

DRAFT Comprehensive Plan

Town of Leonardtown, MD

January 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

Leonardtown finds itself at a pivotal crossroads regarding the future of the community. The past twenty years have signaled a rebirth of Leonardtown as a rich and vital destination within the County 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 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

Plan Organization

The Comprehensive Plan is organized by element 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.



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 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

Summary of Significant Updates Since the 2010 Comprehensive Plan

- 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.
- Main Street Designation was received in 2023.
- Several improvements were completed at the Leonardtown Wharf Park, which are detailed in the Parks and Recreation section.
- Leonardtown has installed a wayfinding signage system that curates the visitor experience to the community. The signs direct visitors to major attractions and to the public parking lots in downtown and play a significant role in enhancing the town's navigability and visual appeal. Strategically placed throughout key areas, the wayfinding signage provides clear directions to popular destinations such as the Town Square, Leonardtown Wharf, and various historic sites, ensuring visitors can easily explore the area.
- 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
- 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.
- Adopted the 2019 Downtown Strategic Plan.
- Adopted the 2022 Downtown Strategic Plan Phase II.
- Widening the intersection of MD 5 (Point Lookout Road) at Abell Street/Moakley Street.
- Upgrading 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.



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 Town of Leonardtown’s Comprehensive Plan is:

- Significant growth is occurring in and around Leonardtown. It is essential to maintain the town’s character while embracing this change. 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

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. 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. The land passed from the Barnes family to the Key family, which operated the farm well into the twentieth century.



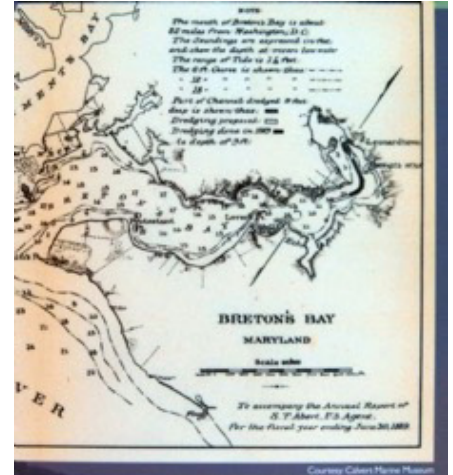
Abraham Barnes

The 19th Century

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 and by 1860, the Town had approximately thirty-five (35) dwellings within these corporate limits. 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.



The 20th Century

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.

The relocation of St. Mary’s Hospital to a larger site and the subsequent development of medical offices nearby began to give the Town an identity.



The continued growth of County government, the Hospital, and services within Town limits means that most County residents still have to come to Leonardtown. The opening of the Community College at St. Mary's in 1997, along with the continued presence of the public library and numerous elementary, middle and high schools, both public and private, in and around the Town, makes the Town a center for education as well.

During the late 1990's, the Patuxent River Naval Air Station, in Lexington Park, produced an influx of technical jobs resulting from the consolidation of several Navy activities. This added some 5,000 jobs and spin off development added approximately 13,000 jobs in the region around the naval base, including Leonardtown, since the Town is located only 20 minutes from the naval base.

The 21st Century to Present

Historic Leonardtown remains the only incorporated municipality in St. Mary's County with its own elected Mayor and Town Council. The town is experiencing a renaissance, evidenced by the flourishing downtown and waterfront areas. These developments are part of a broader effort to ensure that Leonardtown continues to grow and thrive while maintaining its historic charm and close-knit community atmosphere. The focus of prior planning efforts has set the stage for this plan.

Leonardtown's downtown has undergone significant transformation, becoming a vibrant destination for both county residents and regional visitors. The opening of new independent restaurants and businesses, many housed in historic buildings, has breathed new life into the area and created an ecosystem for entrepreneurial activity. The revitalization efforts have made downtown Leonardtown a hub of activity and economic vitality. The Covid-19 epidemic had a significant impact on downtown accelerating the role of the area as an appealing place for people of all ages to enjoy the public spaces and outdoor activities in the district.

The Town's redevelopment of the wharf property at the foot of Washington Street has provided

a welcome addition in the form of a beautifully restored waterfront park and recreation area which includes facilities for boating, kayaking and canoeing. The historic wharf area has been revitalized, offering improved public access and promoting recreational and community activities. This transformation has made the waterfront a key attraction and an integral part of Leonardtown's identity, a key goal of prior plans.

New neighborhoods have been developed with a strong emphasis on connectivity and maintaining the small-town feel that Leonardtown is known for. These developments are designed to integrate seamlessly with the existing community, enhancing the town's charm and appeal. Guidelines and policies are in place to preserve and enhance Leonardtown's unique character and aesthetic appeal.



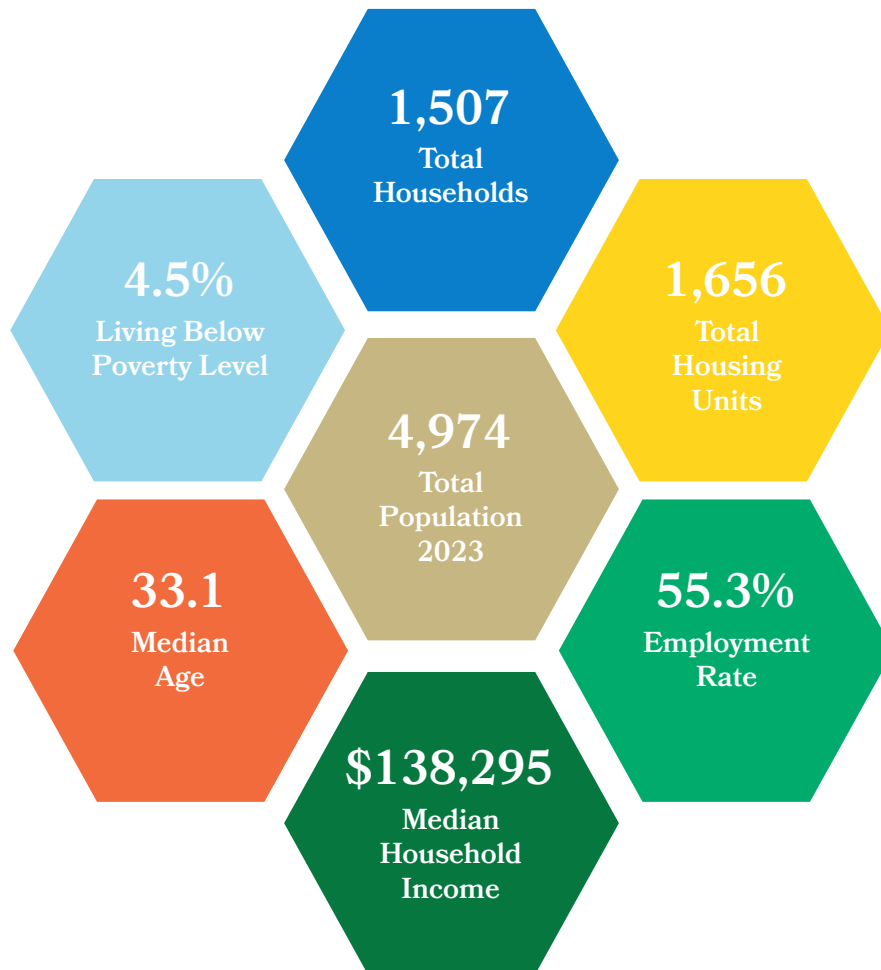
Community Statistics

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

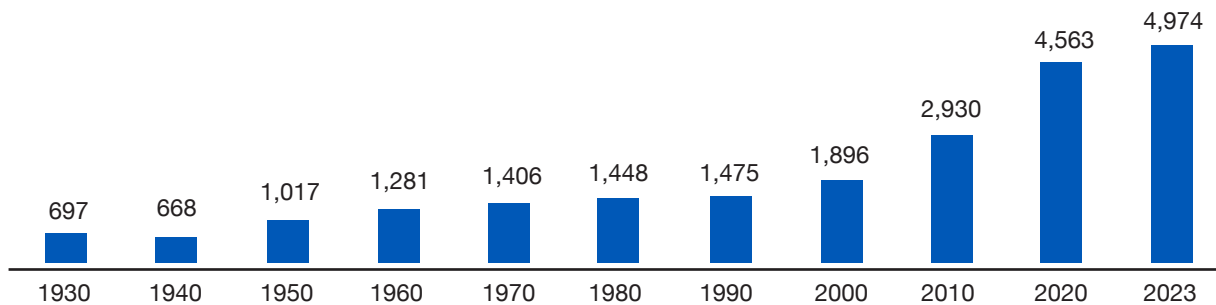
outpaced the County's in recent years. The Town's share of the County population, which was 4.4% in 1930, decreased to 1.9% by 1990 but has since rebounded to 4.3% in 2023.

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:

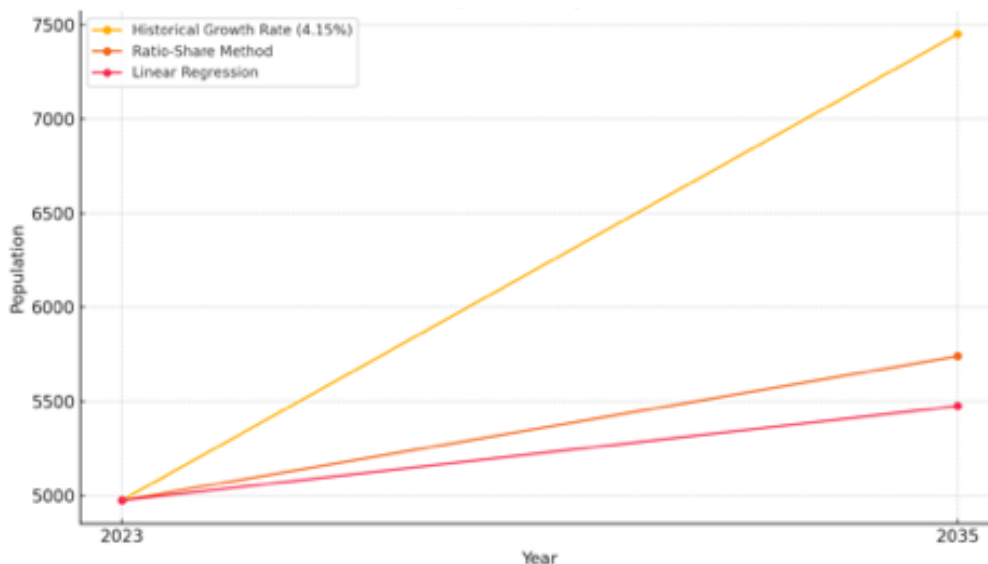
1. **Historical Growth Rate (Methodology 1):** Based on an annualized growth rate of approximately 4.15% observed from 2010 to 2023, Leonardtown’s population is projected to grow to 7,451 by 2035. This method assumes continued robust growth driven by residential and economic development.

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

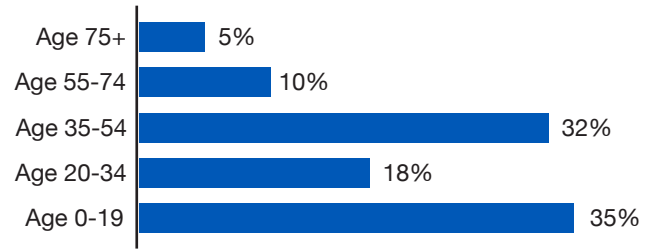


Table 2: Age Distribution of the Population in Leonardtown and St. Mary’s County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

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

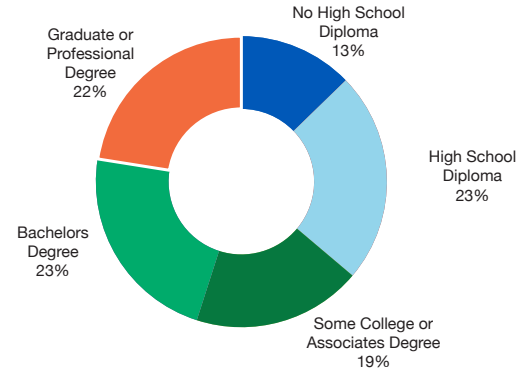


Table 3: School Enrollment and Educational Attainment in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

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

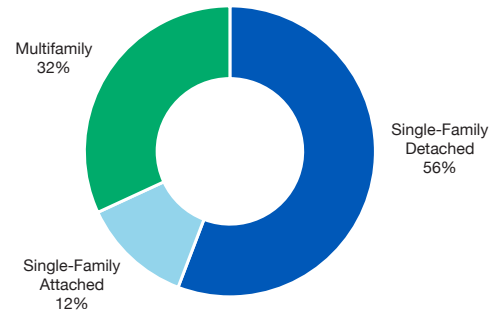


Table 4: Housing Units by Occupancy Status in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

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%

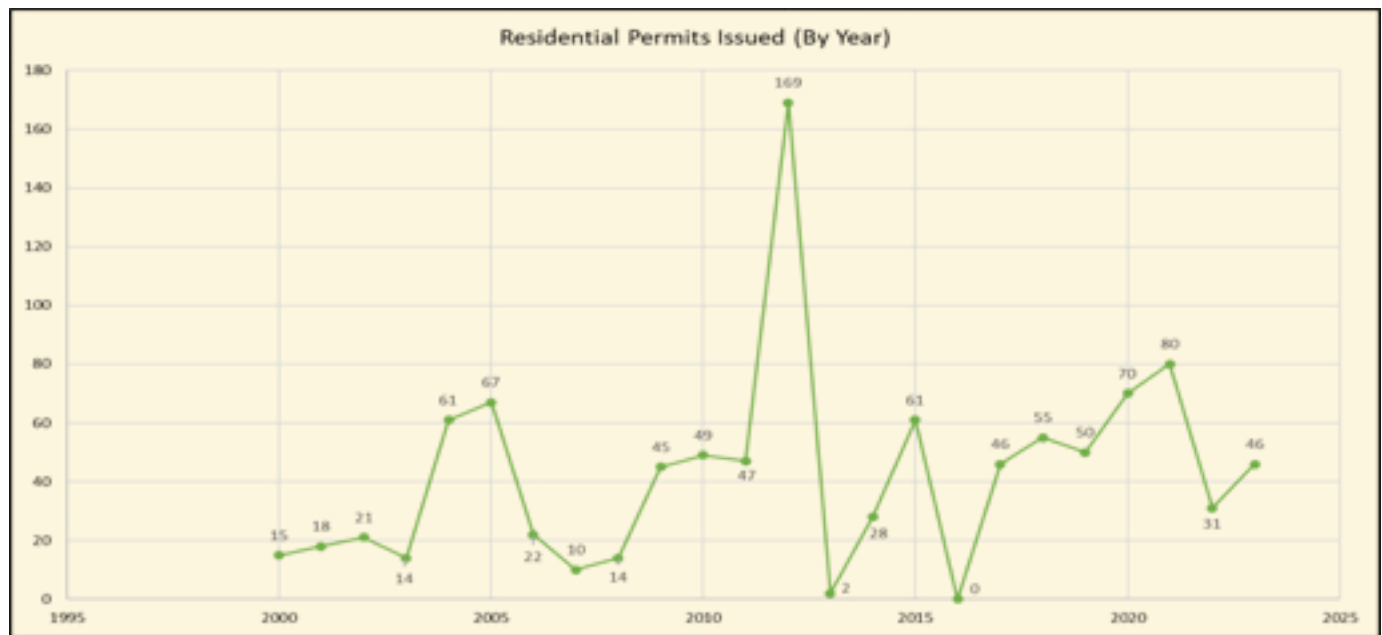
The age of Leonardtown’s housing stock is reflective of the population growth experienced in the first two decades of the 21st century. 72% of the town’s housing stock was built between 2000 and 2019.

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

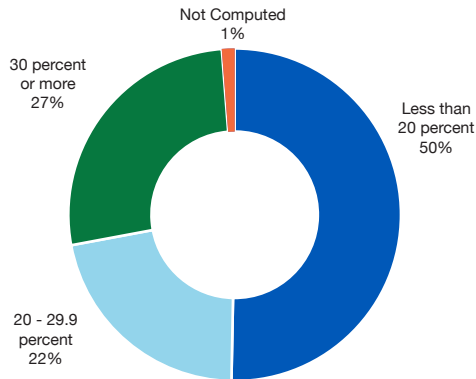


Figure 9: Rent as a Percent of Household Income

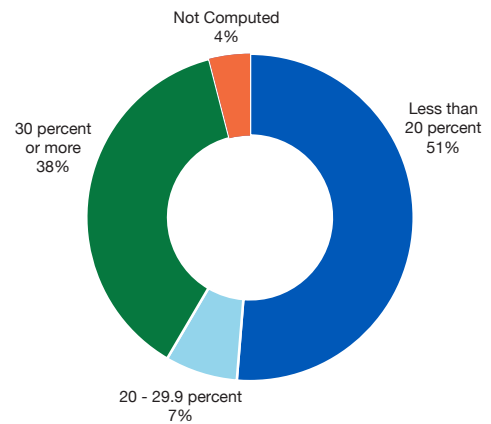


Table 10: Owner Costs as a Percentage of Household Income in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

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%

Leonardtwn 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)

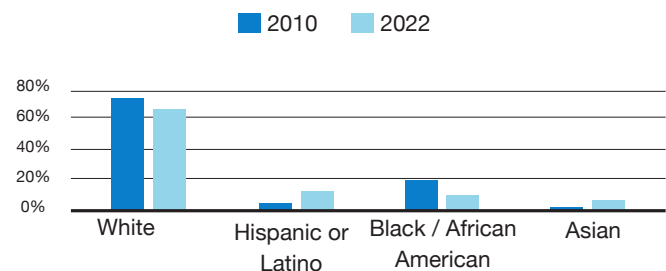


Table 18: Race and Ethnicity in Leonardtown and St. Mary's County, 2022 (Source: 2018-2022 American Community Survey 5-Year Estimates)

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 to ensure 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 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. Current capacity is 680,000 gallons per day, with an expansion to 1 million gallons per day which will be complete 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 owns 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.

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, Leonard Hall Junior Naval Academy, 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 work force 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 Fire Department Early Days



Leonardtown Volunteer Fire Department Today



Leonardtown Volunteer Rescue Squad



Leonardtown Volunteer Rescue Squad

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 that all current and future residences and businesses have adequate public services and facilities necessary to protect the public health, safety, and welfare and to promote an attractive environment in which to live and work.

- ACTION ITEM #1.1 - Continue to maintain the three Town parking facilities.
- ACTION ITEM #1.2 - Expand Town services and staff, along with the development of additional volunteer boards and commissions to address issues, devise guidelines, recommend policies, and adjudicate incompliance, resulting from the growing complexity and needs of a vibrant town.
- ACTION ITEM #1.3 - Encourage public/private partnerships with developers and partnerships between various levels of government, via grant and loan programs, to establish equitable and innovative funding solutions for needed community facility infrastructure and transportation improvements. This objective is critically important in light of significant capital costs typically associated with such system improvements.
- ACTION ITEM #1.4 - Ensure that new development pays all of the costs or a proportional fair-share of the costs, depending on the type of improvements needed to accommodate the demands generated by the development. Conversely, ensure that existing residents, businesses, and property owners do not pay for improvements primarily related to

new development, unless it is determined that the improvements proportionally benefit the community-at-large.

