complete, and the information provided is correct.

Applicant Signature: Christopher T. Longmore

Print Name: Christopher T. Longmore

Date: October 17, 2024



St. Mary's County Department of Land Use and Growth Management
 23150 Leonard Hall Drive, Leonardtown, MD 20650
 Phone (301) 475-4200, ext. 71500 Fax (301) 475-4672
DEVELOPMENT REVIEW APPLICATION



Instructions to Applicant:

Please complete the information below prior to your submission. This application will be required in order to accept and process your submission. All plans must be folded or of a size which will fit into a standard legal folder. ALL INFORMATION MUST BE COMPLETE OR SUBMISSION WILL BE RETURNED TO APPLICANT.

CONTROL NUMBER: Zone 24-0002 (To be completed by LUGM personnel)

PROJECT NAME: 25741 Three Notch Rd., Hollywood, MD 20636

DATE: December 28, 2023

DIGITAL SUBMISSIONS ARE REQUESTED FOR ALL TEC AND RECORDING DOCUMENTS

REQUEST: Check appropriate block(s)

DEPT. OF LAND USE AND GROWTH

MANAGEMENT REVIEW ONLY:

- Confirmatory Plat
- Boundary Line Adjustment Plat
- Forest Stand Delineation
- Forest Conservation Plan
- Forest Conservation Plan Amendment
- Plat Exempt Division by Deed
- Resubmission
- Other (Specify) _____

TEC/PLANNING COMMISSION REVIEW:

- Preliminary review of _____ lot minor/major subdivision
- Final review of _____ lot minor/major subdivision
- Concept Site Plan review for _____ sq. ft. for _____ (use type)
- Site Plan review for _____ sq. ft. for _____ (use type)
- Zoning Map Amendment from RPD4 Zone to RCL
- Amendment to CWSP from category _____ to _____

Received
 DEC 29 2023

St. Mary's County
 Land Use & Growth Management

DESCRIPTION OF PROPOSED PROJECT: _____

OWNER/CONTRACT PURCHASER: CUSIC Properties, LLC

MAILING ADDRESS: 42512 Clover Hill Rd., Hollywood, MD 20636

PHONE #: _____ E-MAIL ADDRESS: _____

AUTHORIZED AGENT: Christopher T. Longmore

ADDRESS: 22738 Maple Rd. #210, Lexington Park, MD 20653

PHONE #: 301-862-3764 E-MAIL ADDRESS: Chris@paxlawyers.com

PROPERTY LOCATION: Address if known. If not known, then *directions* as follows:

Describe location as N-S-E-W side of (Street Name), approx. (feet) N-S-E-W of Intersection with State/County) Road
25741 Three Notch Rd., Hollywood, MD 20636

09-131-011 MSP Papa Johns, 10-141-011 Blap, 13-131-038 MSP Dog pet spa

PARCEL IDENTIFICATION:

TAX MAP: 20 GRID: 14 PARCEL: 163
 LAND USE: RC & RPD ZONING: RCL & RPD ZONING OVERLAYS: _____
 ACREAGE: 2.15 ELECTION: _____ TAX ID ACCT #: _____
 DISTRICT: 06 _____
 CWSP WATER/SEWER SERVICE CATEGORY: NPS USE TYPE #: 022901

- I hereby request that EDUs for this application be allocated at: (choose one below)
- Concept Site Plan Approval Final site Plan Approval
- Preliminary Subdivision Approval Final Record Plat Approval

I hereby swear or affirm that I am the property owner, and that this application is correct:

PROPERTY OWNER/AUTHORIZED AGENT'S SIGNATURE: *Christopher T. Longmore*
 PRINT NAME Christopher T. Longmore

I hereby swear or affirm that I have received authority from the property owner to make this application and that this application is correct (See attached "Limited Power of Attorney").

