



Commissioners of Leonardtown

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LASCHELLE E. MCKAY
Town Administrator

DANIEL W. BURRIS
Mayor

February 16, 2021

Maryland Dept. of Planning
301 W. Preston St., #1101
Baltimore, MD 21201

To Whom it May Concern:

Attached please find a copy of a proposed Comprehensive Plan update for the Town of Leonardtown to include 2 parcels totaling 95.79 +/- acres of land located at 23055 Newtowne Neck Road, Tax Map 32, Grid 21, Parcel 192 consisting of 29.8900 +/- acres and Tax Map 32, Grid 14, Parcel 414, consisting of 65.9000 +/- acres in Leonardtown as an area for potential future annexation. This request comes on the heels of an update completed in 2020, however, we were unaware of this request for annexation on the other end of town at the time. The property will be used for an outdoor recreation facility and is in the perfect location near our Port of Leonardtown Public Park and the Newtowne Neck State Park and will preserve this large tract of land from development in the near term. The plan is for the property to remain as residential single family zoning, which is the current use.

The Town is requesting MDP review of the Comprehensive Plan update adding areas into the Future Growth section of Leonardtown Comprehensive Plan. Draft maps showing the parcels is attached and we will once again work with MDP to update our Growth Area map.

As required, these documents are being provided to you 60 days in advance of the public hearing for this case. The public hearing is scheduled for April 12, 2021 at 4:15 p.m. before the Commissioners of Leonardtown. Please feel free to contact me at 301-475-9791.

Sincerely,

Daniel W. Burris
Mayor

Section 11 – Municipal Growth Plan Element- Revision for Proposed Newtowne Neck Road Annexation

Background

The Leonardtown Comprehensive Plan was adopted April of 2010 and is scheduled for update in 2022-2025 per the 10-year cycle. The last revision was August 31, 2020 adopted by Ordinance No. 200 initiated by a previous annexation request. Leonardtown has received a recent request to annex two properties totaling 95.7900 acres of land more or less on the northwestern side of the town boundaries. This request has prompted this recent revision to the Leonardtown Comprehensive Plan.

Growth Trends and Patterns

Leonardtown lead the State in growth percentagewise over the last decade with an astonishing 28.9% growth. Maryland Department of Planning projections for St. Mary's County show that the area will continue to grow significantly over the next 25 years and Leonardtown will continue to be a prime choice for those relocating to St. Mary's.

Leonardtown Development Capacity Analysis

Within the Leonardtown existing boundaries there are 251 acres currently under development at the Clark's Rest and Meadows at Leonardtown neighborhoods. Leonardtown is positioned well for future residential growth as there remain 668.5 acres remaining available for residential or mixed-use growth. All of these properties are zoned PUD-M for the most flexible zoning with a density of up to 5 units per acre. The Tudor Hall Farm project has begun to design the 390 acres directly adjacent to the downtown. This will be a spectacular waterfront community that will continue to ensure successful growth for the Town.

Impact on Public Facilities

Leonardtown has done a significant amount of planning of our road network system. A major connector road opened in 2020 between Clark's Rest and Leonard's Grant and a link to the downtown from Rt. 5 is planned in the Tudor Hall development. This would complete a circular connection to downtown from the major neighborhoods that avoids Rt. 5.

The Town is bisected by 2 major state highways (Rt. 5 and Hollywood Road). Work continues with SHA to complete the widening of Rt. 5 and the Hollywood Road sidewalk project. Traffic on Rt. 5 is currently at 30,440 cars per day and is projected to reach 38,100 per day by 2040. The widening project from Hollywood Road to Newtowne Neck Road in its entirety is vital to the Town. The proposed project would have no traffic impact on the road system as a very limited number of participants would be scheduled by reservation only.

The Town works closely with St. Mary's County government and St. Mary's County Public School system to plan for the growth in town. The new Captain Walter Francis Duke Elementary School opened in 2015. A site for a middle school is available on the same campus. The Town collects the County school impact fee and passes it on to the County to aid in school

funding. This project would not add any residential homes to the town and have no impact on the school system.

The Town completed a Water Capacity Management Plan with our engineers, GHD, Inc. in 2019 and are in design for a 800,000 gallon water storage tank to be located on the Wilkinson Farm and should be complete by FY23. A new well is also slated to be built by FY24/25 to accommodate the demand.

In 2018 the expansion of the towns wastewater treatment plant was revisited and is now at 50% design completion and completion of an expanded facility to 1 mgd is to be complete by FY25. No municipal water or sewer is required for the proposed use. Porta Johns are planned to be used at the starting point of the trail.