- ACTION ITEM #1.5 - Encourage public-private partnerships for funding community facility infrastructure and transportation improvements.

Goal # 2 – Look to implement new software to assist with development review.

- ACTION ITEM # 2.1 - Utilize geographic information systems (GIS) platform for sharing information such as the jurisdictional boundary, existing zoning, existing infrastructure, natural resources, priority funding areas, growth elements, demographic statistics, etc. This platform assists Town staff, the Planning Commission and the public to review development plans and proposed annexation plans and for other purposes.

Goal # 3 - Public Safety and Emergency Services

- ACTION ITEM # 3.1 - Continue supporting the expansion of the Town's Volunteer Fire Department and emergency services to meet the growing demands of the community.
- ACTION ITEM # 3.2 - Explore options for relocating the Leonardtown Volunteer Fire Department to a site with easier access to major routes like Route 5, ensuring improved response times.
- ACTION ITEM # 3.3 - Examine opportunities for adaptive re-use of Fire Department owned carnival grounds to support a broader mix of downtown commercial uses and services. This includes working with the Fire Department to find an acceptable alternative location for facilities.

Goal # 4 - Educational Facilities - Support for Schools:

- ACTION ITEM #4.1 - Collaborate with the County and Board of Education to ensure that new and existing schools have adequate facilities to serve the growing population. This includes planning for expansions or new schools in response to residential growth.

Goal # 5 - Work with healthcare providers like MedStar St. Mary's Hospital to ensure the expansion of healthcare facilities keeps pace with population growth. Support the development of specialized facilities, such as the planned memory care facility on land recently annexed.

- ACTION ITEM # 5.1 - Partner with healthcare providers to promote public health initiatives that benefit residents, including wellness programs and health screenings.

Goal # 6 - Implement strategies to protect key historic sites such as the Camalier House, Tudor Hall, and the Old Jail.

- ACTION ITEM # 6.1 - Assist in securing funding for preservation and integrating these sites into the Town's 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 dedications and strategic ordinance updates will ensure that new recreational amenities meet the needs of both current and future communities.



The Wharf



The Overlook Amphitheater

Parks and Recreation Element Goals and Action Items

Goal # 1 - Continue to evaluate needs for additional recreation land and facilities, including arts and cultural spaces.

- ACTION ITEM #1.1 - Continue developing Town-owned lands along the Tudor Hall Farm waterfront, focusing on creating a waterfront trail system and environmental interpretive centers to enhance public access to Breton Bay. Continue to pursue Fenwick Lawn Park as a major park space linking downtown to Tudor Hall. Explore the amphitheater as a major amenity.
- ACTION ITEM #1.2 - Plan and implement continued improvements to Leonardtown Wharf, including connecting the Wharf to Tudor Hall Farm. Consider private donations to fund these enhancements, with opportunities for donor recognition.
- ACTION ITEM #1.3 - As new developments occur, require land dedication for active recreation use. Evaluate on a case-by-case basis whether these facilities should be transferred to the Town for public use or retained by homeowners associations.
- ACTION ITEM #1.4 - Improve community activity areas by requiring new development to provide active and passive recreation areas.
- ACTION ITEM #1.5 - Evaluate community interest in establishing a dog park (“bark park”) or community gardens.
- ACTION ITEM #1.6 - Examine ordinance requirements for mandatory dedication of parkland. A fee-in-lieu of parkland may also be required of future development to underwrite the cost of Town purchases of parkland as an alternative to site-by-site dedication. These techniques are being used in a number of Maryland communities that may serve as models for crafting ordinance and land development regulation revisions to accomplish this end.
- ACTION ITEM #1.7 - Improve/increase community activity areas by assuring that new development provides areas for active and passive recreation.
- ACTION ITEM #1.8 - Continue to support County development and enhancement of county-owned recreation facilities that support the recreation needs and interests of Town residents.
- ACTION ITEM #1.9 - Continue to pursue development of the Port of Leonardtown site as a winery, canoe and kayaking trailhead and environmental education center.
- ACTION ITEM #1.10 - Leverage the plan for Tudor Hall to complete the waterfront trail system, boat docking facilities, and environmental interpretive facilities that provide greater public access to Breton Bay and support passive recreation uses and active facilities for boating and recreation.

Goal #2 - The Wharf continues to be an active waterfront destination and trailhead for the Breton Bay Greenway Network at the foot of Washington Street.

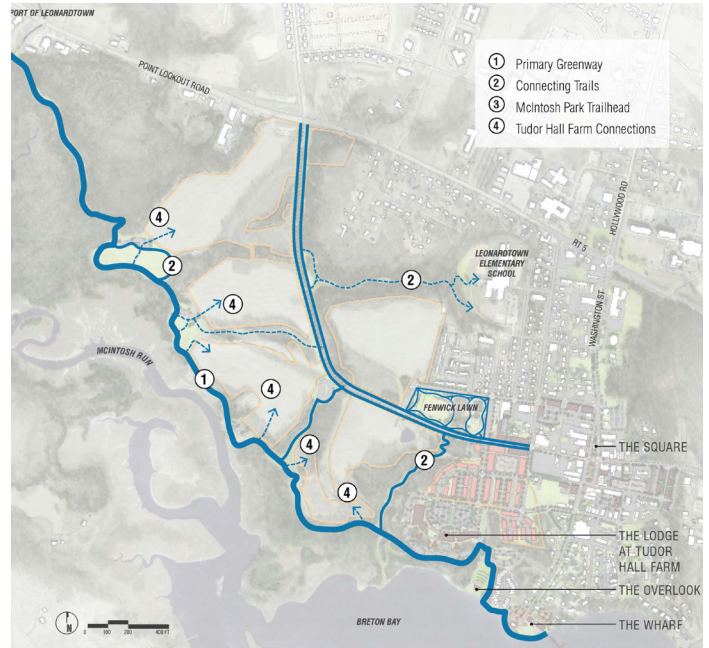
- ACTION ITEM # 2.1 - Work with local developers, investors, and existing restaurateurs to test interest in the concept.
- ACTION ITEM # 2.2 - Explore funding options for public infrastructure to support the project including parking, ADA accommodations, and stormwater management.

Goal # 3 -Create a multi-use trail network with broader community linkages through public open spaces that incorporates educational, environmental, cultural, and historical signage.

- ACTION ITEM #3.1 - Prepare detailed plans for phased trail extension along the waterfront from The Wharf.
- ACTION ITEM # 3.2 – Coordinate with the Historical, Educational and Non-Profit Organizations regarding signage information and locations.
- ACTION ITEM # 3.3 – Identify Park areas and active/passive recreation opportunities.

Goal # 4 - Provide an outdoor space that is flexible for performances and gatherings/events while celebrating the waterfront.

- ACTION ITEM # 4.1 - Explore land swap to allow access from Washington Street.
- ACTION ITEM # 4.2 - Determine types of events to plan for, including revenue-generating events.



Breton Bay Greenway

Housing Element

Leonardtown has experienced substantial population growth over the past two decades, with its population more than doubling from 1,896 in 2000 to 4,905 in 2022, a 140.7% increase 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. The national challenges underscore the need for this Comprehensive 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 of a Comprehensive Plan.

Vision for Housing in Leonardtown

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.



Existing Conditions

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.

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

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

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.

Table 23: Housing Cost Burden in Leonardtown and St. Mary's County (Source: 2018-2022 American Community Survey 5-Year Estimates)

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

	Median Home Value	Median Gross Rent
Leonardtown	\$463,100	\$1,636
St. Mary's County	\$376,900	\$1,595
Maryland	\$380,500	\$1,598
United States	\$281,900	\$1,268

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.

Table 25: Housing Stock by Year Built in Leonardtown and St. Mary's County (Source: 2018-2022 American Community Survey 5-Year Estimates)

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%



Legislative and Policy Context

Maryland has introduced several legislative and policy initiatives in response to the statewide housing affordability crisis, directly impacting Leonardtown's housing strategies within its Comprehensive Plan. Under the Maryland Department of Housing and Community Development (DHCD), the state's Consolidated Plan outlines critical housing needs and provides a framework for addressing affordability issues through local government action.

Key Legislative Requirements and Market Dynamics:

- 1. Housing Element Requirement:** Maryland law (Land Use Article § 3-114) mandates that all jurisdictions include a housing element in their Comprehensive Plans. This element must assess current housing needs, particularly for low- and moderate-income households, and outline strategies to meet those needs.
- 2. Inclusionary Zoning:** The state encourages local governments to implement inclusionary zoning policies, which require or incentivize developers to include affordable housing units in new developments. This has led to increased interest in mixed-use developments and higher-density housing projects in Leonardtown, particularly in growth areas like Tudor Hall.
- 3. Accessory Dwelling Units (ADUs):** Recent legislation, such as the proposed "Accessory Dwelling Units Act," promotes the development of ADUs as a way to increase the availability of affordable housing. ADUs provide flexible, lower-cost housing options and are particularly relevant in Leonardtown's historic districts, where they can be integrated with minimal disruption to neighborhood character.

4. Housing Cost Burden and Affordability: According to the U.S. Department of Housing and Urban Development (HUD), a household is considered cost-burdened if it spends more than 30% of its income on housing. In Leonardtown, the cost burden is particularly high for renters, with 44% exceeding this threshold. The town's high housing costs reflect broader national trends, where rising home prices and stagnant wage growth have exacerbated affordability issues.

5. Housing Market Dynamics: 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 legislative and market 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.

Table 26: Housing Stock and Market Dynamics, 2022

	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%

Housing Element Goals and Action Items

Goal # 1 - Expand Housing Choices: Promote diverse housing options, including single-family homes, townhouses, multifamily units, accessory dwelling units (ADUs), and duplexes, to cater to a range of income levels, ages, and family sizes.

- ACTION ITEM # 1.1 - Encourage Duplex and Small Lot Development: Promote the construction of duplexes and small lot developments in appropriate areas, particularly within the Tudor Hall Farm growth area, to increase housing density while maintaining affordability.
- ACTION ITEM # 1.2 - Continue to Allow Accessory Dwelling Units (ADUs): Allow ADUs in accordance with Maryland state legislation. Ensure that ADUs comply with statutory requirements, maintain neighborhood character, and support housing diversity.
- ACTION ITEM # 1.3 - Maintain Aging Housing Stock: Encourage rehabilitation and reuse of aging or vacant housing stock to preserve housing availability, especially for lower-income residents, through grants and incentives.

Goal # 2 - Increase Affordable Housing: Ensure affordable housing is accessible to low- and moderate-income residents by promoting inclusionary zoning policies and leveraging state and federal funding for affordable housing development.

- ACTION ITEM # 2.1 - Reduce Housing Cost Burden: Aim to reduce the housing cost burden for both renters and homeowners by advocating for affordable rental housing and homeownership programs, and by providing housing options that align with local income levels.
- ACTION ITEM # 2.2 - Examine Affordable Housing Trust Fund: Establish a local Affordable Housing Trust Fund in partnership with county and state agencies to finance affordable housing developments, particularly for low- and middle-income households.
- ACTION ITEM # 2.3 - Monitor Housing Affordability: Establish a local housing affordability index to track housing costs relative to income levels in Leonardtown, providing regular updates to ensure policies are aligned with affordability targets.
- ACTION ITEM # 2.4 - Leverage State and Federal Housing Programs: Apply for state and federal housing grants, including Maryland's Affordable Housing Trust Fund and HUD programs, to fund the development of affordable housing in strategic growth areas.
- ACTION ITEM # 2.5 - Expand Public-Private Partnerships: Foster partnerships between developers and public entities to create mixed-income housing developments that meet the needs of Leonardtown's growing population.

Goal # 3 - Encourage Workforce Housing: Collaborate with local employers, developers, and county agencies to ensure housing is available for middle-income workers, particularly in sectors such as healthcare, education, and public administration.

- ACTION ITEM # 3.1 - Develop Workforce Housing Partnerships: Collaborate with local employers, including MedStar St. Mary's Hospital and St. Mary's County Public Schools, to create housing programs that provide affordable workforce housing options near employment centers.

Goal # 4 - Promote Mixed-Use Development.

- ACTION #4.1 -Focus on second and third-floor apartments above commercial spaces.
- ACTION ITEM # 4.2 - Encourage residential units in mixed-use developments, especially in the town center, to increase housing availability while supporting economic growth.

Goal # 5 - Continue to preserve Historic Neighborhoods and structures.

- ACTION ITEM # 5.1 - Ensure new developments, including higher-density housing, integrate with Leonardtown's historic neighborhoods by adopting design standards that reflect the town's character.

Goal # 6 - Promote Sustainable Housing and "Green Building" techniques.

- ACTION ITEM # 6.1 - Continue to promote the development of cluster housing and micro-neighborhoods as a means to create diverse, compact residential communities that optimize land use, enhance walkability, and preserve open space. Cluster developments allow for higher-density housing units to be grouped together, leaving significant portions of the site as shared green space, community gardens, or recreational areas, while minimizing environmental impacts.
- ACTION ITEM # 6.2 - Incorporate sustainable design and construction practices, including energy-efficient homes, green infrastructure, and environmentally friendly building materials, in all new housing developments.

Goal # 7 - Use Density Bonuses: Implement density bonuses and other incentives for developers who include affordable housing units or provide alternative housing options, such as ADUs and duplexes, within growth areas like Tudor Hall.

- ACTION ITEM # 7.1 - Expand the Use of Mixed-Use Development and Density Bonuses: Apply density bonuses in areas adjacent to downtown and Tudor Hall that will allow for smaller lot sizes, higher-density housing stacked flat housing in mixed use developments, and increased height in exchange for affordable housing contributions. This will promote a variety of housing types while maintaining Leonardtown's character.
- ACTION ITEM # 7.2 - Explore Inclusionary Zoning Bonus Options: Consider local inclusionary zoning policies that incentivize a portion of new residential developments to be designated as attainable housing units. Offer density bonuses and expedited permitting as incentives for developers.

Downtown and Waterfront Element

The Town of Leonardtown’s Downtown and its Waterfront remain the vibrant focal point and gathering place of the community, offering an array of amenities centered on the historic Leonardtown Square and connecting to the waterfront. The Downtown not only serves as the central business district, but also a cultural and civic center amidst rapid growth in the town and county over the past decade. The Town of Leonardtown has conducted multiple initiatives focused on planning for the downtown district including the Downtown Strategic Plan (2019) and the Downtown Strategic Plan Phase 2: West Side and Waterfront (2022). This Comprehensive Plan incorporates these prior initiatives to guide future growth, development and investment in Downtown Leonardtown and along the waterfront.

The downtowns’ unique history has helped to create the small town feel with narrow streets, public square and compact development. The

downtown has a competitive advantage over newer centers of development that are unable to replicate old town charm and traditional downtown block configurations. The downtown serves as destination spot in St. Mary’s County due to the wide range of available goods and services. If activity is generated in the downtown, opportunities will exist for enhancing the downtown’s market strengths and retail environment. In this regard, the downtown has several assets that support activity. These include a range of retail and office uses. Another key activity generator is the courthouse which supports related functions, including creation of a market for law and administrative support office uses which in turn create a market opportunity for restaurant functions. St. Mary’s County government offices and hospital facilities are also located in or near the downtown and further support activity that, in turn, creates market opportunities for location of downtown support services.

Figure 12: 2022 Waterfront Vision Plan



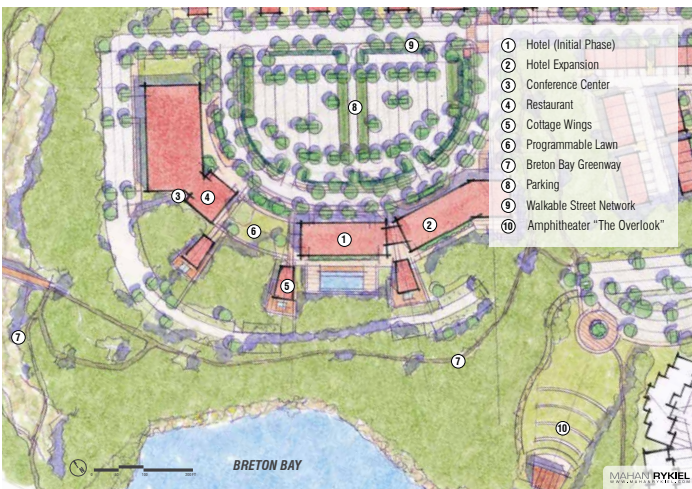
Downtown and Waterfront Element Goals and Action Items

Goal # 1 - Pursue the long-standing objective of having a full-service hotel in St. Mary's County that provides amenities for business and leisure travelers.

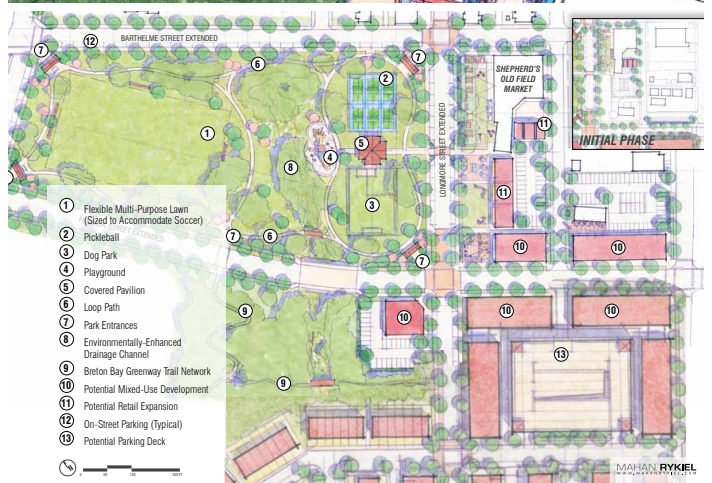
- ACTION ITEM # 1.1 - Continue to vet the hotel concept with developers
- ACTION ITEM #1.2 - Complete a market study that considers profit points, margins, and return on investment.
- ACTION ITEM #1.3 - Explore incentives that the Town can offer in the form of land write-downs and public/private partnership ownership of conference space to complete the project.

Goal # 2 - Create a centrally located, active, and flexible community park as a complement to Leonardtown's other parks and open spaces.

- ACTION ITEM # 2.1 - Coordinate with Tudor Hall Farm for open space easements along western portion of park to allow park to have public street frontage on all sides
- ACTION ITEM # 2.2 - Consider sensitive park interface with Fenwick Street Extended as construction plans are developed.
- ACTION ITEM # 2.3 - Begin planning for extensions to Longmore (shorter term) and Barthelme (longer term) Streets.
- ACTION ITEM # 2.4 - Prepare detailed plans for park (coordinated with Fenwick Street and Tudor Hall Farm plans).



The Lodge at Tudor Hall Farm



Fenwick Lawn

Goal # 3 - West Fenwick District Downtown Expansion - Guide westward expansion of downtown along Fenwick Street with clear connections and complementary uses.