REVIEW FEES:

# Of Lots/Sq. Ft. of Site Plan/Acres Disturbed	Type of Project:	Initial Submission Fees	Resubmission Fees
	Minor Subdivision 1-7 Lots	\$750 + \$100 per lot + Application Fee	
	Major Subdivision 8+ Lots	\$1900 + \$100 per lot + Application Fee	
	Concept Site Plan	\$920 + Application Fee	
	Major Site Plan	\$1500 per acre of disturbed area + Application Fee	
	Minor Site Plan LUGM	\$125 - Less than 500 sq. ft. + Application Fee \$250 - Over 500 sq. ft. + Application Fee	
	Minor Site Plan DPW&T	\$125-Cumulative Soil Disturbance Over 5,000 sq. ft. or Traffic Review	
	Application Fee	\$20.00	\$20.00
	Soil Conservation Fees	\$500- Less than 5 acres \$500- 5 acres or greater \$75-Exemption Fee \$75-Standard ESC Plan for Subdivisions w/E&S plans \$150-Dev. Rev. Application Fee (Minor Subdivisions, Concept Site Plans, Major Subdivisions and Minor Site Plans)	
	BLAP, Confirmatory Plats, Plat Exempt, FCP, FSD, Transfer Development Rights	\$80.00 (includes the application fee)	
	Health Department Plat Fee	\$120.00 per lot or site plan	\$120.00
	MetCom Fees	\$60.00 No public water and sewer	\$60.00
	TEC Review/Concept Site Plan	\$120.00 Public water and/or sewer	
	Recording Package	\$60 LUGM Review Fee \$5 Per Plat Recording Fee (Clerk of the Court)	
	Additional Recording Documents	\$30 DPWT Review 1-10 lots \$60 more than 10 lots \$60 Recording Fee (each) (Clerk of the Court)	

Resubmissions – \$25 each after first resubmission

Other fees may apply; see the Schedule of Fees for St. Mary's County, Effective July 1, 2018

Total **\$3200.00** JB



St. Mary's County Department of Land Use and Growth Management
 23150 Leonard Hall Drive, Leonardtown, MD 20650
 Phone (301) 475-4200, ext. 71500 Fax (301) 475-4672
DEVELOPMENT REVIEW APPLICATION



Instructions to Applicant:

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CONTROL NUMBER: Tex 24-007840 (To be completed by LUGM personnel)

PROJECT NAME: 20698 Goddard Rd., Great Mills, MD 20634 Zoning Map Amendment

DATE: January 30, 2024

DIGITAL SUBMISSIONS ARE REQUESTED FOR ALL TEC AND RECORDING DOCUMENTS

REQUEST: Check appropriate block(s)

DEPT. OF LAND USE AND GROWTH
MANAGEMENT REVIEW ONLY:

- Confirmatory Plat
- Boundary Line Adjustment Plat
- Forest Stand Delineation

- Forest Conservation Plan

- Forest Conservation Plan Amendment
- Plat Exempt Division by Deed
- Resubmission
- Other (Specify) _____

TEC/PLANNING COMMISSION REVIEW:

- Preliminary review of _____ lot minor/major subdivision
- Final review of _____ lot minor/major subdivision
- Concept Site Plan review for _____ sq. ft. for _____ (use type)
- Site Plan review for _____ sq. ft. for _____ (use type)
- Zoning Map Amendment from RPD Zone to MXM
- Amendment to CWSP from category _____ to _____

Received
JAN 31 2024

St. Mary's County
Land Use & Growth Management

DESCRIPTION OF PROPOSED PROJECT: Zoning Map Amendment from RPD to MXM

OWNER/CONTRACT PURCHASER: Robert and Robin Belden

MAILING ADDRESS: 45640 Hill View Farm Ln., Valley Lee, MD 20692

PHONE #: _____ E-MAIL ADDRESS: _____

AUTHORIZED AGENT: Christopher T. Longmore

ADDRESS: 22738 Maple Road, Suite 210, Lexington Park, MD 20653

PHONE #: 301-862-3764 E-MAIL ADDRESS: chris@paxlawyers.com

PROPERTY LOCATION: Address if known. If not known, then *directions* as follows:

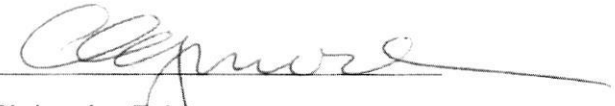
Describe location as N-S-E-W side of (Street Name), approx. (feet) N-S-E-W of Intersection with State/County) Road
20698 Goddard Road, Great Mills, MD 20634

PARCEL IDENTIFICATION:

TAX MAP: 051 ✓ GRID: 019 ✓ PARCEL: 101 ✓
 LAND USE: Reso ZONING: RPD ✓ ZONING OVERLAYS: _____
 ACREAGE: 8.27 ✓ ELECTION DISTRICT: 08 ✓ TAX ID ACCT #: 020299 ✓
 CWSP WATER/SEWER SERVICE CATEGORY: NPS USE TYPE #: _____

- I hereby request that EDUs for this application be allocated at: (choose one below)
- Concept Site Plan Approval Final site Plan Approval
- Preliminary Subdivision Approval Final Record Plat Approval

I hereby swear or affirm that I am the property owner, and that this application is correct:

PROPERTY OWNER/AUTHORIZED AGENT'S SIGNATURE: 
 PRINT NAME Christopher T. Longmore

I hereby swear or affirm that I have received authority from the property owner to make this application and that this application is correct (See attached "Limited Power of Attorney").

REVIEW FEES:

# Of Lots/Sq. Ft. of Site Plan/Acres Disturbed	Type of Project:	Initial Submission Fees	Resubmission Fees
	Minor Subdivision 1-7 Lots		
	Major Subdivision 8+ Lots		
	Concept Site Plan		
	Major Site Plan		
	Minor Site Plan LUGM		
	Minor Site Plan DPW&T		
	Application Fee	\$20.00	
	Soil Conservation Fees		
	BLAP, Confirmatory Plats, Plat Exempt, FCP, FSD, Transfer Development Rights		
	Health Department Plat Fee		
	MetCom Fees		
	TEC Review/Concept Site Plan		
	Recording Package		
	Additional Recording Documents		

Resubmissions – \$25 each after first resubmission

Other fees may apply; see the Schedule of Fees for St. Mary's County, Effective July 1, 2018

Total	\$3,200.00*	<i>JLB</i>
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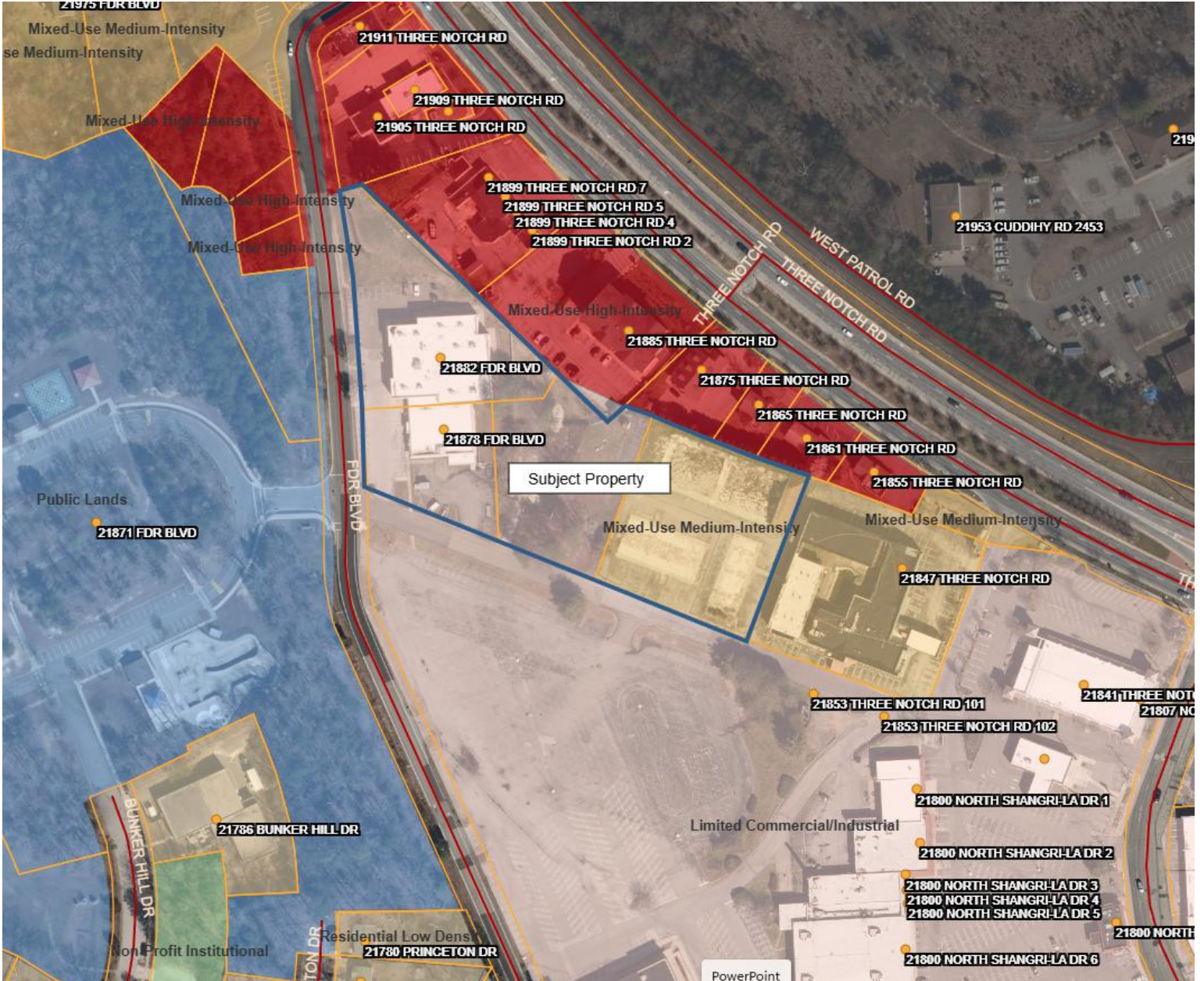
*\$3,000.00 Zoning Map Amendment Fee

