



**Council of the Town of Leonardtown  
Ordinance No. 201  
Subject: Leonardtown Comprehensive Zoning Map**

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**Date Introduced on First Reading: January 11, 2021**  
**Council Public Hearing: February 8, 2021**  
**Date Passed on Second Reading: February 8, 2021**  
**Date Effective: March 1, 2021**

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**AN ORDINANCE** concerning

**AMENDMENT TO THE LEONARDTOWN COMPREHENSIVE ZONING MAP**

**FOR** the purpose of adopting updates and revisions to the Comprehensive Zoning Map for the Town of Leonardtown to apply the Institutional Office zoning classification to two parcels of real property shown on Tax Map 41, Grid 1 as Parcels 2 and 221, consisting of approximately 21 acres of land, more or less, and to apply the Commercial Office zoning classification to a parcel of real property shown on Tax Map 41, Grid 1 as Parcel 57, consisting of 2.147 acres of land, more or less; provided that the title of this Ordinance shall be deemed a fair summary, and generally relating to the Comprehensive Zoning Map for the Town of Leonardtown.

RECITALS

**WHEREAS**, the Council of the Town of Leonardtown (the "Council") is authorized by the Charter of Leonardtown, St. Mary's County, Maryland (the "Charter") and Md. Code Ann., Local Gov't § 4-401, et seq. to expand the municipal boundaries of the Town of Leonardtown (the "Town"), the corporate name of which is The Commissioners of Leonardtown, by annexing lands which are adjoining and contiguous; and

**WHEREAS**, on February 8, 2021, the Council adopted Annexation Resolution 2-20, effective March 26, 2021, to annex four (4) parcels of real property consisting in the aggregate of 37.6845 acres of land, more or less, contiguous and adjoining to the eastern boundary of the Town (collectively, the "Annexation Properties"), including the following three (3) properties: (1) Tax Map 41, Grid 1, Parcel 2, Tax Identification No. 03-002314, containing 20.4825 acres, more or less, and Tax Map 41, Grid 1, Parcel 221, Tax Identification No. 03-002349, containing 0.5490 acres, more or less (the "SMALF Properties"); and (2) Tax Map 41,

Grid 1, Parcel 57, Tax Identification No. 03-020789, containing 2.147 acres of land, more or less (the "Valli Investments Property"); and

**WHEREAS**, pursuant to the Annexation Plan related to the Annexation Properties and Annexation Resolution 2-20, there is an expectation that the Institutional Office ("I/O") zoning classification shall be applied to the SMALF Properties, which are improved with two residential dwellings, a tobacco barn, and a dilapidated structure, and that the Commercial Office ("C-O") zoning classification shall be applied to the Valli Investments Property, which is improved with a two-story brick and frame dwelling which is being used as a commercial office; and

**WHEREAS**, pursuant to Md. Code Ann., Local Gov't § 4-416(c), the Commissioners of St. Mary's County have approved the application of the I/O zoning classification to the SMALF Properties and the C-O zoning classification to the Valli Investments Property. Parcel A of the SMALF Properties and the Valli Investment Property are currently zoned Residential Low-Density and Parcel B of the SMALF Properties is currently zoned Rural Preservation District by St. Mary's County; and

**WHEREAS**, pursuant to Md. Code Ann., Land Use § 4-201, a local legislative body may divide the local jurisdiction into districts and zones of any number, shape and area that the local legislative body considers best suited to execute the purposes of Division I (Single-Jurisdiction Planning and Zoning) of the Land Use Article; and

**WHEREAS**, on July 20, 2020, during a duly-advertised public meeting, the Town Planning and Zoning Commission (the "Planning and Zoning Commission") considered the application of the I/O zoning classification to the SMALF Properties and the C-O zoning classification to the Valli Investments Property and recommended to the Council that the same be zoned as such; and

**WHEREAS**, pursuant to Md. Code Ann., Land Use §§ 4-203 and 4-204, the Council held a public hearing on the proposed application of the I/O zoning classification to the SMALF Properties and the C-O zoning classification to the Valli Investments Property on February 8, 2021 with notice thereof having been published in a newspaper of general circulation in the Town once a week for two (2) consecutive weeks and the first notice having been published at least fourteen (14) days prior to the date of the public hearing; and

**WHEREAS**, the Council has determined that it is in the best interests of and consistent with the health, safety and welfare of the citizens of the Town to amend the Comprehensive Zoning Map for the Town of Leonardtown as set forth herein.