- ACTION ITEM # 3.1 - Continue to work with developers on the site planning of the former Chevy dealership property, emphasizing Park Avenue as a pedestrian-friendly connection.
- ACTION ITEM # 3.2 - Continue to facilitate re-use or redevelopment of the auto dealership building (front portion) with an emphasis on retail space along Washington Street.
- ACTION ITEM # 3.3 - Maintain placeholder for future parking deck and explore funding opportunities for deck.
- ACTION ITEM # 3.4 - Work with Tudor Hall Farm and other property owners to preserve mixed-use development and ground floor retail space along Fenwick Street Extended (from the Longmore Street intersection to the east).
- ACTION ITEM # 3.5 - Encourage mix of housing types including stacked flats, stacked townhouses, senior housing, and other multifamily product types.
- ACTION ITEM # 3.6 - Explore alternatives to the town's height limits in the West Fenwick District to accommodate additional building height as illustrated in the figure below
- ACTION ITEM # 3.7 - Work with Leonardtown Volunteer Fire Department on re-use of property if they relocate to another location.



Goal # 4 –Encourage infill development and adaptive reuse of existing buildings in the downtown/Main Street District.

- ACTION ITEM # 4.1 - Review Design Guidelines and Standards for the Downtown and update as needed.
- ACTION ITEM # 4.2 – Review Zoning Code and update as needed.
- ACTION ITEM # 4.3 – Look at alternatives to traditional zoning such as form-based codes.
- ACTION ITEM # 4.4 – Explore additional height options using creative zoning and design policies to allow for up to four floors while preserving the character of downtown as illustrated in the figure below.



Goal # 5 – Main Street

- ACTION ITEM # 5.1 – Continue to focus on revitalizing the downtown area by attracting new businesses, improving the physical appearance of the district through design enhancements, promoting local events and businesses to increase foot traffic, fostering community involvement, and preserving historic buildings, all aimed at creating a vibrant and economically thriving center of the community.

Goal # 6 – Economic Development - Continue to support and enhance Downtown’s role as the Town’s economic engine and center of community identity and activity.

- ACTION ITEM # 6.1 - Ensure the availability of infrastructure and services that are essential to grow and sustain businesses by advancing actions in the Transportation Element.
- ACTION ITEM # 6.2 - Harness redevelopment potential in downtown industrial sites, including proactive efforts and investments to relocate active businesses to more appropriate properties in the Town.
- ACTION ITEM # 6.3 - Explore town-sponsored tax and financial incentives for downtown growth and development, including tax increment financing for infrastructure projects.
- ACTION ITEM # 6.4 - Work with St. Mary’s County Department of Economic Development to establish a targeted loan program to encourage small business development.



Section 3: Environment, Infrastructure & Growth

Water Resources Element

The Leonardtown Comprehensive Plan's "Water Resources Plan Element" (WRE) is a new plan element added to the Comprehensive Plan. This plan element 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 to assure that demands for water supply, wastewater treatment and stormwater management can be satisfied as Town growth occurs and to assure adequate measures are taken to minimize impacts to water quality.

The Leonardtown WRE is directly linked to a number of other Comprehensive Plan elements. They include: 1) the Land Use Plan; 2) the Municipal Growth Element; 3) Community Facilities; and 4) Resource Conservation elements. The Water Resources element addresses three major areas including water (both supply and quality), wastewater treatment and discharge, and stormwater management.

Among other things, preparation of the WRE is an exercise intended to test water resource capacity limits, determine the potential implications of water resource issues for future growth, and facilitate development of coordinated management strategies. 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 plan element evaluates Leonardtown's role in protection of Water Resources in this larger context.

The purpose of the Water Resources Element (WRE), as defined in Maryland House Bill 1141, is to establish a clear relationship between existing and proposed future development; it further establishes the relationship between drinking water sources and wastewater facilities that will be necessary to serve that development and measures to limit or control the stormwater and nonpoint source water pollution that will be generated by new development.

Specifically, the statutory requirements are:

- 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).
- Identify suitable receiving waters and land areas to meet the stormwater management and 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.
- Adopt a WRE in the Comprehensive Plan on or before October 1, 2009, unless extensions are granted by Maryland Department of Planning (MDP) pursuant to law. Zoning classifications of a property may not be changed after October 1, 2009, if a jurisdiction has not adopted a WRE in its Comprehensive Plan.

This element of the Comprehensive Plan assesses the Town's drinking water sources and wastewater treatment facility and their ability to support existing and future development. It also identifies suitable receiving waters for existing and future wastewater and stormwater discharges. 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.

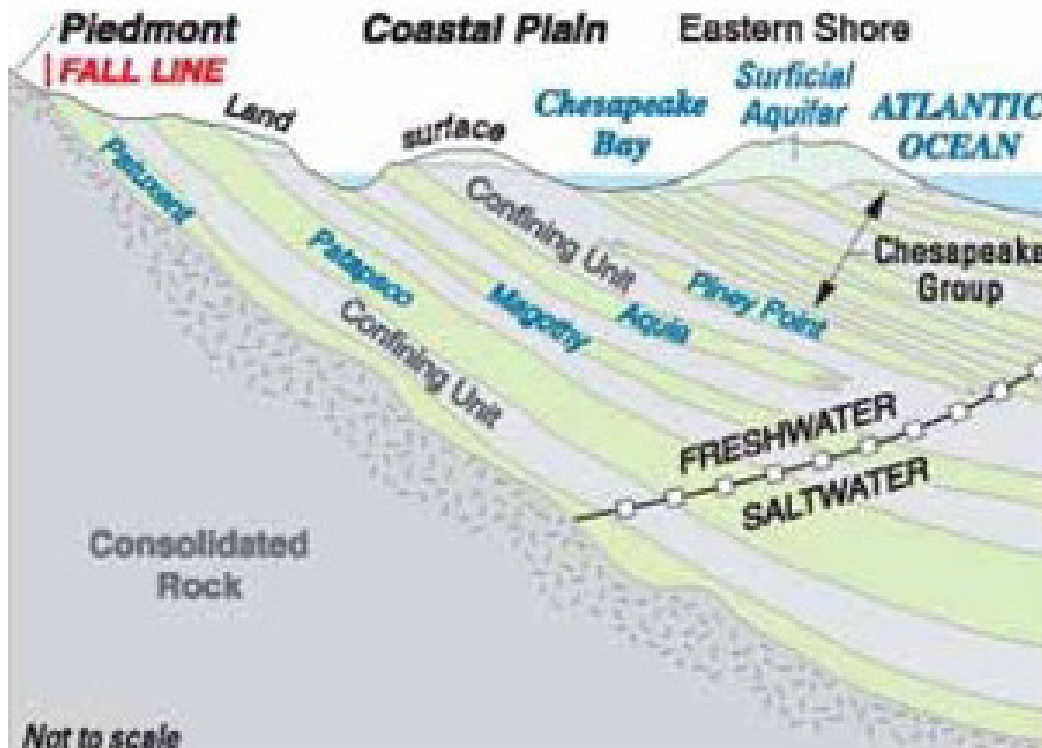
Water Resources

The Town of Leonardtown and St. Mary's County lie within the Northern Atlantic Coastal Plain (NACP) aquifer system. The NACP system extends from the North/South Carolina border to Long Island, New York. In Maryland the NACP is bounded in the west by the Fall Line and in the east by the Atlantic Ocean. The Coastal Plain system consists

of sand and gravel aquifers interspersed with layers of silt and clay called confining beds. Beneath this system lies a layer of consolidated rock at depths ranging from zero at the Fall Line to about 8,000 feet at Ocean City.

Leonardtown's water system is supplied by the Upper Patapsco aquifer which is one among many located within the Atlantic Coastal Plain. Water quality in the Upper Patapsco is generally good. Maryland Department of Environment (MDE) has researched and identified potential sources of contamination for confined aquifers and analyzed several water systems for susceptibility to pollutants originating at the land surface. MDE concluded that due to the protected nature of confined aquifers, the water supplies were not susceptible to surface contaminants. Some naturally occurring pollutants, such as arsenic and fluoride, do pose a risk to water systems supplied by the Aquia Aquifer but do not exceed EPA's maximum contaminant level (MCL). The Town issues water quality reports periodically which indicate current water quality is good.

Figure 13: The Northern Atlantic Coastal Plain Aquifer System



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

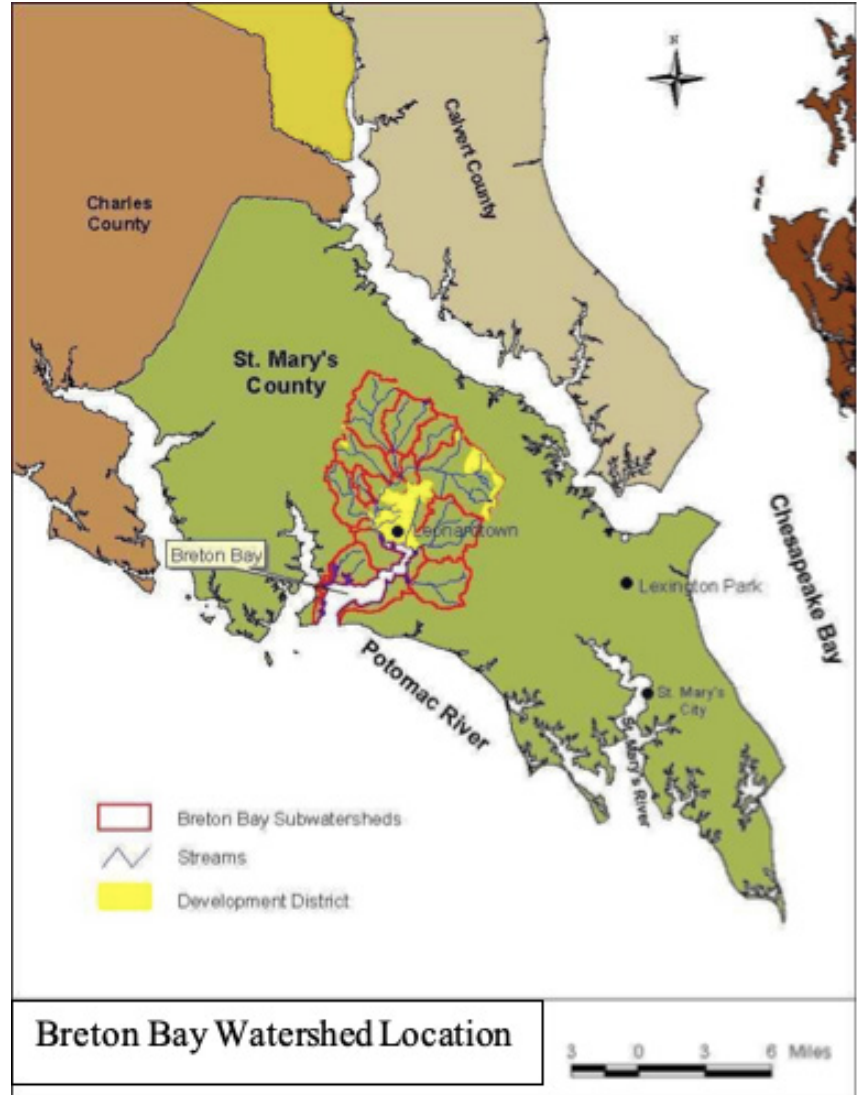
Watershed Characterization

Leonardtown is located in the Breton Bay Watershed. Breton Bay is a 38,500 acre watershed lying on Maryland's Coastal Plain between the Potomac and Patuxent Rivers in St. Mary's County, Maryland. Breton Bay itself is an approximately 3,000 acre tidal body of water.

The largest tributary stream to Breton Bay is McIntosh Run, encompassing approximately 22,000 acres of the overall Breton Bay watershed. In its entirety, the Breton Bay Watershed is approximately 60% forested, with more than 40% of the watershed supporting high quality forest interior habitat. The largest block of forest in the watershed lies in the McIntosh Run sub-watershed. The McIntosh Run sub-watershed is nearly 80% forested.

Of the non-forested land in the Breton Bay watershed, about 14% (4,900 acres) was developed by the year 2000 with about 25% (8,800 acres) in agricultural production. On the following pages, Figure 15 depicts the pattern of land use in the Breton Bay watershed and Figure 16 depicts the town land cover by use. While the majority of the watershed is undeveloped and forested, less than 1% of the watershed is currently protected from development activities.

Figure 14: Breton Bay Watershed Location



Source: Breton Bay Watershed Restoration Action Strategy

Table 27: Breton Bay Watershed Acreage Summary MDP 2000 Land Use/Land Cover

Breton Bay Watershed Acreage Summary MDP 2000 Land Use/Land Cover		
Land	Water	Total
35,193	3,256	38,449

Figure 15: Breton Bay Watershed Land Cover

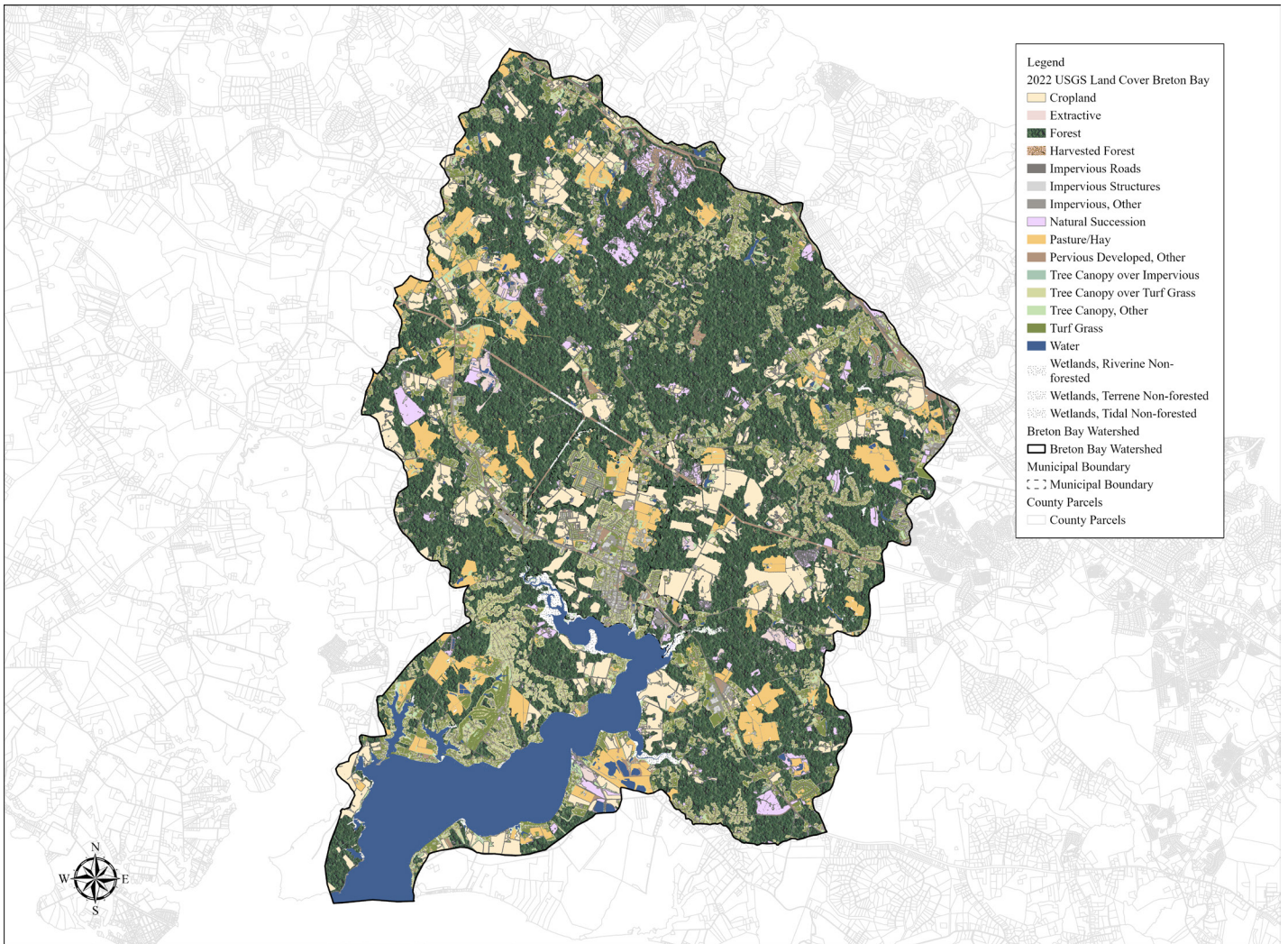
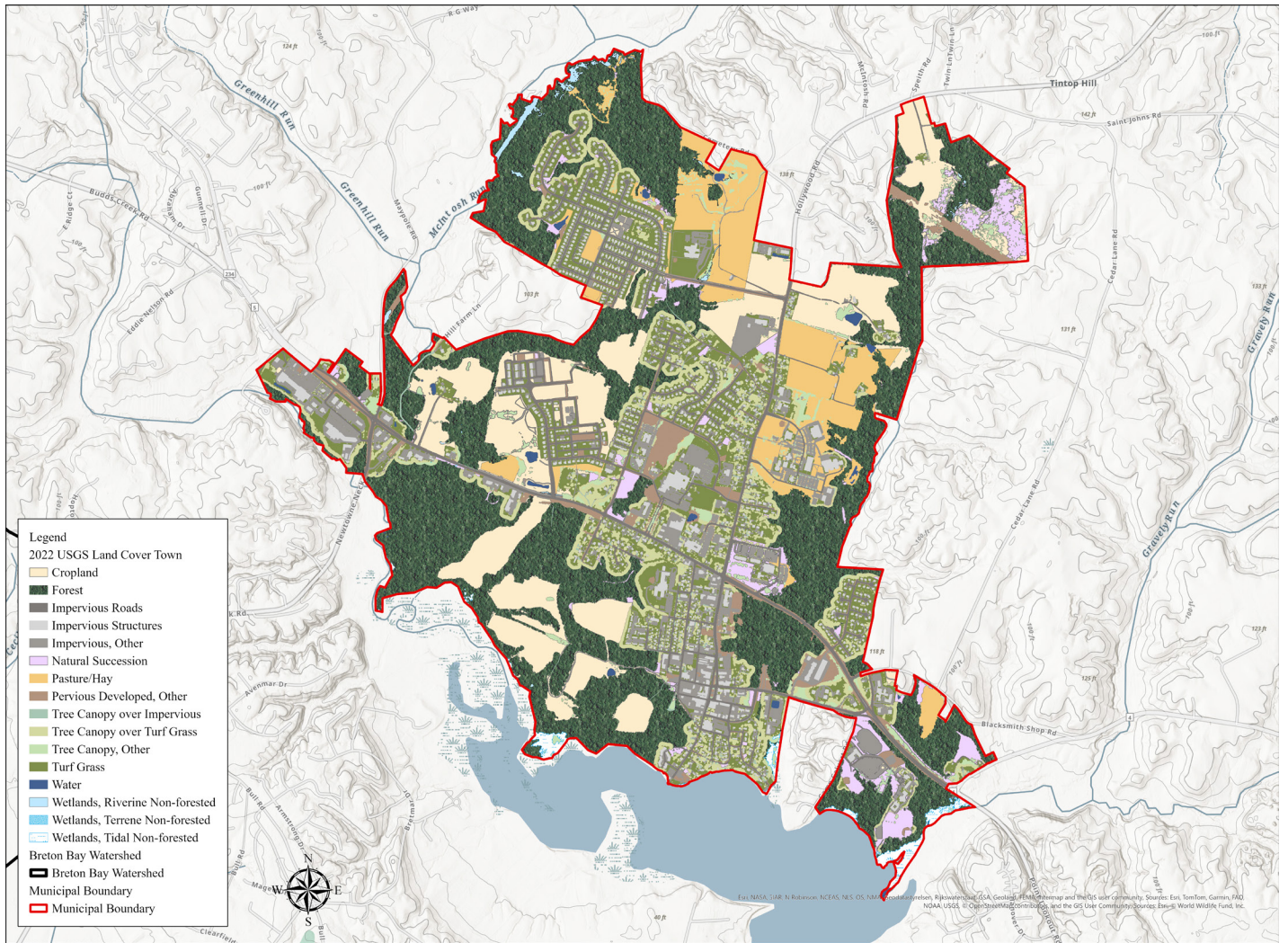


Figure 16: Town Land Cover by Use



The watershed includes some of the most ecologically diverse and sensitive biological communities in the Chesapeake Bay region. McIntosh Run, the largest tributary to Breton Bay, has not only been designated a Natural Heritage Area by the State of Maryland, but has been identified as a significant forest block by the Nature Conservancy in the Chesapeake Bay Lowlands Ecoregional Plan

The Nature Conservancy found that this 10,480 acre forest block had the lowest road density of any forest block in the State of Maryland and that it was one of only three that exceeded 80% overall forest cover.