Location and Land Use Map

Subject Property: Pax River Village Center, Lexington Park

TAX IDs-006903, 036284, 055297, 088446

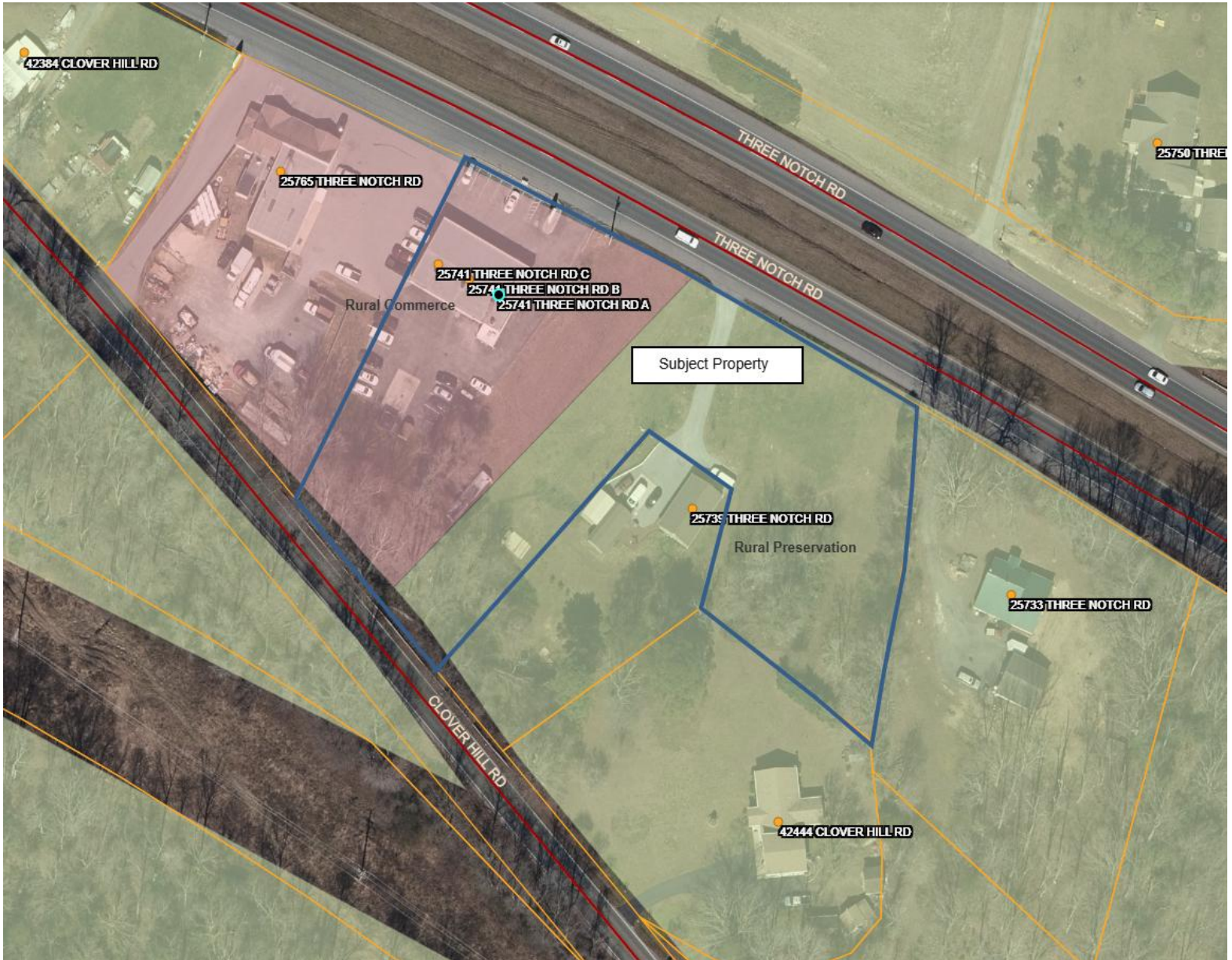
Current Land Use: Limited Commercial/Industrial and Mixed-Use Medium Intensity