**SECTION I. BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF LEONARDTOWN** that the Comprehensive Zoning Map for the Town of Leonardtown prepared by the Maryland Department of Planning dated January, 2021 and recommended by the Planning Commission, a copy of which is appended to this Ordinance, is hereby adopted as the Comprehensive Zoning Map for the Town.

**SECTION II. AND BE IT FURTHER ORDAINED** that the recitals to this Ordinance are incorporated herein and deemed a substantive part of this Ordinance.

**SECTION III. AND BE IT FURTHER ORDAINED** that, if any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance, it being the intent of the Council that this Ordinance shall stand, notwithstanding the invalidity of any section, subsection, sentence, clause, phrase or portion hereof.

**SECTION IV. AND BE IT FURTHER ORDAINED** that all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION V. AND BE IT FURTHER ORDAINED** that the title of this Ordinance, or a condensed version thereof, shall be deemed to be, and is, a fair summary of this Ordinance for publication and all other purposes.

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

**SECTION VI. AND BE IT FURTHER ORDAINED** that this Ordinance shall become effective twenty (20) days following approval by the Mayor or passage by the affirmative vote of four-fifths of the Councilpersons after veto by the Mayor.

Attest:

Laschelle E. McKay

Laschelle E. McKay  
Town Administrator

Councilpersons of Leonardtown:

J. Maguire Mattingly, IV

J. Maguire Mattingly, IV  
Vice President

Tyler Alt

Tyler Alt  
Councilperson

Christy Hollander

Christy Hollander  
Councilperson

Mary Maday Slade

Mary Maday Slade  
Councilperson

Nick B. Colvin

Nick B. Colvin  
Councilperson

Seal:

This Ordinance was presented to the Mayor for his approval or disapproval pursuant to Section 210 of the Charter of the Town of Leonardtown this 8<sup>th</sup> day of February, 2021.

Laschelle E. McKay

Laschelle E. McKay, Town Administrator

In accordance with Section 210 of the Charter of the Town of Leonardtown, I hereby (Approve) or (Disapprove) approve this Ordinance this 8<sup>th</sup> day of February, 2021.