McIntosh Run also supports a significant population of dwarf wedge mussels, a federally endangered, globally rare species. In addition to the dwarf wedge mussels, the Breton Bay watershed also supports six plant species classified by the State of Maryland as rare, threatened, or endangered (RTE) The following table identifies these RTE species found in the McIntosh Run Watershed.

Despite possessing these unique attributes, Breton Bay exhibits some of the same impairments that affect more urbanized watersheds in the State, namely non-point source (NPS) pollution. Nonpoint source pollution encompasses a wide array of pollutants and pollutant sources, ranging from nutrient and pesticide runoff from agricultural fields, pastures and lawns to heavy metals, hydrocarbons, and sediments running off roads, parking lots and driveways.

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

2000 Land Use Summary Breton Bay Watershed in St. Mary's County		
Category	Description	Acres
Agriculture	Field, patsure, farm buildings	8,800
Forest	All woodlands and brush	20,900
Urban	All developed areas	4,900
Wetlands	Tidal marsh, emergent wetlands	200
Other	Extractive industry, bare ground (sand & gravel pits, etc.)	400
Watershed Total - excluding open water		35,200
Watershed Total - including open water		38,449

Table 29: Rare, Threatened and Endangered Species of the McIntosh Run Watershed

Rare, Threatened and Endangered Species of the McIntosh Run Watershed		
Common Name	Scientific Name	Status (Maryland unless noted)
Dwarf wedge mussel	Alasmidonta heterodon	Federal endangered
Purple cress	Cardamine douglassii	Watch list
Cat-tail sedge	Carex typhina	Highly rare
Red turtlehead	Chelone obliqua	Threatened
Deciduous holly	Ilex Decidua	Threatened
Large-seeded forget-me-not	Myosotis macrosperma	Threatened
Climbing dogbane	Trachelospermum difforme	Endangered

Source: Breton Bay Watershed Restoration Action Strategy

Water Quality

The State-designated use of Breton Bay is Shellfish Harvesting Waters (Use II). Upper Breton Bay, near Leonardtown is “restricted”, in that no harvesting of shellfish is permitted. The central portion of Breton Bay is conditionally restricted in that shellfish harvesting is prohibited for three days after heavy rains (one inch or greater in 24 hours). These restrictions are due to elevated fecal coliform bacteria levels in Upper Breton Bay.

The sources of these bacteria are generally broken down into two categories, human and non-human. Human sources can include leaking sewer pipes, illicit sewer connections to storm drains, failing septic systems, and improper disposal of waste (i.e., recreational vehicles, boats, and septic pump-out). Non-human sources generally include domestic pets, livestock, and wildlife. Unless there is an inappropriate sewage discharge present in a watershed, most of the bacteria present in stormwater are generally assumed to be of non-human origin.

Even small levels of development (agricultural, residential, or commercial) can greatly increase bacteria levels in receiving waters (Schueler, 1999). And it is unlikely that a single source is the cause of elevated levels in Breton Bay. Pet waste, livestock, geese, wildlife, stormwater, and road runoff, all contribute to the bacteria levels.

An additional factor that likely contributes to elevated bacteria levels in upper Breton Bay is the potential for poor tidal flushing and circulation. The length and shape of the upper portion of Breton Bay may be a contributing factor. In calm waters, bacteria can settle out of the water column onto the bottom sediments, where they may remain viable for extended periods of time. These bacteria can then become re-suspended during storm events. The upper bay is also where the largest tributary stream enters the bay, making transported sediments, bacteria and nutrients from the watershed first available.

With poor circulation and limited flushing, these elements may remain in the upper Bay, promoting algae growth and higher turbidity and bacteria levels.

Aside from bacteria levels, other pollutants were found at relatively low levels in Breton Bay. In the Breton Bay watershed, there is only one permitted wastewater discharge to surface waters, the Leonardtown wastewater treatment plant (WWTP). There are two groundwater discharges (St. Clements and Forrest Farm WWTPs). The Leonardtown WWTP, the largest point source in the watershed, was upgraded in 2003 with biological nutrient removal (BNR) capability, to reduce nutrient loading to the bay.

The remaining sources of pollutants in the Breton Bay watershed are non-point source runoff related. As noted, the watershed also supports seven rare, threatened, or endangered (RTE) species. All seven are known to occur in the McIntosh Run sub watershed

As noted earlier, the Breton watershed is nearly 60% forested. Large blocks of forest that meet Maryland’s criteria for high quality forest interior habitat cover about 42% of the land in the watershed. The most significant of these forest blocks, from a habitat perspective, the McIntosh Run Forest Block, covers about 80% of the McIntosh Run sub watershed (as delineated by The Nature Conservancy). This extensive forest cover suggests that nonpoint sources of nutrients in the watershed probably arise from a relatively small land area.

About 14% of the watershed is categorized as a Priority Funding Area, where State funding may be available to improve infrastructure associated with new development. Slightly over 6200 acres (18%) of the watershed is wetlands, most of which are forested. About 16% of the watershed has hydric soil and about 18% has highly erodible soil.

The Maryland Tributary Strategy, Lower Potomac River Basin Summary Report, prepared in August 2007, indicated that SAV presence is growing in abundance in more recent years in many of the Lower Potomac’s tributaries, including Cuckhold, Herring and St. George Creeks, the lower portions of St. Clements and Breton Bays and St. Mary’s River.

Total Maximum Daily Loads (TMDLS)

A TMDL is a calculation of the maximum amount of a pollutant that a body of water can receive and still meet water quality standards. Point sources include urban stormwater systems and wastewater treatment plants with direct discharge permits into waterways (National Pollutant Discharge Elimination System Permits-NPDES). Non-point sources are all discharges other than point source discharges, including stormwater runoff from land and erosion of streams and riverbanks. A TMDL is used as a regulatory mechanism to identify and implement additional controls on both point and non-point source discharges in water bodies that are impaired from one or more pollutants and are not expected to be restored through normal point source controls.

TMDLs establish limits or “caps” on the number of pollutants permitted from point and non-point sources through an allocation system. A primary determinant of future growth is the assimilative capacity of local receiving waters for the input of pollutants. Assimilative capacity is expressed in the TMDLs for the receiving waters. The water quality monitoring data used in the TMDL analysis was obtained from four different sources: the Chesapeake Bay Program (CBP), Maryland Department of Environment (MDE), University of Maryland Center for Environmental Science (UMCES) and the Chester River Association (CRA).

Average Annual Flow Condition:

TMDLs for nitrogen, phosphorus and BOD, which address average annual conditions, are allocated between point sources and nonpoint sources in Breton Bay. The average annual TMDL for nitrogen is 187,195 pounds/year. The nonpoint sources are allocated 119,902 pounds/year of total nitrogen. The point sources are allocated 62,580 pounds/year of nitrogen. The average annual TMDL for phosphorus is 11,627 pounds/year. The nonpoint sources are allocated 7,265 pounds/year of total phosphorus. The point sources are allocated 4,019 POUNDS/year of phosphorus. The average annual TMDL for biochemical oxygen demand (BOD) is 244,219 POUNDS/year. The nonpoint sources are allocated 202,520 Pounds/year of BOD. The point sources are allocated 31,050 Pounds/year of BOD. Explicit margins of safety make up the balance of the allocation.

Table 30: Annual Nutrient & BOD* Caps for Breton Bay Watershed

Source	Nitrogen Cap (POUNDS/yr)	Phosphorus Cap (POUNDS/yr)	Biochemical Oxygen Demand (BOD) POUNDS/yr
Point Sources	62,580	4,019	10,206
Non-Point Sources	119,902	7,26530	202,520
Total Sources	187,195	11,627	244,219

(Source: Total Maximum Daily Loads of Nitrogen, Phosphorus and Biochemical Oxygen Demand for Breton Bay in St. Mary's County, Maryland, Maryland Department of Environment and EPA, June, 2005)

Within the Breton Bay Watershed, TMDLs for nitrogen, phosphorus and BOD, which address the growing season, are also established for the period between May 1 and October 31. These TMDLs are allocated between point sources and nonpoint sources as follows: The growing season TMDL for nitrogen is 4,746 POUNDS/growing season. The nonpoint sources are allocated 630 POUNDS/growing season of total nitrogen. The point sources are allocated 4,086 POUNDS/growing season of nitrogen.

The growing season TMDL for phosphorus is 342 POUNDS/growing season. The nonpoint sources are allocated 30 POUNDS/growing season of phosphorus. The point sources are allocated 306 POUNDS/growing season of phosphorus. The growing season TMDL for biochemical oxygen demand (BOD) is 11,838 POUNDS/growing season. The nonpoint sources are allocated 1,548 POUNDS/growing season of BOD. The point sources are allocated 10,206 POUNDS/growing season of BOD. Explicit margins of safety make up the balance of the allocation.

Table 31: Growing Season Nutrient & BOD* Caps for Breton Bay Watershed

Source	Nitrogen Cap (POUNDS/yr)	Phosphorus Cap (POUNDS/yr)	Biochemical Oxygen Demand (BOD) POUNDS/yr
Point Sources*	4,086	306	31,050
Non-Point Sources	630	30	1,548
Total Sources	4,746	342	11,838 POUNDS. per season

(Source: Total Maximum Daily Loads of Nitrogen, Phosphorus and Biochemical Oxygen Demand for Breton Bay in St. Mary's County, Maryland, Maryland Department of Environment and EPA, June, 2005)

*Point source growing season allocation is designated for Leonardtown WWTP only.

The water quality goal of these TMDLs is to reduce high chlorophyll a (Chla) concentrations (a surrogate for algal blooms) and to maintain dissolved oxygen (DO) at a level supportive of the designated uses for the Watershed. Loading caps for total nitrogen and total phosphorus entering Breton Bay are established for the growing season (critical conditions) and for average annual flow conditions. The growing season TMDLs apply from May 1 through October 31.

Problems associated with eutrophication are most likely to occur during the growing season (May 1st to October 31st). The rest of the year is referred to as the non-growing season. During the growing season, there is typically less stream flow available to flush the system, more sunlight to grow aquatic plants, and warmer temperatures, which are favorable conditions for biological processes of both plant growth and dead plant matter decay. Because problems associated with eutrophication are usually most acute during the growing season, the temperature, flow, sunlight and other parameters associated with this period are key variables driving water quality in the river.

The Leonardtown Wastewater Treatment Plant (WWTP), discharges into the Town Run, a tributary of Breton Bay about 5.0 river miles from the mouth, with a permitted discharge capacity of 680,000 gallons per day, and is the only significant point source on the Breton Bay Watershed.

At present, the estimated annual nutrient loadings for Breton Bay watershed are 266,317 POUNDS for total nitrogen and 19,866 POUNDS for total phosphorus. These loadings are generated from both point sources (including WWTP and urban stormwater) and nonpoint sources (including agriculture, forest and air deposition). Effluent from the Town's Wastewater Treatment Plant is estimated to represent approximately 8,284 lbs/yr or roughly 3% of the total nitrogen load to the watershed. Phosphorus loads from Town Wastewater Treatment facilities represent an estimated 621 lbs/yr. and represent approximately 4% of total watershed phosphorus loads.

Table 32: Loads Attributed to Point Sources Used to Compute the Average Annual Flow TMDL for the Breton Bay Watershed.

Point Source Name	Permit Number	Nutrient Loads (Pounds/year)			Flow (MGD)	Concentration (mg/l)		
		TN	TP	BOD		TN	TP	BOD
Leonardtown Wastewater Treatment Plan	MD0032767	8,284	621	31,050	0.68	4	.3	15

(Source: Technical Memorandum Nutrient Point Sources in the Breton Bay Watershed, Maryland Department of Environment, March, 2005)

Water System

The Town Water system is served by three (3) permitted wells, two (2) existing storage tanks, one (1) future, and a distribution system. The Town holds a water allocation permit or groundwater appropriation permit issued by the Maryland Department of Environment for 750 thousand gallons per day (MGD) average daily production and 1.1 MGD for the month of maximum use. Based on the Town's and State's definition of demand for 250 gallons per day per Equivalent Dwelling Unit (EDU), the water system has the permitted capacity to supply approximately 3,000 EDU's. The two older wells are located in the northern and southeastern areas of the system. Well #3 is located on Greenbrier Road and the other (Well #4) is located on Courthouse Road. These two existing wells are reported to have a total pumping capacity of 762 gallons per minute and are now used for emergency backup only. The Town's newest well (Well #5), also located on Greenbrier Road, was constructed in 2006 and has a pumping capacity of 1.1 million gallons per day. The well draws from the Upper Patapsco aquifer and serves as the primary water supply source at the present time.

Since the source of Town drinking water is now the Upper Patapsco Aquifer (November 2007) which lies about 800 feet below the earth's surface, it is

less susceptible to the naturally occurring Arsenic levels found in the Aquia aquifer which serve as the source for the two older wells. The Maryland Department of the Environment's Water Supply Program (WSP) has conducted a Source Water Assessment for the Leonardtown water supply and has determined that it is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers. The Aquia aquifer water supply is, however, susceptible to naturally occurring arsenic (based on the EPA standard). The Town's current Water Appropriation and Use Permit for the Upper Patapsco aquifer (#SM1967G103(09)) was issued effective February 1, 2019, and will expire January 31, 2031. The Groundwater appropriation permit issued by the Maryland Department of Environment is for 750,000 gallons per day average daily production and 1,100,000 gallons per day for the month of maximum use. Wells #3 and #4 are now used as backups for emergency use with the Town's appropriation permit limiting combined use to 60,000 gallons per day and 650,000 gallons of maximum monthly use. The pumping capacity of supply wells, authorized by permit, indicate the supply wells average daily capacity exceed the Town's present demands.

Current and Projected Water Demand

Since 2011, the Town has worked to incorporate all customers onto a metered system. As such, there are still some customers that are billed on a monthly flat rate basis based on allocated equivalent dwelling units (EDUs). On average 11% of the water was unaccounted for the entire system from 2012 to 2017. The overall water usage, including unaccounted for water, averages approximately 217 gallons per day per EDU, after accounting for the reduction in potable water use by the WWTP after the implementation of the plant water system. Historical water usage per EDU is shown on Table 33.

To calculate future demand on Leonardtown's water system, a per-household water usage multiplier of 225 gpd (MDE estimate of single-family household daily water usage) was applied to projected dwelling unit increases forecast for the Town. Water demand is based on existing dwellings as well as potential units, which may be built through infill development of vacant and underutilized lots within the current municipal boundary and/or in Town designated municipal growth areas.

This growth scenario projects full build-out in the year 2037, when the system will serve approximately 4,386 EDUs. This growth scenario represents an increase of 2,023 EDUs since 2017.

Table 34 presents the projected increase in water demand for the Town's 20-year build-out period. The Water Supply Capacity Management Plan, completed by GHD, Inc. in 2021, indicates that the Town has sufficient well capacity to meet

current water supply needs. However, a number of long-term improvements will be required to meet the estimated build-out demand. The Town is evaluating the addition of a new well source which would be adequate to provide all water demands for the Town, allowing the new well and Well #5 to operate in a duty-standby arrangement.

Based on discussion with MDE, the new permitted capacity should be based on the projected water demand in 2035. The new permitted capacity will need to be sufficient to supply demand during drought conditions, which is estimated to increase demand by 5% as detailed in the 2021 Water Supply Capacity Management Plan. Based on all connections at 250 gpd/EDU, the 4,334 EDUs projected in 2035 equate to a projected demand during drought conditions of 1,138,000 gpd. Based on the maximum historic peaking factor of 1.4, the daily average during the month of maximum use would be 1,594,000 gpd.

Projected growth will also require additional water storage capacity to meet future needs. Current storage capacity is adequate to meet minimum capacity storage requirements for average daily demand, but not maximum daily demand. As demand increases, available storage capacity will also diminish. The Town is in the process of constructing a new 1.0 million gallon elevated tank to add the necessary storage to meet minimum fire flow and future minimum storage requirements based on future projected average demand.

Table 33: 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 34: 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.)

Waste Water Treatment Facilities

In 2003 the Town completed a Water and Wastewater System Master Plan. Prepared by Stearns and Wheler LLC, the plan indicated that the wastewater treatment plant, completed in 1983, is very well maintained. The plant was upgraded to a Biological Nutrient Removal process in 2003, and further upgraded to implement an Enhanced Nutrient Removal process in 2017. These upgrades reduced both nitrogen and phosphorus loadings entering Breton Bay but did not increase the plant's treatment capacity. At that time the wastewater treatment plant was designed to process an average daily flow of 680,000 gpd.

An expansion project for the treatment plant which will expand the treatment capacity to an average daily flow of 1.0 MGD is currently in construction. The expansion project also includes the construction of new emergency storage tanks and related mixing/aeration and pumping equipment to provide the required 24-hour shellfish protection volume.

From 2019-2021, the plant processed an average of 0.645 MGD. As of 2018, there were a total of 2,198 equivalent dwelling unit (EDU) connections in service. Growth projections provided by the Town predict that at full build-out, there will be 4,222 total active EDU connections. Using an assumed unit flow of 225 gpd/EDU based on recommendations from MDE and the local health department, the projected annual average influent flow at full build-out will be 0.950 MGD.

Based on information provided by MDE, the Total Nitrogen (TN) load assigned to the Leonardtown WWTP is 8,284 Pounds/year. The Total Phosphorus (TP) load assigned to the Plant is 621 Pounds/year. Under nutrient caps, NPDES permits will not be issued beyond these limits without appropriate offsets, even as influent flows to the plant continue to increase. Acceptable offsets, which include septic system elimination and nutrient trading with other point sources, are described in the "Maryland Policy for Nutrient Cap Management and trading in Maryland's Chesapeake Bay Watershed," issued by MDE on April 17, 2008.