Potential Future Growth Areas

A petition has been filed with the Town of Leonardtown to annex two parcels of land at the northwestern most boundary of town to accommodate Leonardtown Overlanding to utilize wooded acreage as a much-needed outdoor recreational activity site on both parcels consisting of 95.7900 acres of land. No clearing or development is planned and the residential zoning would remain. The project would be a by reservation only jeep trail system.

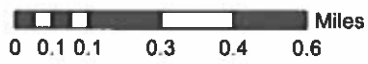
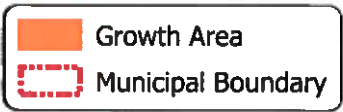
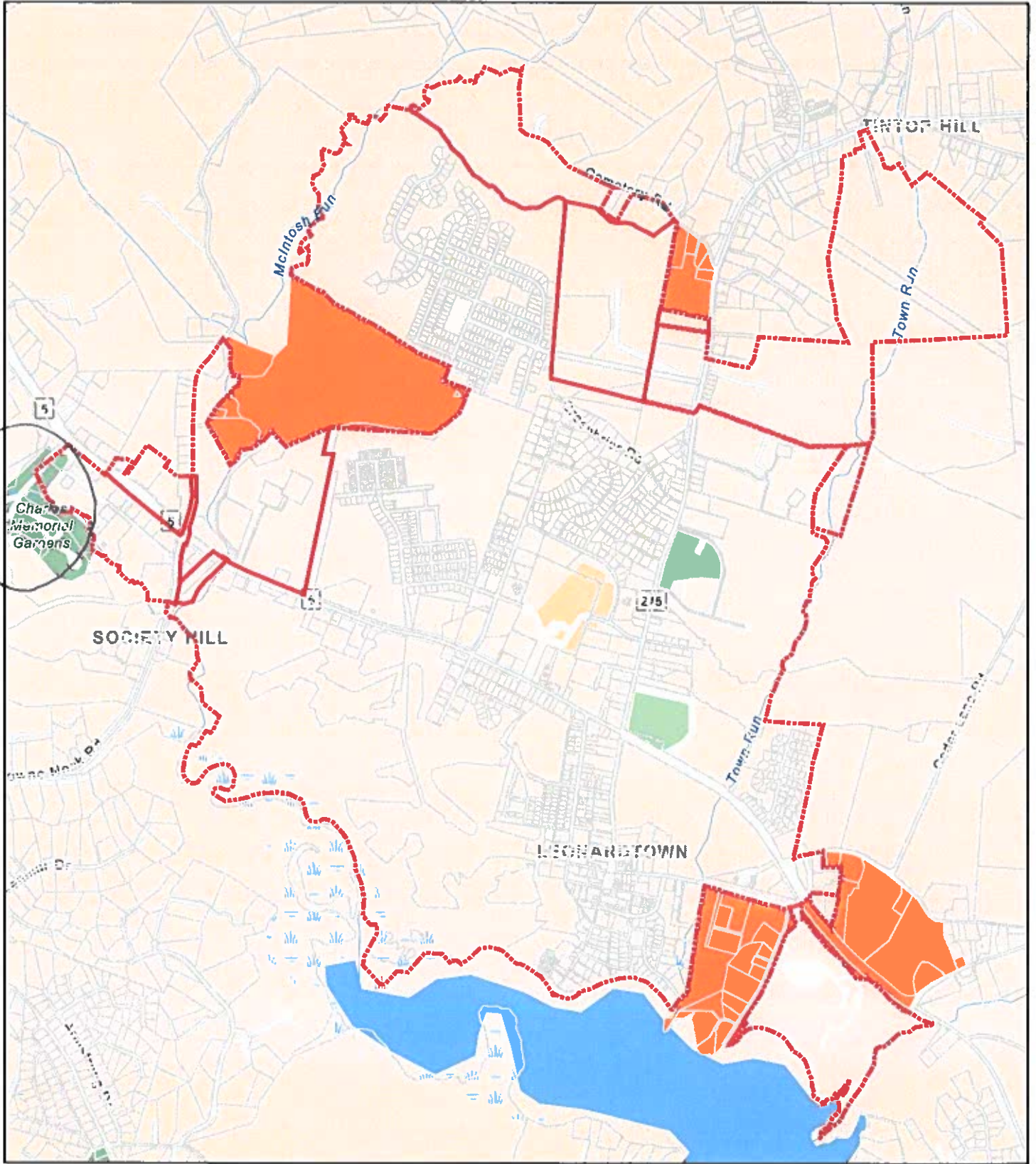
Protection of Sensitive Areas

Leonardtown is fortunate to have a significant amount of waterfront, a majority of which is public land and can be planned to protect the area while keeping access to the public. The Town adopted update mapping of the Critical Area in December 2018 and updated its Critical Area Ordinance to comply with the CAC regulations in January 2021. The proposed use of the 95+ acres of residential property will maintain the natural wooded beauty of the property and provide outdoor tourism/economic development for the town without changing the character of the land.