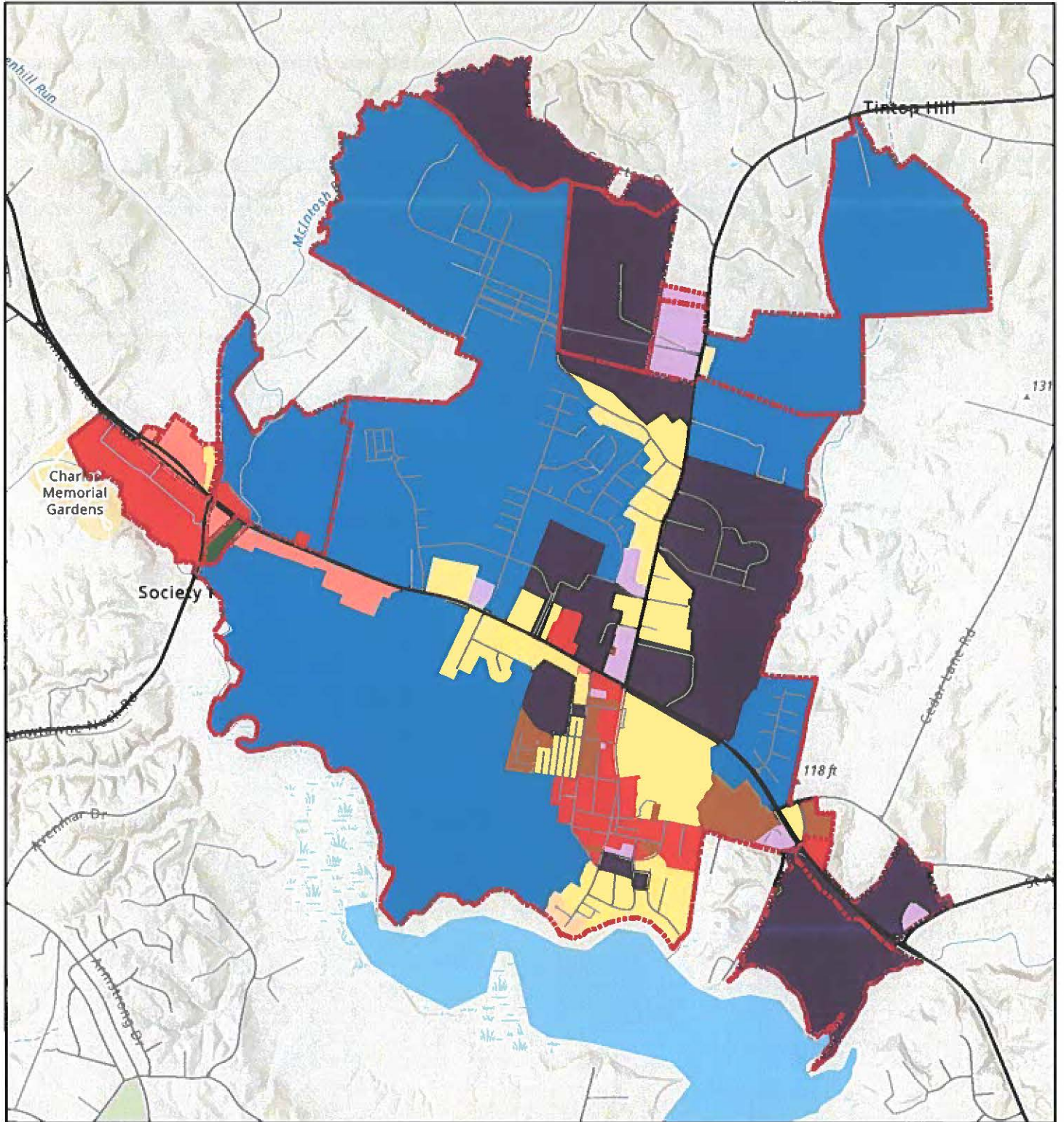
Daniel W. Burris

Daniel W. Burris, Mayor

**Comprehensive Rezoning List - Ordinance No. 201**  
**(See accompanying map)**

- (1) 42156 Saint Andrews Church Road, Leonardtown, Maryland 20650  
Tax Map 0041, Grid 0001, Parcel 0002, Neighborhood 3010023.19  
Property Area: 20.4825± acres  
Owner: St. Mary's Assisted Living Facility, LLC  
Change from Residential Low-Density (St. Mary's County) to Institutional Office ("I/O")
  
- (2) 42120 Saint Andrews Church Road, Leonardtown, Maryland 20650  
Tax Map 0041, Grid 0001, Parcel 0057, Neighborhood, 13000.19  
Property Lane Area: 2.149± acres  
Owner: Valli Investments, LLC  
Change from Residential Low-Density (St. Mary's County) to Commercial Office ("C-O")
  
- (3) 42160 Saint Andrews Church Road, Leonardtown, Maryland 20650  
Tax Map 0041, Grid 0001, Parcel 0221, Neighborhood 3010023.19  
Property Area: 0.5490± acres  
Owner: St. Mary's Assisted Living Facility, LLC  
Change from Rural Preservation District (St. Mary's County) to Institutional Office ("I/O")