The Town Wastewater system should be able to accommodate growth through infill and annexation projected in the Municipal Growth Element of this Plan through the year 2035 based on the draft NPDES permit to treat 1.0 MGD. The updated permit is anticipated to go into effect three months after completion of construction of the plant expansion project. At 225 gallons per equivalent dwelling unit, treatment capacity can accommodate a total of 4,444 EDUs. The system currently treats waste generated by approximately 2,198 EDUs, and an additional 231 EDUs have been previously allocated or proposed but not yet placed in service. Once the completion of the expansion increases permitted plant capacity to 1.0 MGD, the Town will have available treatment capacity to support the 1,793 additional EDUs projected at full build-out for a total of 4,222 EDUs.

Planning Recommendations for Water and Wastewater Systems

The Town should develop a plan for accommodating future development while maintaining the highest quality of water and sewerage service. In the past, these services relied heavily on state and federal grants, but diminishing state and federal funds in the recent years mean the Town must plan to take financial responsibility for its own systems. Leonardtown has established a capital fund to build and maintain improvements to these systems, and in recent years has increased fees to support future facilities capacity increases and expansion. The Town will need to monitor required contributions to the fund, to assure hookup fees for new service are high enough to cover the cost of per unit replacement components of the water and wastewater treatment facilities. These funds should not be used for operational expenses. Other recommendations include:

- As part of ongoing consideration of larger development projects, the Town should require the developer to submit any reports and/or studies for the Town's review to demonstrate that each respective development will not have negative impact on the Town's water and wastewater treatment facilities. In some cases, the modeling program developed may provide adequate information to assess impacts.
 - Capacity to satisfy infill development needs (see Municipal Growth Element) should be held in reserve to assure that proposed annexations do not utilize capacity that should be held for existing Town property owners.
 - If it is determined that, in consideration of infill needs and the needs of any proposed annexation, the capacity of the Town's water and/or sewer facilities are exceeded, the Town should require that the annexation provide the necessary upgrades or funding for upgrades or reject the proposed annexation. Such upgrades or financial contributions should be included as part of an "Annexation Agreement" or "Developer Rights and Responsibilities agreement".
- If it is determined that infill needs and the needs of a proposed annexation exceed the nutrient cap for effluent, the Town should consider requiring that the proposed annexation(s) dedicate appropriate land for land application of wastewater.
 - The Town should continue to track remaining capacity in water and wastewater systems to assure that capacity is not over-committed.
 - If it is determined that, in addition to any contributions or upgrades made from developers, additional financial assistance is needed, the Town should seek funding support from MDE through the State Revolving Loan Fund (SRF) or from the U.S. Department of Agriculture (USDA), Rural Utility Service (RUS).
 - Plan for improvements to components of the wastewater treatment system to sustain future growth. Components that will reach limiting capacities include the grit chamber (specified to handle up to 1.1 MGD average day flow)
 - Encourage or require use of water conservation fixtures and design techniques in new development to reduce water system demands and reduce flows to the wastewater treatment facility and thereby reduce point source nutrient loadings.

Non-Point Source Pollution and Stormwater Management Considerations

Non-point source pollution occurs when rainfall, snowmelt, or irrigation runs over land or through the ground and gathers pollutants. Pollutants are then deposited into streams and rivers or introduced into ground water. Stormwater runoff is a significant contributor to non-point source pollutant loading. By all estimates, the largest non-point source of nitrogen in the Breton Bay Watershed was agriculture (approximately 53 percent). Agriculture was also the largest contributor of phosphorus (estimated 50 percent).

The Town of Leonardtown, together with other urban uses in the watershed, contributes an estimated 29% of non-point source nitrogen loadings and 25% of the non-point source phosphorus loadings to watershed tributaries. Stormwater runoff is part of the natural hydrologic process. Human activities and landscape changes resulting from urbanization can alter natural drainage patterns and add pollutants to rivers and bays.

In the past, efforts to control the discharge of stormwater, focused on quantity (e.g. drainage, flood control etc.) and only to a limited extent on quality. More recently, awareness of the need to improve water quality has increased. With this awareness Federal, State and, Local programs have been established to reduce pollutants contained in stormwater discharges to our waterways. These programs promote the concept and practice of preventing pollution at the source, before it can cause environmental problems.

In a growing number of communities, a primary determinant of future growth is the assimilative capacity of receiving waters for stormwater runoff associated with land use change. Assimilative capacity is expressed in the TMDLs for the receiving waters.

Leonardtown’s Projected Non-Point Source Loading

Table 35 illustrates estimated nitrogen and phosphorous loadings from stormwater runoff based on projected growth in the Town through 2030. To assist communities with preparing a methodology for calculating nutrient loading rates for various land uses, MDE developed estimates of nutrient loading rates and loads.

Land use acreage totals are applied to a formula developed by MDE that includes soil factors, average annual rainfall and impervious surface percentages (impervious surface percentages vary according to land use – generally, developed land has a higher percentage of impervious surface than undeveloped land). The result is a per-acre rate of loading for each land use. The “Developed Land” per acre rate of loading was applied to the Town of Leonardtown since it reflects a mix of residential, commercial and industrial uses.

Estimates shown in Table 35 indicate that approximately 1,988 additional pounds in nitrogen loading and 258 additional pounds in phosphorus loading can be expected from non-point sources of nutrients as a result of projected development over the period. This estimate does not account for development or annexation of any specific site or land area but assumes that development may

occur as a result of both infill developments within existing corporate limits and/or annexation.

Table 36 represents results from use of an alternative method used to estimate future levels of pollution from non-point sources in Leonardtown. This method utilizes the “Watershed Treatment Model for Urban Watersheds”, developed by MDE and the Center for Watershed Protection. The model incorporates estimates made using measurements of annual rainfall and impervious surface area based on land use and Environmental Protection Agency (EPA) estimates of standard concentrations of nitrogen and phosphorous in urban area stormwater runoff.

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.

Table 35: 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.

Use of the simple formula results in loadings for nitrogen and phosphorus that are somewhat less than those shown in Table 35 when compared with projected increases in Table 36. 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.

These estimates further assume that the loading rates per acre will remain the same through the period to 2030. Greater use of Best Management Practices (BMPs) for management of stormwater quality, which is required in future Town development, could reduce the projected increases in nitrogen and phosphorus loadings. Therefore, it would appear that Leonardtown’s growth will represent a small proportion of total TMDLs likely to be allocated for non-point sources, and can be accommodated in watershed-wide context, particularly if other non-point sources sustain reductions as planned in the Breton Bay Watershed Action Strategy.

This conclusion, of course, does not take into account the demands on the assimilative capacity of the watershed from other growth or activities within the watershed (e.g., County growth and Agricultural use) and underscores the importance of regional planning and coordinated land use and growth management strategies based on sound

watershed planning principles. It also underscores the importance of inter-jurisdictional coordination and cooperation between St. Mary’s County, the Town, and State agencies enjoined to support the Agricultural industry’s efforts to reduce non-point loadings in the watershed.

For both TMDLs, Maryland has several well-established programs that will be drawn upon to secure nutrient reductions. Also, Maryland has adopted procedures to assure that future evaluations are conducted for all TMDLs that are established. The implementation of point source nutrient controls will be executed through the use of NPDES permits. The NPDES permit for the Leonardtown WWTP will have compliance provisions, which provide a reasonable assurance of implementation.

Leonardtown’s Land Use and Municipal Growth Plans reflect “smart growth” strategies. They are designed to concentrate development adjacent to the existing developed areas within the corporate limits. Growth will be permitted on lands at net densities ranging from 2 to 4 units per acre. The result is development concentrated within the existing corporate limits and in any areas that may be annexed and support development in cluster form. This approach maximizes opportunities to minimize additional nutrient loadings in the Breton Bay Watershed.

Table 36: 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/year ⁹ Nitrogen
Estimated Phosphorus loadings [†]	0.226	43.1 inches	0.26 mg/l Phosphorus concentration	81.76	207 Pounds/year ⁹ 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.

Leonardtown utilizes Maryland Department of the Environment criteria for Best Management Practices (BMP) for stormwater management. Following are a few examples of types of facilities utilized to address environmental site design (ESD).

- Rain gardens serve as bioretention areas which are vegetated surface depressions, often located at low points in landscapes, designed to receive stormwater runoff from roads, roofs, and parking areas. The gardens' sandy soils allow stormwater to infiltrate quickly to the native soils below and eventually contribute to groundwater recharge. Pollutants and nutrients in stormwater runoff are removed by rain garden vegetation and soils through biological and physical processes such as plant uptake and sorption to soil particles. In comparison with stormwater release to receiving waters through conventional storm drain systems, infiltrating stormwater through rain gardens reduces peak flows and stressor loadings.
- Bioretention or vegetated depressions that collect runoff and facilitate its infiltration into the ground. These include rain gardens as discussed above.
- Infiltration Trenches: Trenches filled with porous media such as bioretention material, sand, or aggregate that collect runoff and infiltrate it into the ground.
- Dry Wells: Gravel or stone-filled pits that are located to catch water from roof downspouts or paved areas.
- Filter Strips: Bands of dense vegetation planted immediately downstream of a runoff source designed to filter runoff before entering a receiving structure or water body.
- Permeable Pavement: Asphalt or concrete rendered porous by the aggregate structure.
- Permeable Pavers: Manufactured paving stones containing spaces where water can penetrate into the porous media placed underneath.
- Rain Barrels and Cisterns: Containers of various sizes that store the runoff delivered through building downspouts. Rain barrels are generally smaller structures, located above ground. Cisterns are larger, are often buried underground, and may be connected to the building's plumbing or irrigation system. Rain barrels and cisterns are low-cost water conservation devices that reduce runoff volume and, for very small storm events, delay and reduce the peak runoff flow rates. Both rain barrels and cisterns can provide a source of chemically untreated 'soft water' for gardens and compost, free of most sediment and dissolved salts.
- Soil amendments: Minerals and organic material added to soil to increase its capacity for absorbing moisture and sustaining vegetation.
- Weirs and check dams in swales
- Planting Box Filters: Curbside containers placed below grade, covered with a grate, filled with filter media and planted with a tree in the center.
- Vegetated Buffers: Natural or man-made vegetated areas adjacent to a water body, providing erosion control, filtering capability, and habitat.
- Vegetated Roofs: Vegetated roofs, also known as green roofs, eco-roofs or nature roofs, are structural components that help to mitigate the effects of urbanization on water quality by filtering, absorbing or detaining rainfall.

Water Resources Goals and Action Items

Goal #1 Maintain a safe and adequate water supply and adequate capacities for wastewater treatment to serve projected growth at sustainable levels.

- Action Item #1.1- Track and assure that existing and planned public water systems meet projected demand in a sustainable fashion.
- Action Item #1.2- Assure that existing and planned public wastewater collection and treatment systems meet projected demand without exceeding their permitted capacity
- Action Item #1.3- Continue to focus growth to areas best suited to utilize the existing and planned water and wastewater infrastructure efficiently and sustainably.
- Action Item #1.4- Assure that all utilities staff has access to and attends on-going training to stay up to date on operating water and wastewater facilities.
- Action Item #1.5- Educate residents on water conservation measures.

Goal #2 Initiate measures that support sound management of stormwater flows to improve water quality.

- Action Item #2.1- Assure that the Town's stormwater management policies reflect the most recent state requirements, and require Low Impact Development (LID) practices that utilize Environmental Site Design (ESD) principles for managing stormwater in both new development, redevelopment and by existing homeowners.
- Action Item #2.2- Maintain land use patterns that limit adverse impacts on water quality.
- Action Item #2.3- Continue to evaluate enforceable design process for ESD.
- Action Item #2.4- Ensure turbidity standards for construction sites that meet or exceed State requirement.
- Action Item #2.5- Educate existing and future homeowners about the importance of water conservation and stormwater management for sustainability.

Sensitive Areas Element

Background

The Sensitive Areas element is a required element of the Comprehensive Plan and must contain goals, objectives, principles, policies, and standards designed to protect sensitive areas from the adverse effects of development. Four environmentally sensitive areas that require protection under the Act are (1) streams and their buffers, (2) 100-year floodplains, (3) habitats of threatened and endangered species, and (4) steep slopes. Local jurisdictions may choose to protect other types of sensitive areas including natural and cultural resources such as scenic vistas, historic properties, and archaeological sites. The sections that follow describe sensitive areas in and around the Town of Leonardtown. Maps referred to below that are not included as exhibits are on file in the Town Hall.

Streams and Wetlands and Their Buffers

Breton Bay and the major streams in Leonardtown are shown on the sensitive areas map in the Leonardtown Critical Areas Program. Preservation of natural land and vegetation along a stream provides a buffer that protects the stream from sediment, phosphorous, and other runoff pollutants. Major tributary streams to Breton Bay include Macintosh Run and Town Run. Buffers are protection areas or zones placed around streams to preserve some of the biological and hydrologic integrity of the stream basin. Stream buffers act as run-off and groundwater pollution control systems by filtering pollutants through the soil. Buffers also provide habitat for wetland and upland plants, which are in turn used by a variety of animals as a corridor for food and shelter. Wetlands and wetland buffers are regulated by the US Army Corps of Engineers (USACE) and MDE. The Town and surrounding potential municipal growth areas lie within the Breton Bay watershed, which is classified as Tier II watershed – high quality watersheds that have an existing water quality that is significantly better than the minimum requirements, as specified in MDE’s water quality standards. Tier II streams are

designated based on biological community scores for benthic macroinvertebrates (aquatic insects), and fish. Streams and tributaries within the Breton Bay watershed are designated as Class I waters in MDE’s latest assessment of water quality. Class I designated use waters should support water contact recreational activities and protect non-tidal warm water aquatic life. The Breton Bay watershed is impaired by nitrogen and phosphorus, bacteria, sediment, and sulfates.

In August of 2020 Tropical Storm Isaias brought significant impacts up and down the East Coast from flooding, tornados and strong winds. This storm caused major flooding of the McIntosh Run, both inside and outside of the Leonardtown boundaries, as well as Town Run at the Leonardtown wastewater treatment plant. While the storm yielded less than the normal 24-hour, 100-year rainfall totals, flood levels were shown to be higher than the 100-year base flood elevation in some locations. In fact, some locations experienced flooding exceeding the 500-year flood elevations. Leonardtown and St. Mary’s County officials worked with the Maryland Silver Jackets Team to assess the flood areas and look for root causes and possible future mitigation options.

The Maryland Silver Jackets performed a Flood Hazard Assessment for the McIntosh Run watershed, completed in August 2023. Findings from that study show the extreme rainfall, a beaver dam failure north of Leonardtown, issues with the MD 5 bridge over McIntosh Run and possible timing of releases from stormwater management best management practices all could have impacted the flooding in this instance.

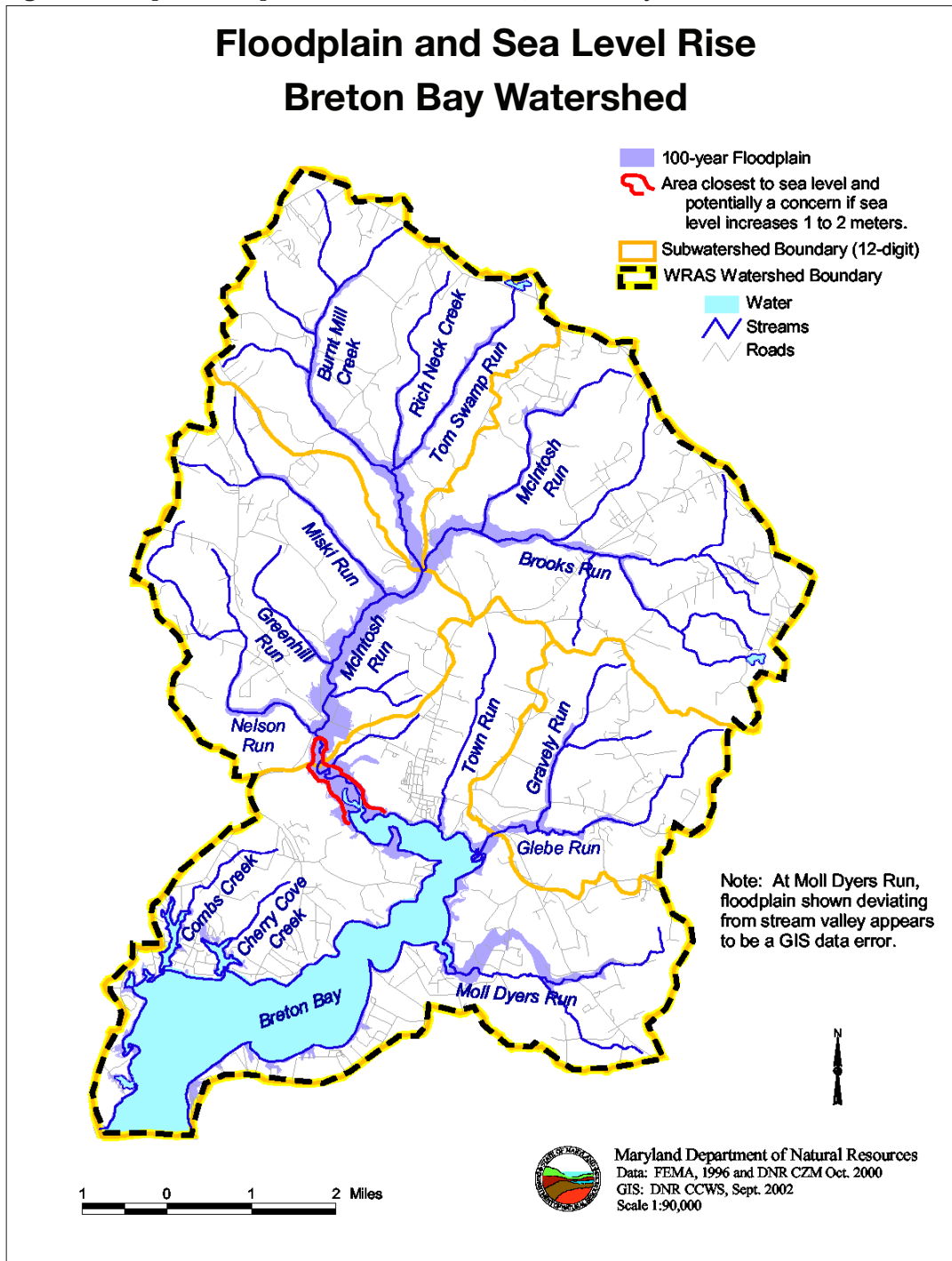
Leonardtown retained GHD, Inc. to perform a flood impact study of Town Run at the same time. A large sediment deposit (sandbar) at the mouth of Town Run in Breton Bay has been a concern for years. Potential alternatives were investigated to protect the towns major asset, the wastewater treatment plant. One of the alternatives was incorporated into the current expansion of the plant that is almost completed at this time.

Floodplain

The 100-year floodplain is the land area along a stream that is susceptible to inundation by a flood of a magnitude that would be expected to occur on average only once every 100 years as a result of

rainfall and runoff from upland areas. The 100-year floodplains of streams in Leonardtown are shown on the Leonardtown Critical Areas Program maps.

Figure 17: Map of Floodplain and Sea Level Rise, Breton Bay Watershed



Steep Slopes and Highly Erodible Soils

Steep Slopes are considered sensitive areas because of their potential for soil erosion and slope instability, as well as the diversity of plant and animal species found on undisturbed slopes. Clearing and grading of land results in increased soil erosion. The steeper the slope is, the greater the erosion problem. Runoff from rainfall carries eroded soil into the streams. By increasing the turbidity of the stream, this sediment destroys the stream's plant and animal life. In addition, the sediment carries heavy metals, pesticides, nutrients, and other pollutants that degrade water quality.