Location and Land Use Map

Subject Property: 25741 Three Notch Road, Hollywood

Current Land Use: Rural Preservation and Rural Commerce



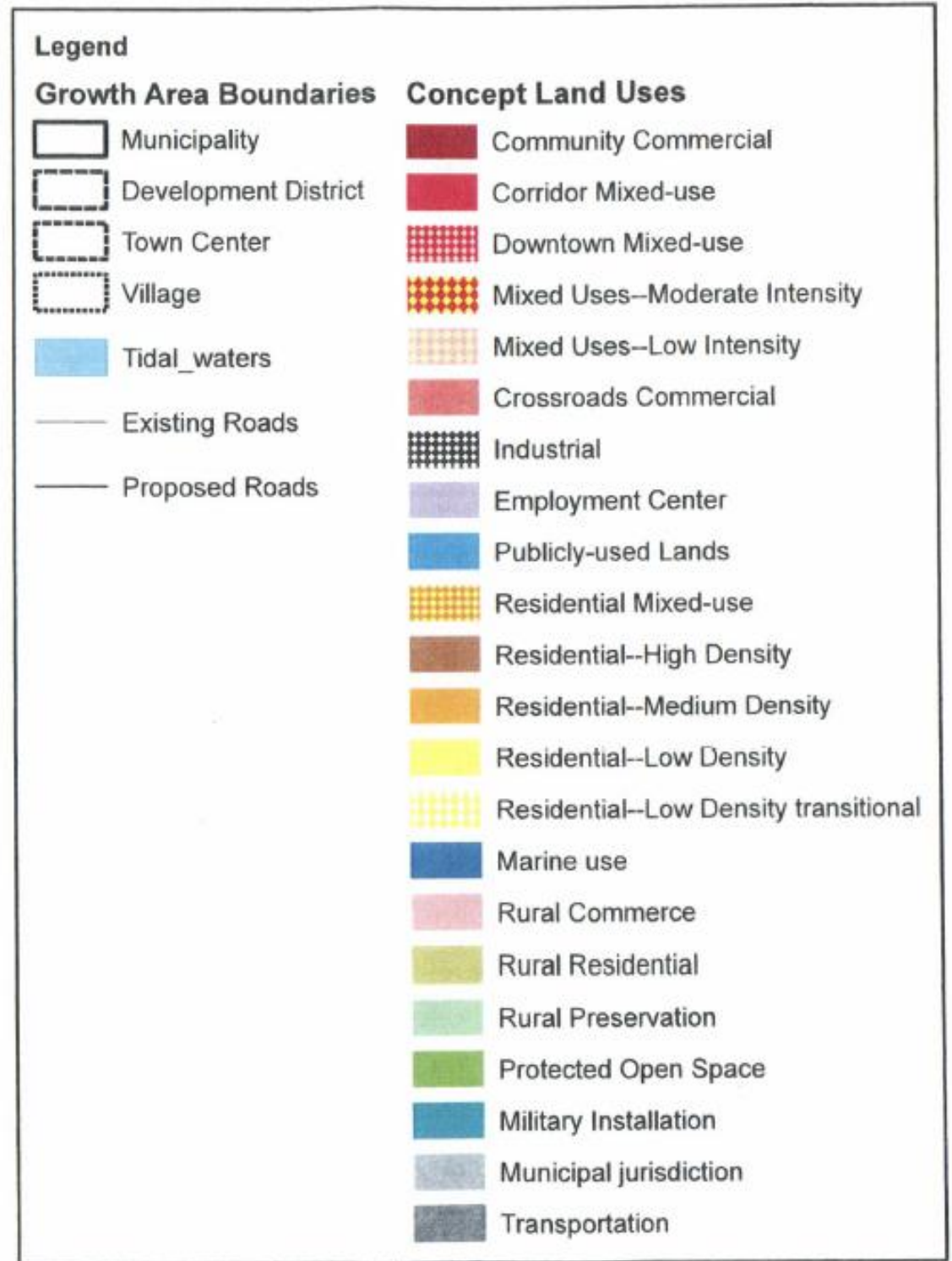
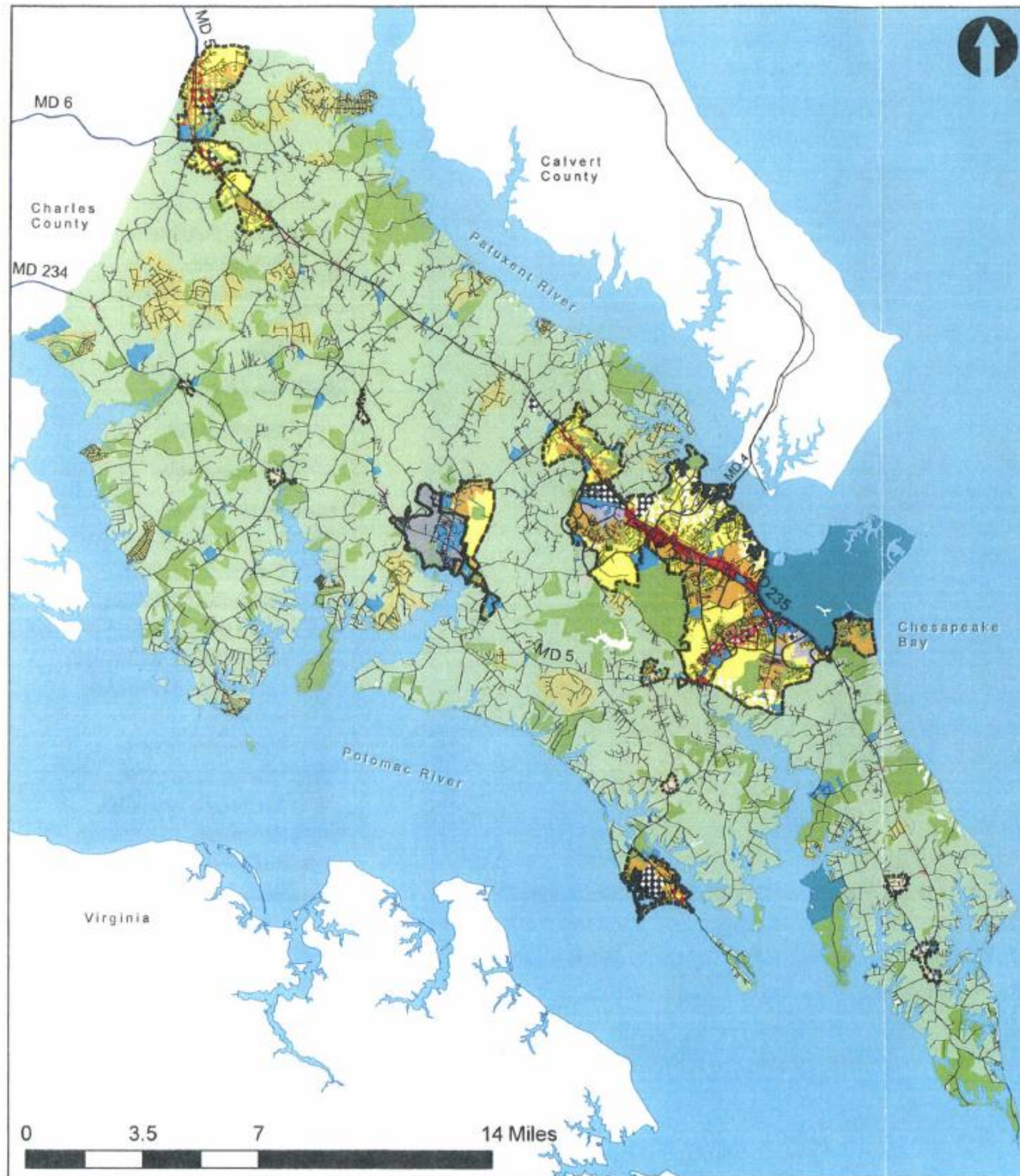
Location and Land Use Map