# Leonardtown Zoning

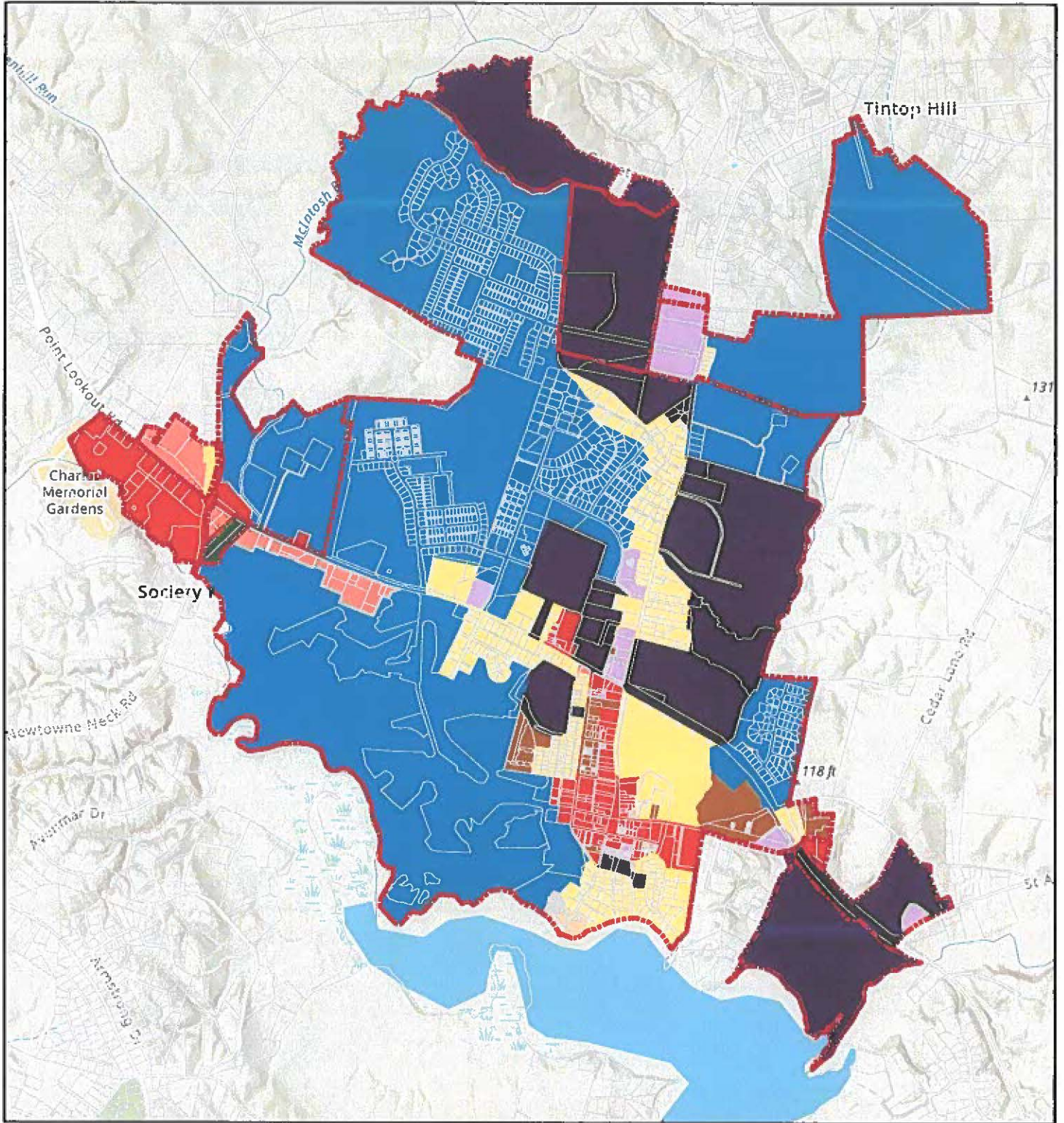


**Legend**

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

0 0.1 0.2 0.4 0.6 Miles

# Leonardtwn Zoning



**Legend**

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



Prepared January 2021