For planning and design purposes, slopes greater than 15 percent are considered to be steep. The Town of Leonardtown is situated in the low, flat plain region in the Atlantic Coastal Plain. Its developed area is bordered by land with slopes greater than 15 percent. These very narrow and steep areas are found to the east along Town Run and to the west, just beyond the developed residential area. Slopes greater than 15 percent also occur to the east and west of Washington Street along Breton Bay.

The costs that local governments can incur due to steep slope development include repairs of washed-out roads, increased culvert and ditch maintenance caused by stormwater runoff, increased stream maintenance costs, and high

costs associated with extending infrastructure to new development at these locations. Sewer and water systems are especially difficult and expensive to engineer on steep slopes. Protecting steep slopes also preserves the natural scenic beauty of a hillside area, which also can protect property values.



Before (Shoreline on Breton Bay)



After (Soil Erosion)



Habitats of Threatened and Endangered Species

Certain areas, due to their physical or biological features, provide important elements for the maintenance, expansion, and long-term survival of threatened and endangered species. These areas, called habitats may include breeding, feeding, resting, migratory, or over wintering areas. Physical or biological features of habitats may include the structure and composition of the soil, vegetation, and the faunal community; water chemistry and quality; and geologic, hydrologic, and microclimatic factors. Habitats may need special management or protection because of their importance to conservation of threatened or endangered species.



The Maryland Natural Heritage Program is responsible for monitoring and documenting the well-being of endangered and threatened species. Habitats for endangered or threatened species have been found within the borders of Leonardtown.

The bald eagle is the most frequently reported rare and endangered species near Leonardtown. One nest site has been identified near Camp Maria on Breton Bay. However, there are no nest sites in Leonardtown.

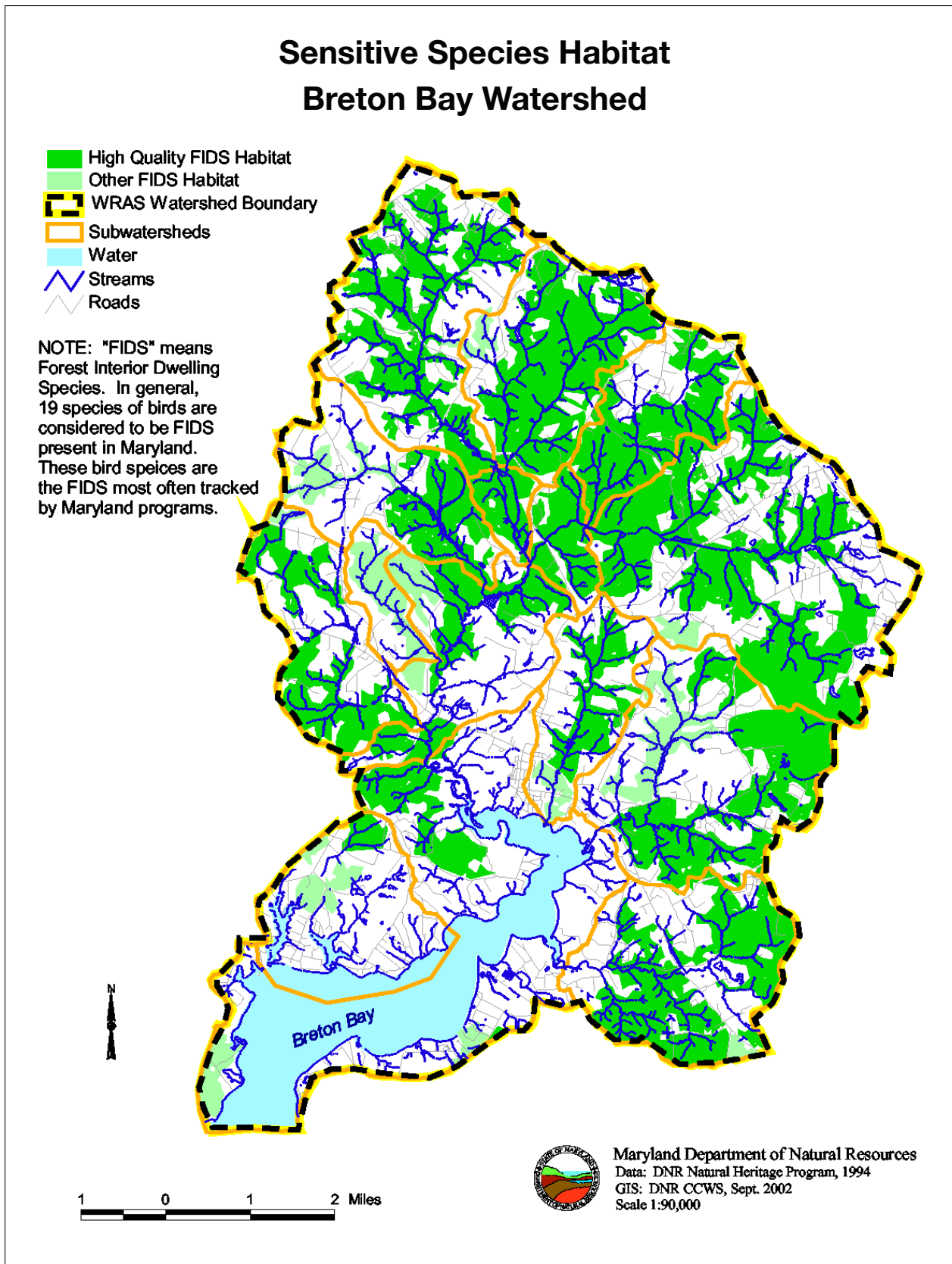
Species with special federal status, with a habitat near Leonardtown, include Dabbling Ducks and Diving Ducks. These species frequent the mouth of Breton Bay and are found scattered offshore throughout the coast near Leonardtown.

There is a current population of the Dwarf Wedge Mussel (*Alasmidonta Heterodon*) in McIntosh Run, north of Leonardtown which could extend into smaller tributaries of McIntosh Run. The Dwarf Wedge Mussel is a state endangered species. There are also records of the *Chelone oblique*, or Red Turtlehead, in wetlands to the west of Leonardtown. The Red Turtlehead plant has been classified as a state threatened species by the Maryland Natural Heritage Program.

Approximately 58 acres of “Forest Interior Dwelling Species” or (FIDS) Habitat in Town ownership is located between McIntosh Run and Tudor Hall Farm. As shown in Figure 18, much larger land areas upstream in tributary portions of the Run, have been identified by Maryland DNR as high-quality FIDS habitat. Since these species have been documented in some tributaries to McIntosh Run, development plans for any future projects in locations where these species might be present will be submitted to the Maryland Natural Heritage Program for review.



Figure 18: Map of Sensitive Species Habitat, Breton Bay Watershed



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

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.

Goal #1- Protect the sensitive environmental features in Leonardtown as the anticipated growth continues. As one of two development districts in St. Mary's County, Leonardtown should be where a large amount of the growth will happen for the region to prevent sprawl and the rural character of our entire community.

- Action Item #1.1- Restrict development in sensitive areas. Keep regulations current and up to date to ensure adherence to these objectives.
- Action Item #1.2- Ensure the Leonardtown wastewater treatment facility is operating at the most current technologically possible levels and that all new construction connects to the public sewer as it is developed or added to the town boundaries.
- Action Item #1.3- Encourage the linking and connection of forested areas required for preservation so that a wildlife habitat and corridors for wildlife movement can be maintained.
- Action Item #1.4- Coordinate development approvals with the Maryland Chesapeake Bay Critical Areas Commission and the Maryland

Department of Resources, Natural Heritage Program when located in the Critical Area or known habitats of sensitive plant and wildlife species.

- Action Item #1.5- Encourage clustering of development on large parcels of land to optimize open space and reduce impacts to sensitive areas.

Goal #2- 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.

- Action Item #2.1- Prohibit extensive alteration to major drainage courses.
- Action Item #2.2- Protect vegetation in and around steep slopes, floodplains, and stream buffers. Prioritize these areas for preservation when open space dedication is required as part of the subdivision or development process.
- Action Item #2.3- Encourage best management practices (BMP's), utilizing "Environmental Site Design (ESD) principles such as low impact development techniques, as described in the Water Resources element of this plan.
- Action Item #2.4- Utilize natural buffers as the preferred means of protection for streams, steep slopes, and floodplain systems over engineering solutions. Exceptions may be made where planned density or preferred land use configurations cannot otherwise be achieved. In such cases on-site or off-site mitigation may be required.
- Action Item #2.5- Ensure stormwater, Critical Areas and other environmental regulations are current and up to date.

Goal #3- Promote environmental stewardship throughout the community through education and volunteer programs.

- Action Item #3.1- Encourage waterfront property owners to preserve natural features and protect natural resources. Inform homeowners of practices they can apply or actions they can take to protect their land and the watershed. Such actions can include dispersing rather than channelizing stormwater runoff, widening stream buffers, forest management, invasive species management, soil stabilization/sediment control, landscaping, and tree preservation.
- Action Item #3.2- Encourage school or civic groups to stencil “Don’t Dump – Breton Bay Drainage” (or similar language) on storm drain inlets around the bay. This has been a very popular and effective awareness tool for the Chesapeake Bay watershed. Several storm drains in Leonardtown have been stenciled in the past with “Chesapeake Bay drainage”, but these are now faded. This would be an excellent public/community service project.
- Action Item 3.3- Utilize the Beacon newsletter for homeowners on resource management/conservation issues, programs that are available to help them, and techniques they can use to manage their properties that will aid in protecting the watershed and Breton Bay.

Goal #4- Review and amend Federal Emergency Management Agency (FEMA) standards and specifications as specified in the Code of Federal Regulations (CFR) as specified in 44 CFR Part 60.3(d) of the National Flood Insurance Program (NFIP) and any further updates to the State Critical Area or Floodplain Ordinances as required.

- Action Item 4.1- Amend existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d) of the NFIP.
- Action Item 4.2- Adopt all standards of 44 CFR Part 60.3 (d) into a new and comprehensive set of regulations.
- Action Item 4.3- remain current on all Maryland Critical Area regulations and all Floodplain regulations.

Transportation Element

Efficient and effective movement of people and goods is an important concern in any community's plan for growth. Creating a safe and efficient transportation network with minimal disruption to residents and businesses can be challenging. It requires that transportation planning be closely coordinated with other elements of the Comprehensive Plan to ensure that transportation policies complement both existing and proposed land use patterns. Since transportation systems are controlled by the state, county, and town, managing transportation facilities to ensure adequate highway capacity requires coordination and cooperation among all levels of government. A sound network to support community transportation needs requires consideration beyond just the capacity of highways and streets to support vehicular traffic.

A comprehensive transportation network must go beyond just highway and street capacity. Leonardtown needs to accommodate various modes of transportation, including walking, cycling, low speed vehicles (such as golf carts and scooters), mass transit, and potential future services like ferries. This includes supporting infrastructure such as sidewalks, multi-use trails, bike and cart lanes, and other multi-modal pathways to facilitate these alternative travel methods. Since the last plan update in 2010, there has been a national trend focusing on multi-modal transportation, reflecting a growing awareness of the need for sustainable and diverse transportation options. Communities across the country are increasingly investing in infrastructure that supports walking, biking, and other non-vehicular travel modes, as well as exploring new transit solutions such as electric carts and water ferries. This evolution emphasizes the importance of a transportation strategy that integrates various modes to create a more connected and efficient community for all.

The transportation element of the Comprehensive Plan is one over which the town has significant control. For Leonardtown, which has major state highways running through it, exercising control

necessitates substantial coordination with state and county governments. Considering the need to connect scattered employment and shopping centers and the downtown core's dependence on state highway access, the transportation plan must be a key component of the Comprehensive Plan.

The transportation plan should focus on moving people efficiently through and within the town, whether they are residents, workers, or shoppers. Enhancing transportation involves expanding and improving existing roads and developing new ones with a focus on multi-modal use. Additionally, other methods, such as better pedestrian walkways, bike routes, and public transit systems, need to be developed.

In some areas of Leonardtown, existing development patterns limit new road construction or widening. However, much of the land where future development is planned is less constrained, presenting an opportunity to designate transportation corridors and protect rights of way for future system development before additional development creates constraints or limitations in these areas.

A Vision of the Future Transportation System

The overarching goal for the Town's transportation system is to improve cross-town and through-town networks, ensuring safe and efficient movement for pedestrians, cyclists, and vehicles through various modes of transportation. Leonardtown's transportation system emphasizes local mobility and reduced traffic congestion. Investments in infrastructure have enhanced connectivity and established an effective multi-modal network. The cross-town connector provides vital links throughout the Town, integrating new developments and reducing reliance on major highways. A bus shuttle system connects key destinations, while a network of trails offers safe travel options for pedestrians and cyclists, linking neighborhoods to schools, parks, downtown, and the waterfront.

Existing Conditions & Important Considerations

Leonardtown's various public roads are individually owned by the town, the county, and the state. The ownership entity is responsible for maintenance and snow removal.

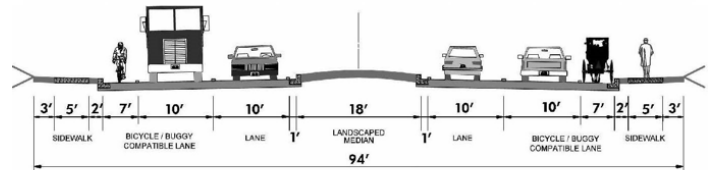
State Highways

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.

Figure 19: MD Route 5 Widening Design Alternative



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



Examples of Pedestrian Bridges and Tunnels

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.

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.

Much 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

Leonardtwn 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 downtown. The sidewalks will also integrate with other multi-modal pathways planned as part of broader Town initiatives.

Bicycle Transportation

There are no designated bicycle travel areas in the Town. Except for the state highways, most streets in the Town are wide enough and lightly traveled enough to accommodate bicycles. However, this may not be the case in the future. New and expanded roads will need to consider bicycles. One of the objectives for the downtown area should be to continue making the business district bicycle accessible and provide bicycle amenities, along with the bike racks added in several areas in Town and at the Wharf in recent years.

Public Transit

Leonardtown is served by the St. Mary's Transit System (STS), which operates bus routes connecting the Town with key destinations across the county. The STS routes include stops at healthcare facilities, shopping centers, and government offices, making public transit a viable option for residents and visitors. The service also supports connectivity between Leonardtown and larger hubs like Lexington Park, providing access to employment centers and educational institutions like the College of Southern Maryland.

Within Leonardtown, the Leonardtown Loop is a crucial component of the transit network. This loop provides regular stops throughout the Town, connecting residential neighborhoods with downtown businesses, parks, and public facilities. As the town continues to grow, STS is

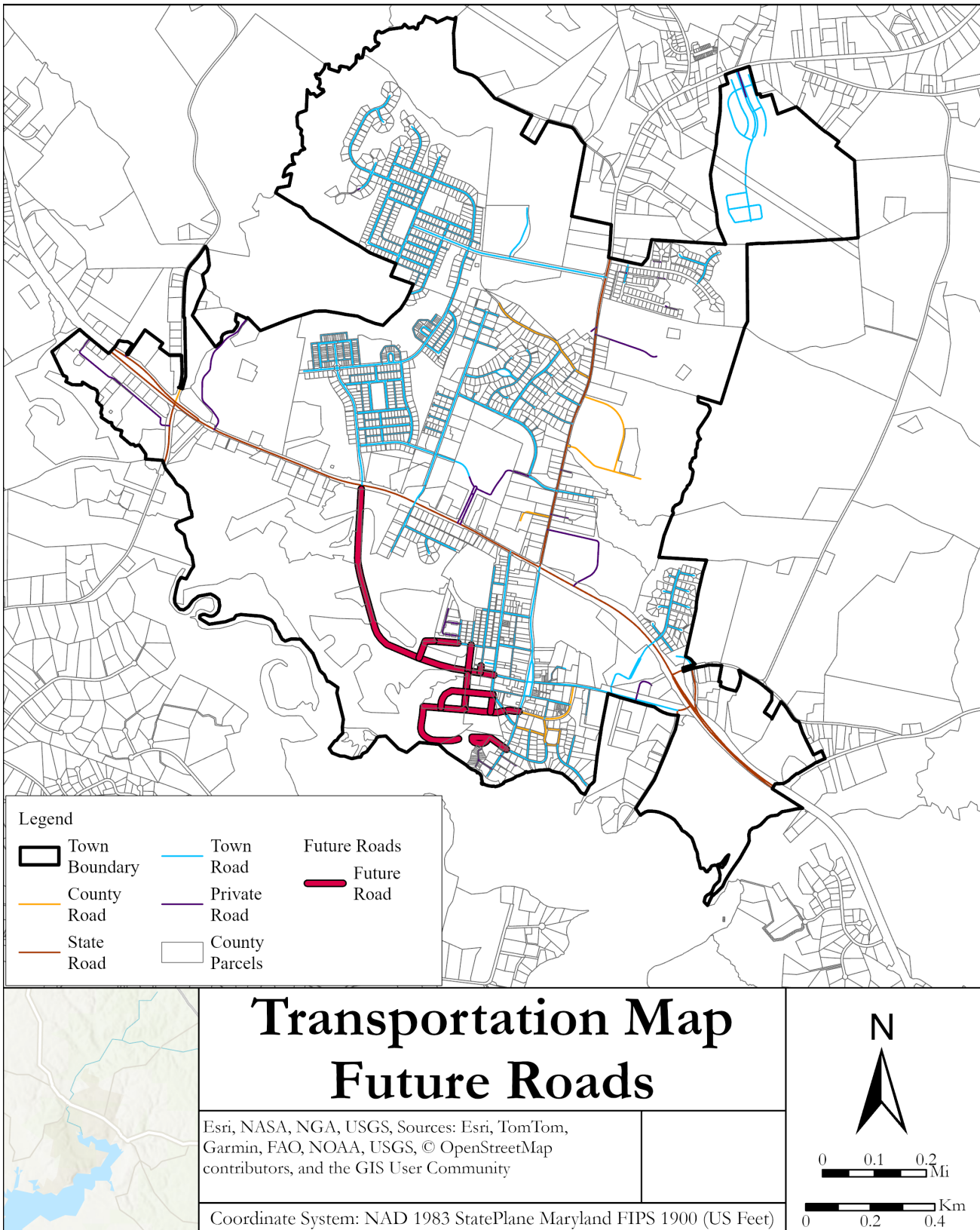
refining routes to better serve new developments and ensure that emerging neighborhoods have adequate access to public transit. Future plans may include expanded routes and enhanced frequency to accommodate the increasing population.

Additionally, the introduction of a free seasonal trolley service has bolstered Leonardtown's public transportation offerings. Operating from April through October, the trolley connects visitors and residents to popular downtown attractions, including shops, restaurants, and parks, promoting both tourism and ease of movement within the Town. As Leonardtown continues to evolve, ongoing assessments and feedback from residents will guide further enhancements to the transit system, including better integration with pedestrian and bicycle infrastructure to create a more comprehensive multimodal network. 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 transportation plan map.