Annexation Policies

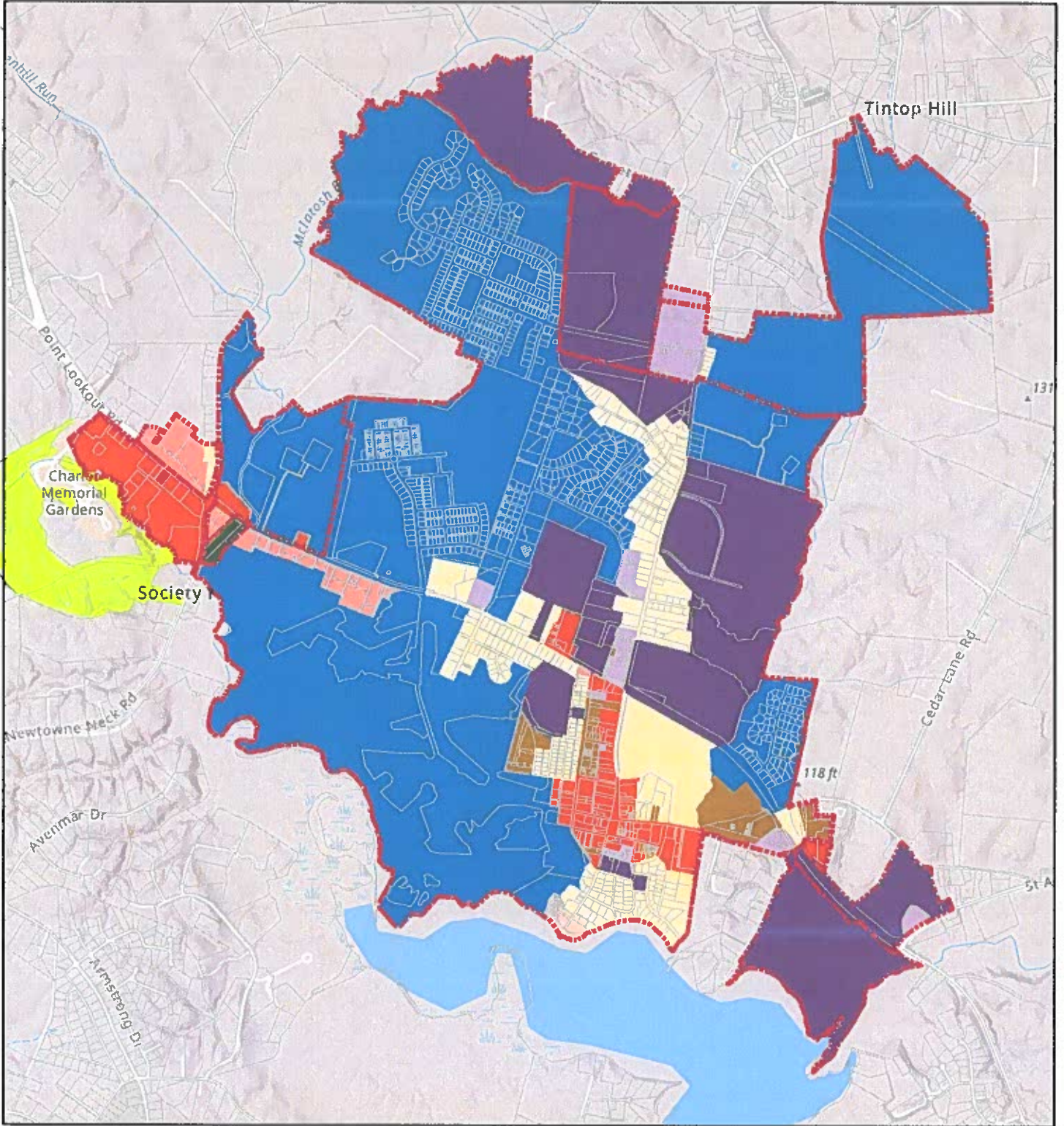
Prior to annexing any land area, a comprehensive Annexation Plan is required to fully understand the impacts of parcels being annexed.

