



**Council of the Town of Leonardtown**  
**Ordinance No. 224**  
**Subject: Leonardtown Comprehensive Zoning Map**

---

**Date Introduced on First Reading: July 8, 2024**  
**Date of Public Hearing: \_\_\_\_\_, 2024**  
**Date Passed on Second Reading: \_\_\_\_\_, 2024**  
**Date Effective: \_\_\_\_\_, 2024**

---

**AN ORDINANCE** concerning

**AMENDMENT TO THE LEONARDTOWN COMPREHENSIVE ZONING MAP**

**FOR** the purpose of amending the Comprehensive Zoning Map for the Town of Leonardtown by applying the Multiple-Family Residential zoning classification to three parcels of real property owned by Cedar Lane Senior Living Community III, Inc. and shown on Tax Map 40, Grid 6, Parcel 71, Tax Identification No. 03-036065, Tax Map 41, Grid 1, Parcel 220, Tax Identification No. 03-017044, and Tax Map 40, Grid 6, Parcel 133, Tax Identification No. 03-040186, and by applying the Institutional/Office zoning classification to a parcel of real property owned by Alfred S. Mattingly and Joan C. Mattingly and shown on Tax Map 41, Grid 1, Parcel 195, Tax Identification No. 03-016781.

**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”) by annexing lands which are adjoining and contiguous; and

**WHEREAS**, on June 10, 2024, the Council adopted Annexation Resolution Nos. 2-24 and 3-24, effective July 25, 2024, to annex certain real property contiguous and adjoining to the corporate boundaries of the Town, more particularly described as follows: (1) three parcels of real property owned by Cedar Lane Senior Living Community III, Inc. and shown on Tax Map 40, Grid 6, Parcel 71, Tax Identification No. 03-036065, Tax Map 41, Grid 1, Parcel 220, Tax Identification No. 03-017044, and Tax Map 40, Grid 6, Parcel 133, Tax Identification No. 03-040186 (collectively, the “Cedar Lane Properties”); and 2) a parcel of real property owned by

Alfred S. Mattingly and Joan C. Mattingly and shown on Tax Map 41, Grid 1, Parcel 195, Tax Identification No. 03-016781 (the “Mattingly Property”); and

**WHEREAS**, the Cedar Lane Properties and the Mattingly Property are collectively referred to hereinbelow as the “Annexation Properties”; and

**WHEREAS**, pursuant to the Annexation Plan related to the Cedar Lane Properties and Annexation Resolution No. 02-24, there is an expectation that the Multiple-Family Residential (“R-MF”) zoning classification shall be applied to the Cedar Lane Properties, which are currently vacant and unimproved but are planned for development as a senior living facility consisting of a four-story age-restricted structure with 70 units containing one- and two-bedroom plans; and

**WHEREAS**, the Cedar Lane Properties are currently zoned Residential, Low Density (“RL”) by St. Mary’s County; and

**WHEREAS**, pursuant to the Annexation Plan related to the Mattingly Property and Annexation Resolution No. 03-24, there is an expectation that the Institutional/Office (“I/O”) zoning classification shall be applied to the Mattingly Property, which is currently vacant and unimproved and is not planned for immediate development; and

**WHEREAS**, the Mattingly Property is currently zoned RL by St. Mary’s County; and

**WHEREAS**, in accordance with Md. Code Ann., Local Gov’t § 4-416, the County Commissioners of St. Mary’s County have approved the application of the R-MF zoning classification to the Cedar Lane Properties and the application of the I/O zoning classification to the Mattingly Property; 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 \_\_\_\_\_, during a duly-advertised public meeting, the Leonardtown Planning and Zoning Commission (the “Planning Commission”) considered the foregoing zoning classifications of the respective parcels comprising the Annexation Properties and recommended to the Council that the Cedar Lane Properties be zoned R-MF and that the Mattingly Property be zoned I/O; and

**WHEREAS**, pursuant to Md. Code Ann., Land Use §§ 4-203 and 4-204, the Council held a public hearing on the foregoing proposed zoning classifications on \_\_\_\_\_, 2024, 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 be and it is hereby amended by applying the R-MF zoning classification to the Cedar Lane Properties and by applying the I/O zoning classification to the Mattingly Property.

**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, in this Ordinance, unless a section of the Code is expressly repealed in its entirety and reenacted, new or added language is underlined and in boldface type and deleted text is crossed out and enclosed in brackets.

**SECTION IV. 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 V. 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 VI. 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.

**SECTION VII. 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 whole Council after veto by the Mayor, in accordance with the provisions of Md. Code Ann., Local Gov't § 5-204(c)(3) and §§ 501(49) and 1201 of the Charter.

Councilpersons of Leonardtown:

\_\_\_\_\_  
Laschelle E. McKay  
Town Administrator

\_\_\_\_\_  
J. Maguire Mattingly, IV  
Vice President

\_\_\_\_\_  
Nick Colvin  
Council Member

Seal:

\_\_\_\_\_  
Heather Earhart  
Council Member

\_\_\_\_\_  
Christy Hollander  
Council Member

\_\_\_\_\_  
Mary Slade  
Council Member

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 \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Laschelle E. McKay, Town Administrator

In accordance with Section 210 of the Charter of the Town of Leonardtown, I hereby (Approve) or (Disapprove) \_\_\_\_\_ this Ordinance this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Daniel W. Burris, Mayor