Transportation Priorities / Future Roads

Figure 20: Future Roads Map



Transportation Element Goals and Action Items

Goal #1 - Define and preserve corridors for future cross-town connector roadways.

- Action Item #1.1 - Require new developments to build sections of the cross-town roadway system within designated corridors, ensuring connectivity to the existing transportation network and accommodating both new residents and through traffic.
- Action Item #1.2 - Ensure new and planned cross-town roadway segments integrate with the existing highway system and align with state and county construction plans.
- Action Item #1.3 - Ensure the extension of Fenwick Street through Tudor Hall Farm to MD Route 5, providing direct access to downtown without relying on Route 5. The Fenwick extended project supports the integration of Tudor Hall Farm into the Town, facilitating commercial and residential development and providing public access to Breton Bay via a trail system.
- Action Item #1.4 - Align new entrances at Tudor Hall Farm and Clark's Rest along MD Route 5 to form a cross-town connection between the northern and southern parts of the Town, with a signalized intersection to improve traffic flow.

Goal # 2 - Improve and maintain the existing sidewalk system, including acquiring pedestrian easements to enhance connectivity.

- Action Item #2.1 - Encourage developments to support non-automobile transportation, including sidewalks, trails, low speed vehicles (golf carts), and bikeways, with a focus on separating these from vehicular systems to avoid conflicts.

- Action Item #2.2 - Utilize greenways or undeveloped site areas for trail connections where appropriate.
- Action Item #2.3 - Prioritize corridor enhancements to improve the scenic and heritage value of the Religious Freedom National Scenic Byway, which passes through Leonardtown. Focus on enhancing community design initiatives that support the byway's character.
- Action Item #2.4 - Propose connections between the cross-town connector and existing streets, such as extending Doctor's Crossing Way to provide alternative access from Route 5 to the hospital via the new connector.
- Action Item #2.5 - Evaluate trail connections from downtown Leonardtown to MD Route 243 via Tudor Hall Farm, though sensitive environmental areas may limit development in certain locations.
- Action Item #2.6 - Extend and improve existing Town streets to connect neighborhoods to the cross-town connector, considering streets like Greenbrier Road and Abell Street for upgrades.
- Action Item #2.7 - Implement Pedestrian Crossings on MD Route 5 at three critical locations including exploring 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.

Goal # 3 - Promote transit-friendly development in all new projects.

- Action Item # 3.1 - Explore expansion of the shuttle/trolley system to connect major destinations, such as medical centers, employment hubs, educational institutions, and residential areas, with the downtown and Leonardtown Wharf.
- Action Item # 3.2 - Collaborate with the County and State to use planned parking areas to expand bus service, connecting these areas with employment centers, shopping districts, and downtown.

Goal # 4 - Develop and adopt a Pedestrian/Bikeways Master Plan to guide future investments in non-automobile transportation.

- Action Item #4.1 - Improve bicycle travel safety and ease within the Town by defining and marking key routes, providing dedicated parking, and integrating Town mixed use pathways with those of the County.
- Action Item #4.2 - Enhance public access to the Town's waterfront along Breton Bay and McIntosh Run, including developing a waterfront trail or boardwalk system along Tudor Hall Farm and connections to downtown and residential neighborhoods.

- Action Item #4.3 - Encourage or require, when appropriate, roadway and pedestrian linkages between adjacent non-residential and residential developments along the Breton Bay waterfront.
- Action Item #4.4 - Establish pedestrian paths as an alternative to new sidewalks where practical, utilizing the Town's alleys, lanes, and paper streets.
- Action Item #4.5 - Evaluate and improve the location and visibility of crosswalks with appropriate marking and signage, including potential traffic calming measures in coordination with SHA.
- Action Item #4.6 - Participate in the Countywide Pedestrian/Bikeways Master Plan to guide future investments in non-automobile transportation, complementing mixed-use development, school growth, waterfront promenade plans, and heritage tourism within the Town. While Pedestrian/Bikeway focused, this plan could include low speed vehicles.

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. Much attention and effort 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 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.

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 as eligible for State funding. PFA designations include municipalities, rural villages, communities, industrial areas, and planned growth areas to be served by public water and sewerage. 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 21 titled "Potential Municipal Growth Areas". 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 21: Potential Municipal Growth Areas

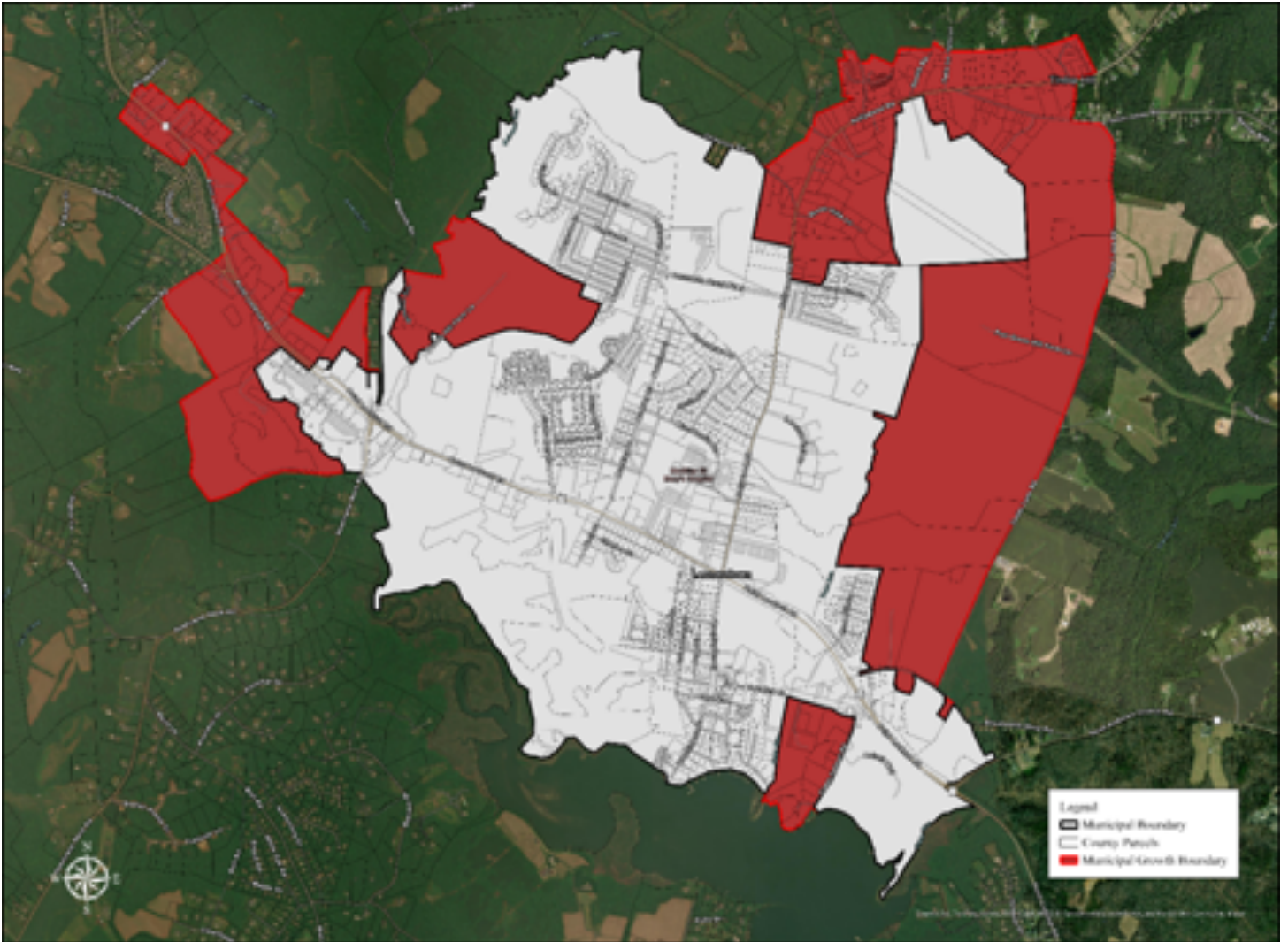
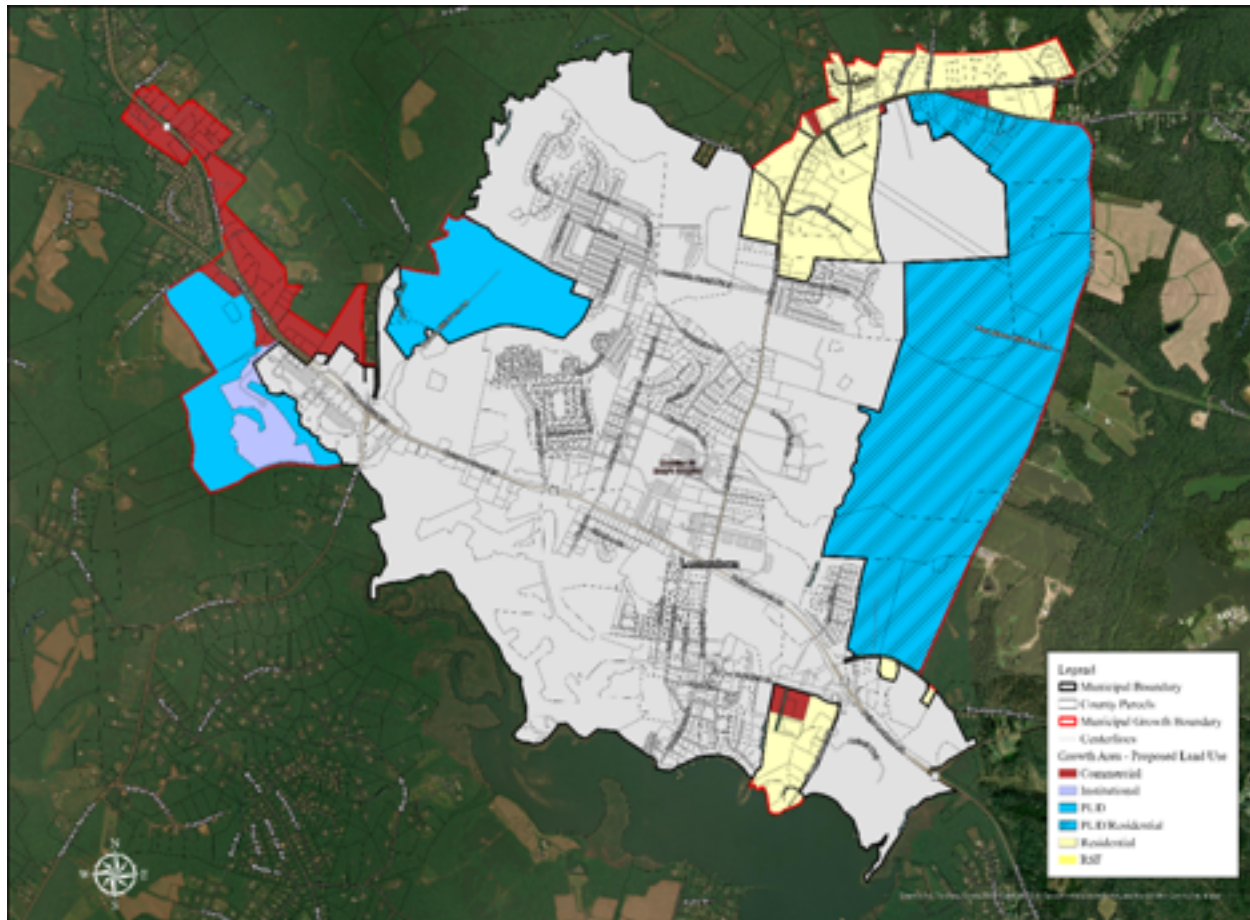


Table 37: Proposed Land Use in Leonardtown and Existing Land Use in St. Mary's County

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 22: 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 38: 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 39: 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 40: 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 – Continue to embrace growth of the Town, as a designated growth area and St. Mary's only municipality, when and where there is a clear net economic and/or environmental benefit to doing so and only when supported by adequate public facilities and by the goals of this Plan.

- Action Item #1.1 - The Town should give priority to, and provide incentives for, infill development on small vacant lots, as well as the creation of well-designed infill projects on the larger vacant parcels, consistent with the provision of adequate services.
- Action Item #1.2 - Create land use policies that encourage a balance of land uses such that there are adequate areas for nonresidential uses that will provide the essential tax base needed for the Town to support existing and future residents.
- Action Item #1.3 - Give priority to projects that are complimentary and have a tie to the Downtown District, especially if the projects provide the option of walkability to the downtown.

Goal #2 - Guide the timing, location, and general land uses for infill development and annexed properties as depicted on the Proposed Land Use Plan Map and the Town Growth Area Map.

- Action Item #2.1 - Ensure that the regulatory policies within the Town's Zoning Ordinance is consistent to accomplish the goals in this Plan.
- Action Item #2.2 - Assure that all new annexation requests incorporate all aspects of impacts the new property has on the Town, pro or con.

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.

Characterization of Existing Land Use

The existing land use pattern in the Town of Leonardtown is rather well defined and is shown on Figure 23, 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.

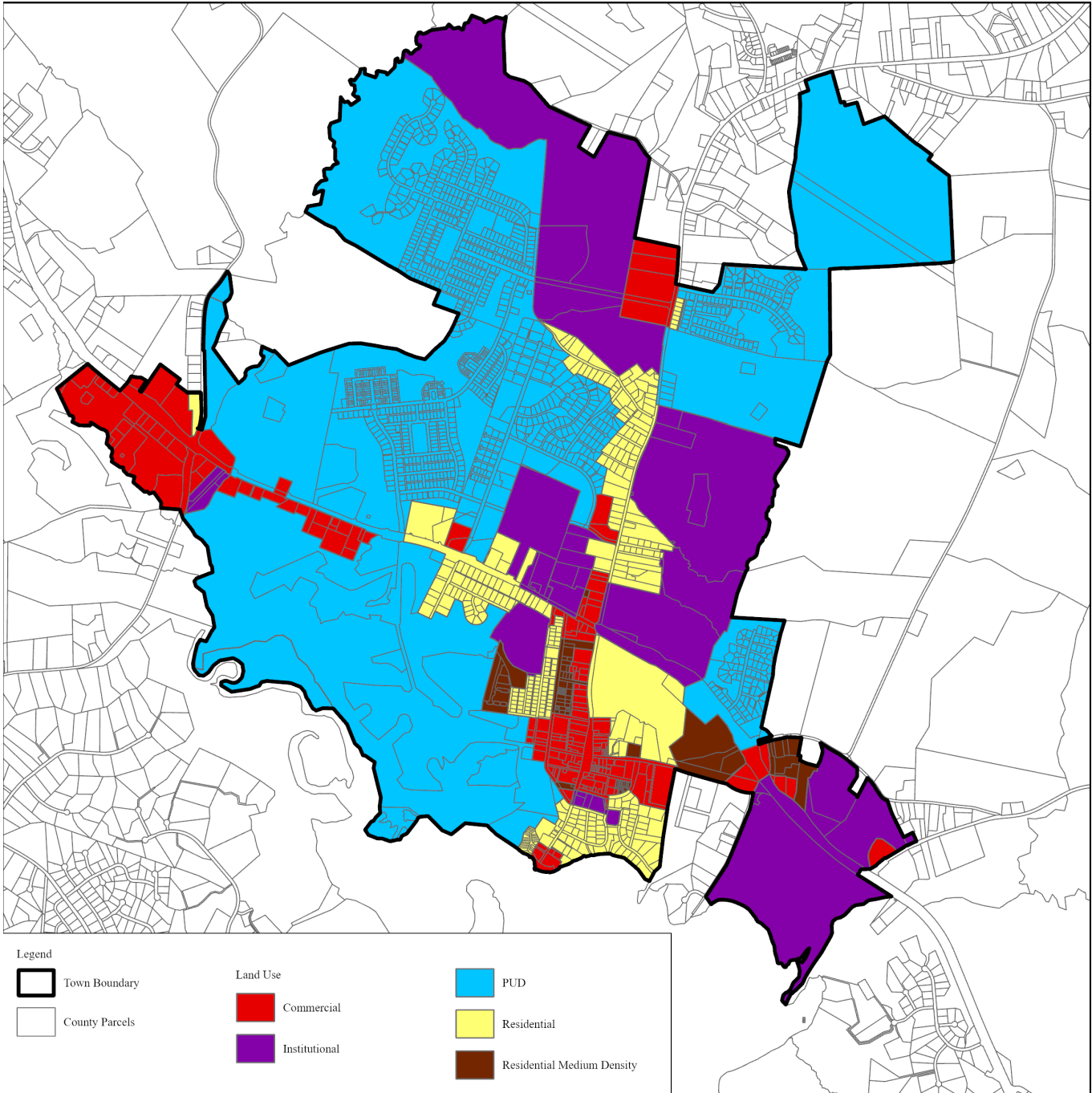
Office and Institutional Uses

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 Courthouse 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.

Figure 23: Town of Leonardtown Existing Municipal Land Use Map



	<h1>Town of Leonardtown Land Use Map</h1>		<p>N</p>	
	<p>Esri, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community</p>	<p>February 2024</p>		
	<p>Coordinate System: NAD 1983 StatePlane Maryland FIPS 1900 (US Feet)</p>			

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.