Leonardtwn Growth Area



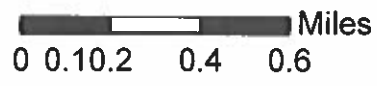
Prepared January 2021

Leonardtwn Zoning



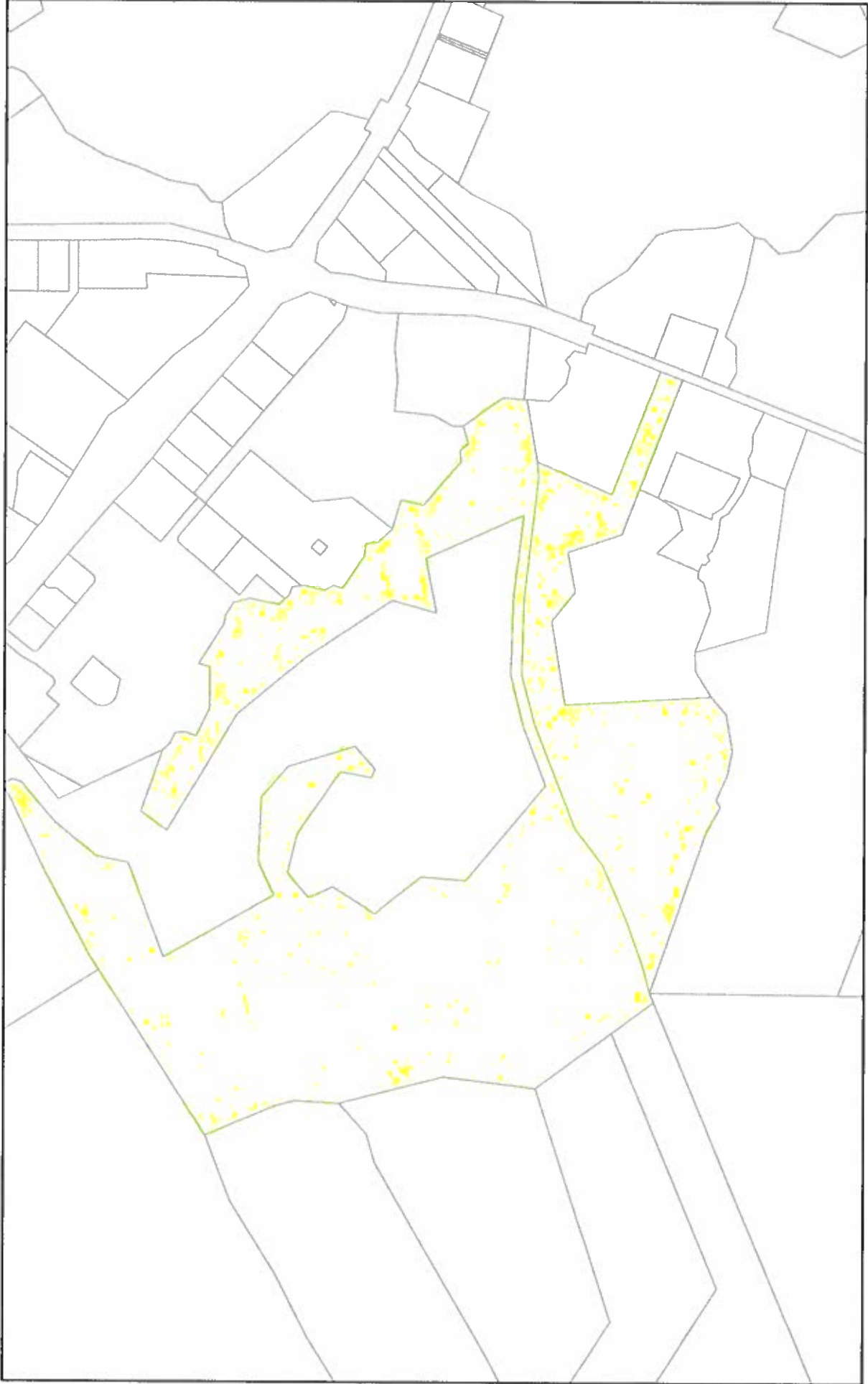
Legend

Zoning	CH	IO
	RSF	CB
	RMF	CM
	PUDM	CO
		RP
		Municipal Boundary



Prepared January 2021

ArcGIS Web Map



2/16/2021, 11:02:19 AM

Property Boundaries

1:9,028