Subject Property: 20698 Goddard Road, Great Mills

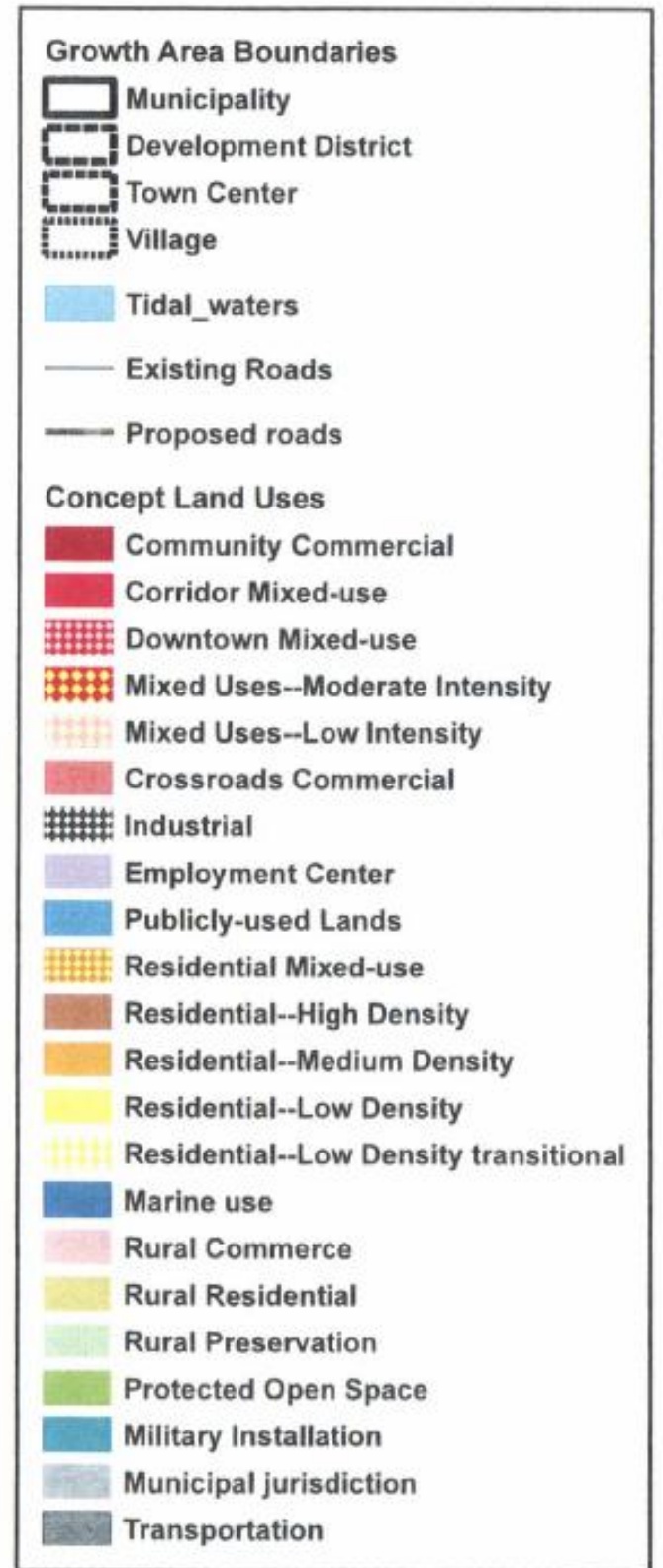
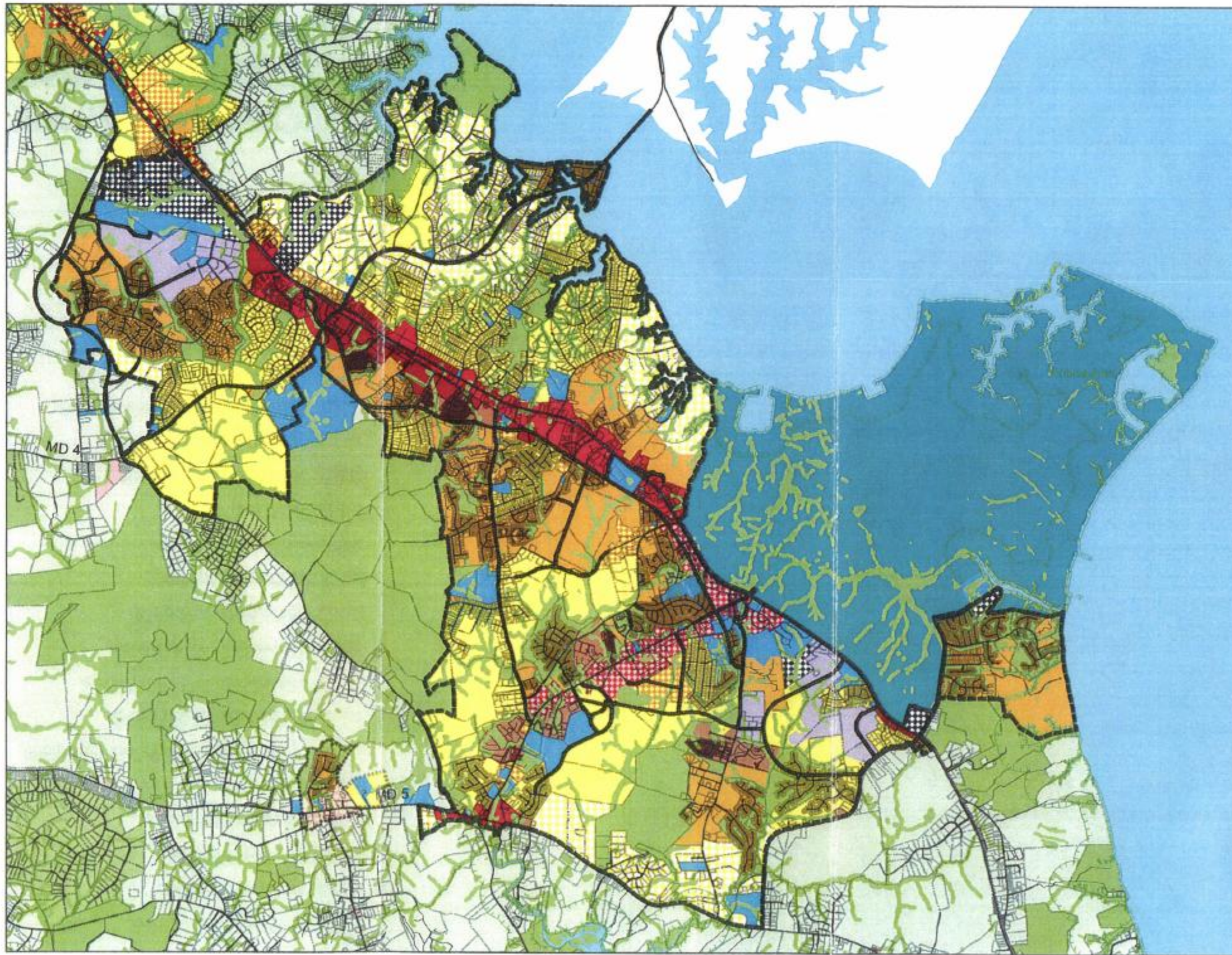
Current Land Use: Rural Preservation



St. Mary's County 2030 LAND USE CONCEPT PLAN



DEVELOPMENT DISTRICTS



**LEXINGTON PARK
CONCEPT LAND USE PLAN**