Current Zoning Framework

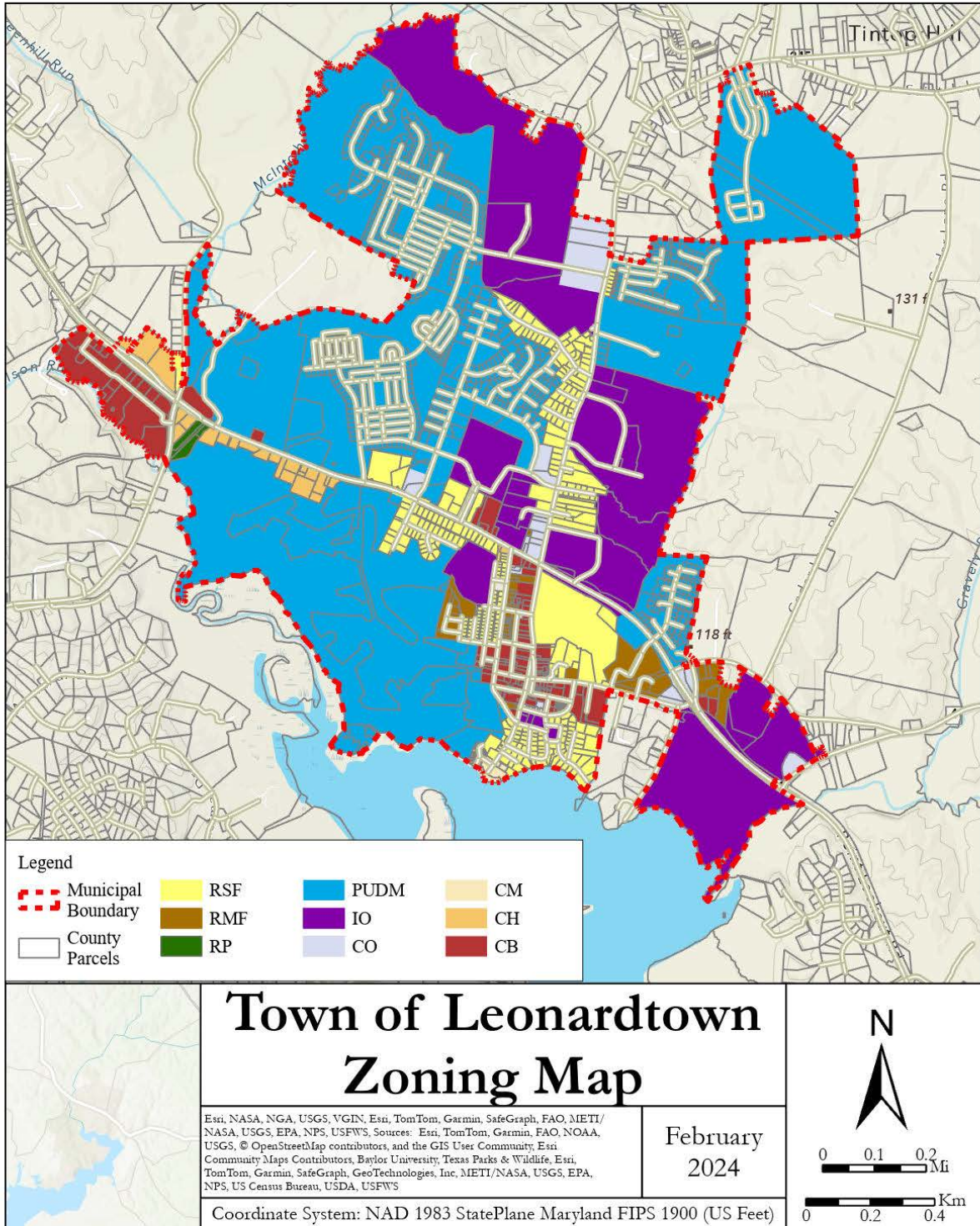
Leonardtown is divided into nine zoning districts (excluding the Recreation and Parks district) to regulate land use, building placement, height, bulk, residential densities, and the intensity of lot use for non-residential purposes. More recent development has been zoned as Mixed-Use Planned Unit Development 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 41: Acreage by Zoning Category

Zoning Category	Total Acreage
Residential Single Family	206
Residential Mixed Family	43
Recreation Area	6
PUD	1,275
Institutional Office	583
Commercial Office	37
Commercial Marine	4
Commercial Highway	35
Commercial Business	108
Total Acreage:	2,498

Figure 24: Leonardtown Zoning Map



Land Use Plan Element Goals and Action Items

Goal #1 - Retain Leonardtown's small-town character and identity while accommodating reasonable growth.

- Action Item 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 Item 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 Item 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 Item 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 Item 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 Item 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 Item 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.

Land Use Plan Goal #2 - Enhance and preserve the Town's transportation and waterfront access as an historic waterfront community.

- Action Item 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 Item 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 Item 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 Item 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 part 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 timeframes 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 for 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 for 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

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 1: Ensure that all current and future residences and businesses have adequate public services and facilities necessary to protect the public health, safety, and welfare and to promote an attractive environment in which to live and work.	1.1	Continue to maintain the three Town parking facilities.	Town	Operating Budget	Ongoing
	1.2	Expand Town services and staff, along with the development of additional volunteer boards and commissions to address issues, devise guidelines, recommend policies, and adjudicate incompliance, resulting from the growing complexity and needs of a vibrant town.	Town	Operating Budget	Ongoing
	1.3	Encourage public/private partnerships with developers and partnerships between various levels of government, via grant and loan programs, to establish equitable and innovative funding solutions for needed community facility infrastructure and transportation improvements. This objective is critically important in light of significant capital costs typically associated with such system improvements.	Private/Civic, Town, County, State	Grant	Ongoing
	1.4	Ensure that new development pays all of the costs or a proportional fair-share of the costs, depending on the type of improvements needed to accommodate the demands generated by the development. Conversely, ensure that existing residents, businesses, and property owners do not pay for improvements primarily related to new development, unless it is determined that the improvements proportionally benefit the community-at-large.	Private/Civic, Town	No Funding Required	Ongoing
	1.5	Encourage public-private partnerships for funding community facility infrastructure and transportation improvements.	Private/Civic, Town	Grant	Ongoing
Goal 2: Look to implement new software to assist with development review.	2.1	Utilize geographic information systems (GIS) platform for sharing information such as the jurisdictional boundary, existing zoning, existing infrastructure, natural resources, priority funding areas, growth elements, demographic statistics, etc. This platform assists Town staff, the Planning Commission and the public to review development plans and proposed annexation plans and for other purposes.	Town	Operating Budget	Short Term

Community Facilities Element

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 3: Public Safety and Emergency Services	3.1	Continue supporting the expansion of the Town's Volunteer Fire Department and emergency services to meet the growing demands of the community.	Town, County	Grant, Operating Budget	Ongoing
	3.2	Explore options for relocating the Leonardtown Volunteer Fire Department to a site with easier access to major routes like Route 5, ensuring improved response times.	Private/Civic, Town, County	No Funding Required	Immediate, Short Term
	3.3	Examine opportunities for adaptive re-use of Fire Department owned carnival grounds to support a broader mix of downtown commercial uses and services. This includes working with the Fire Department to find an acceptable alternative location for facilities.	Private/Civic, Town, County	Grant	Immediate, Short Term
Goal 4: Educational Facilities - Support for Schools	4.1	Collaborate with the County and Board of Education to ensure that new and existing schools have adequate facilities to serve the growing population. This includes planning for expansions or new schools in response to residential growth.	Town, County, State	No Funding Required	Ongoing
Goal 5: Work with healthcare providers like MedStar St. Mary's Hospital to ensure the expansion of healthcare facilities keeps pace with population growth. Support the development of specialized facilities, such as the planned memory care facility on land recently annexed.	5.1	Partner with healthcare providers to promote public health initiatives that benefit residents, including wellness programs and health screenings.	Private/Civic, Town, County, State	No Funding Required	Ongoing
Goal 6: Implement strategies to protect key historic sites such as the Camalier House, Tudor Hall, and the Old Jail.	6.1	Assist in securing funding for preservation and integrating these sites into the Town's cultural and tourism initiatives.	Town, County, State	No Funding Required	Ongoing

Parks and Recreation Element

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 1: Continue to evaluate needs for additional recreation land and facilities, including arts and cultural spaces.	1.1	Continue developing Town-owned lands along the Tudor Hall Farm waterfront, focusing on creating a waterfront trail system and environmental interpretive centers to enhance public access to Breton Bay. Continue to pursue Fenwick Lawn Park as a major park space linking downtown to Tudor Hall. Explore the amphitheater as a major amenity.	Private/Civic, Town, County, State	Grant	Moderate Term
	1.2	Plan and implement continued improvements to Leonardtown Wharf, including connecting the Wharf to Tudor Hall Farm. Consider private donations to fund these enhancements, with opportunities for donor recognition.	Private/Civic, Town, County, State	Grant, Operating Budget	Short Term
	1.3	As new developments occur, require land dedication for active recreation use. Evaluate on a case-by-case basis whether these facilities should be transferred to the Town for public use or retained by homeowners associations.	Private/Civic, Town	No Funding Required	Ongoing
	1.4	Improve community activity areas by requiring new development to provide active and passive recreation areas.	Private/Civic, Town	No Funding Required	Ongoing
	1.5	Evaluate community interest in establishing a dog park (“bark park”) or community gardens.	Private/Civic, Town	Grant	Short Term
	1.6	Examine ordinance requirements for mandatory dedication of parkland. A fee-in-lieu of parkland may also be required of future development to underwrite the cost of Town purchases of parkland as an alternative to site-by-site dedication. These techniques are being used in a number of Maryland communities that may serve as models for crafting ordinance and land development regulation revisions to accomplish this end.	Town	No Funding Required	Moderate Term
	1.7	Improve/increase community activity areas by assuring that new development provides areas for active and passive recreation.	Town	Operating Budget	Ongoing
	1.8	Continue to support County development and enhancement of county-owned recreation facilities that support the recreation needs and interests of Town residents.	Town, County	Grant	Moderate Term
	1.9	Continue to pursue development of the Port of Leonardtown site as a winery, canoe and kayaking trailhead and environmental education center.	Town, County, State	Grant	Moderate Term

Parks and Recreation Element

Goal	Action Item		Action Required By	Budget	Timeframe
	1.10	Leverage the plan for Tudor Hall to complete the waterfront trail system, boat docking facilities, and environmental interpretive facilities that provide greater public access to Breton Bay and support passive recreation uses and active facilities for boating and recreation.	Private/Civic, Town, County, State	Grant	Moderate Term
Goal 2: The Wharf continues to be an active waterfront destination and trailhead for the Breton Bay Greenway Network at the foot of Washington Street.	2.1	Work with local developers, investors, and existing restaurateurs to test interest in the concept.	Private/Civic, Town	Grant, Operating Budget	Immediate, Short Term
	2.2	Explore funding options for public infrastructure to support the project including parking, ADA accommodations, and stormwater management.	Town, State	Grant, Operating Budget	Immediate, Short Term
Goal 3: Create a multi-use trail network with broader community linkages through public open spaces that incorporates educational, environmental, cultural, and historical signage.	3.1	Prepare detailed plans for phased trail extension along the waterfront from The Wharf.	Private/Civic, Town, State	Grant	Short Term
	3.2	Coordinate with the Historical, Educational and Non-Profit Organizations regarding signage information and locations.	Private/Civic, Town, County, State	Grant	Moderate Term
	3.3	Identify Park areas and active/passive recreation opportunities.	Private/Civic, Town	Grant	Ongoing
Goal 4: Provide an outdoor space that is flexible for performances and gatherings/events while celebrating the waterfront.	4.1	Explore land swap to allow access from Washington Street.	Private/Civic, Town	No Funding Required	Moderate Term
	4.2	Determine types of events to plan for, including revenue-generating events.	Town	Operating Budget	Ongoing

Housing Element

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 1: Expand Housing Choices: Promote diverse housing options, including single-family homes, townhouses, multifamily units, accessory dwelling units (ADUs), and duplexes, to cater to a range of income levels, ages, and family sizes.	1.1	Encourage Duplex and Small Lot Development: Promote the construction of duplexes and small lot developments in appropriate areas, particularly within the Tudor Hall Farm growth area, to increase housing density while maintaining affordability.	Town, State	No Funding Required	Immediate
	1.2	Continue to Allow Accessory Dwelling Units (ADUs): Allow ADUs in accordance with Maryland state legislation. Ensure that ADUs comply with statutory requirements, maintain neighborhood character, and support housing diversity.	Town, State	No Funding Required	Immediate
	1.3	Maintain Aging Housing Stock: Encourage rehabilitation and reuse of aging or vacant housing stock to preserve housing availability, especially for lower-income residents, through grants and incentives.	Private/Civic, Town	No Funding Required	Immediate
Goal 2: Increase Affordable Housing: Ensure affordable housing is accessible to low- and moderate-income residents by promoting inclusionary zoning policies and leveraging state and federal funding for affordable housing development.	2.1	Reduce Housing Cost Burden: Aim to reduce the housing cost burden for both renters and homeowners by advocating for affordable rental housing and homeownership programs, and by providing housing options that align with local income levels.	Town, County, State	Grant	Ongoing
	2.2	Examine Affordable Housing Trust Fund: Establish a local Affordable Housing Trust Fund in partnership with county and state agencies to finance affordable housing developments, particularly for low- and middle-income households.	Town, County, State	Grant	Moderate Term
	2.3	Monitor Housing Affordability: Establish a local housing affordability index to track housing costs relative to income levels in Leonardtown, providing regular updates to ensure policies are aligned with affordability targets.	Town	No Funding Required	Moderate Term
	2.4	Leverage State and Federal Housing Programs: Apply for state and federal housing grants, including Maryland's Affordable Housing Trust Fund and HUD programs, to fund the development of affordable housing in strategic growth areas.	Town, County, State	Grant	Moderate Term
	2.5	Expand Public-Private Partnerships: Foster partnerships between developers and public entities to create mixed-income housing developments that meet the needs of Leonardtown's growing population.	Private/Civic, Town, County, State	No Funding Required, Grant	Moderate Term

Housing Element

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 3: Encourage Workforce Housing: Collaborate with local employers, developers, and county agencies to ensure housing is available for middle-income workers, particularly in sectors such as healthcare, education, and public administration.	3.1	Develop Workforce Housing Partnerships: Collaborate with local employers, including MedStar St. Mary's Hospital and St. Mary's County Public Schools, to create housing programs that provide affordable workforce housing options near employment centers.	Private/Civic, Town, County, State	No Funding Required, Grant	Ongoing
Goal 4: Promote Mixed-Use Development.	4.1	Focus on second and third-floor apartments above commercial spaces.	Private/Civic, Town	No Funding Required, Grant	-
	4.2	Encourage residential units in mixed-use developments, especially in the town center, to increase housing availability while supporting economic growth.	Private/Civic, Town	No Funding Required, Grant	-
Goal 5: Continue to preserve Historic Neighborhoods and structures.	5.1	Ensure new developments, including higher-density housing, integrate with Leonardtown's historic neighborhoods by adopting design standards that reflect the town's character.	Town	No Funding Required	Short Term
Goal 6: Promote Sustainable Housing and "Green Building" techniques.	6.1	Continue to promote the development of cluster housing and micro-neighborhoods as a means to create diverse, compact residential communities that optimize land use, enhance walkability, and preserve open space. Cluster developments allow for higher-density housing units to be grouped together, leaving significant portions of the site as shared green space, community gardens, or recreational areas, while minimizing environmental impacts.	Private/Civic, Town	No Funding Required	Immediate
	6.2	Incorporate sustainable design and construction practices, including energy-efficient homes, green infrastructure, and environmentally friendly building materials, in all new housing developments.	Private/Civic, Town	No Funding Required	Immediate

Housing Element

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 7: Use Density Bonuses: Implement density bonuses and other incentives for developers who include affordable housing units or provide alternative housing options, such as ADUs and duplexes, within growth areas like Tudor Hall.	7.1	Expand the Use of Mixed-Use Development and Density Bonuses: Apply density bonuses in areas adjacent to downtown and Tudor Hall that will allow for smaller lot sizes, higher-density housing stacked flat housing in mixed use developments, and increased height in exchange for affordable housing contributions. This will promote a variety of housing types while maintaining Leonardtown's character.	Private/Civic, Town	No Funding Required	Immediate
	7.2	Explore Inclusionary Zoning Bonus Options: Consider local inclusionary zoning policies that incentivize a portion of new residential developments to be designated as attainable housing units. Offer density bonuses and expedited permitting as incentives for developers.	Private/Civic, Town	No Funding Required	Immediate

Downtown and Waterfront Element

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 1: Pursue the long-standing objective of having a full-service hotel in St. Mary's County that provides amenities for business and leisure travelers.	1.1	Continue to vet the hotel concept with developers.	Private/Civic, Town, County, State	No Funding Required	Short Term
	1.2	Complete a market study that considers profit points, margins, and return on investment.	Town, County, State	Operating Budget	Short Term
	1.3	Explore incentives that the Town can offer in the form of land write-downs and public/private partnership ownership of conference space to complete the project.	Town, County, State	No Funding Required	Short Term
Goal 2: Create a centrally located, active, and flexible community park as a complement to Leonardtown's other parks and open spaces.	2.1	Coordinate with Tudor Hall Farm for open space easements along western portion of park to allow park to have public street frontage on all sides.	Private/Civic, Town	No Funding Required	Immediate
	2.2	Consider sensitive park interface with Fenwick Street Extended as construction plans are developed.	Private/Civic, Town	No Funding Required	Immediate
	2.3	Begin planning for extensions to Longmore (shorter term) and Barthelme (longer term) Streets.	Town	No Funding Required	Immediate
	2.4	Prepare detailed plans for park (coordinated with Fenwick Street and Tudor Hall Farm plans).	Town	Grant, Operating Budget	Short Term

Downtown and Waterfront Element

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 3: West Fenwick District Downtown Expansion - Guide westward expansion of downtown along Fenwick Street with clear connections and complementary uses.	3.1	Continue to work with developers on the site planning of the former Chevy dealership property, emphasizing Park Avenue as a pedestrian-friendly connection.	Private/Civic, Town, County	No Funding Required	Immediate
	3.2	Continue to facilitate re-use or redevelopment of the auto dealership building (front portion) with an emphasis on retail space along Washington Street.	Private/Civic, Town, County	No Funding Required	Immediate
	3.3	Maintain placeholder for future parking deck and explore funding opportunities for deck.	Private/Civic, Town	Grant	Immediate
	3.4	Work with Tudor Hall Farm and other property owners to preserve mixed-use development and ground floor retail space along Fenwick Street Extended (from the Longmore Street intersection to the east).	Private/Civic, Town, County, State	No Funding Required	Immediate
	3.5	Encourage mix of housing types including stacked flats, stacked townhouses, senior housing, and other multifamily product types.	Town	No Funding Required	Ongoing
	3.6	Explore alternatives to the town's height limits in the West Fenwick District to accommodate additional building height.	Town	No Funding Required	Immediate
	3.7	Work with Leonardtown Volunteer Fire Department on re-use of property if they relocate to another location.	Town, County	No Funding Required	Short Term
Goal 4: Encourage infill development and adaptive reuse of existing buildings in the downtown/Main Street District.	4.1	Review Design Guidelines and Standards for the Downtown and update as needed.	Town	No Funding Required	Immediate
	4.2	Review Zoning Code and update as needed.	Town	No Funding Required	Immediate
	4.3	Look at alternatives to traditional zoning such as form-based codes.	Town	No Funding Required	Immediate
	4.4	Explore additional height options using creative zoning and design policies to allow for up to four floors while preserving the character of downtown.	-	No Funding Required	Immediate

Downtown and Waterfront Element

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 5: Main Street	5.1	Continue to focus on revitalizing the downtown area by attracting new businesses, improving the physical appearance of the district through design enhancements, promoting local events and businesses to increase foot traffic, fostering community involvement, and preserving historic buildings, all aimed at creating a vibrant and economically thriving center of the community.	Town, State	Grant	Ongoing
Goal 6: Economic Development - Continue to support and enhance Downtown's role as the Town's economic engine and center of community identity and activity.	6.1	Ensure the availability of infrastructure and services that are essential to grow and sustain businesses by advancing actions in the Transportation Element.	Private/Civic, Town, County, State	Grant	Ongoing
	6.2	Harness redevelopment potential in downtown industrial sites, including proactive efforts and investments to relocate active businesses to more appropriate properties in the Town.	Private/Civic, Town, County, State	No Funding Required	Ongoing
	6.3	Explore town-sponsored tax and financial incentives for downtown growth and development, including tax increment financing for infrastructure projects.	Private/Civic, Town, County, State	Grant, Operating Budget	Moderate Term
	6.4	Work with St. Mary's County Department of Economic Development to establish a targeted loan program to encourage small business development.	Private/Civic, Town, County	Grant	Moderate Term

Water Resources Element

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 1: Maintain a safe and adequate water supply and adequate capacities for wastewater treatment to serve projected growth at sustainable levels.	1.1	Track and assure that existing and planned public water systems meet projected demand in a sustainable fashion.	Town	No Funding Required, Operating Budget	Ongoing
	1.2	Assure that existing and planned public wastewater collection and treatment systems meet projected demand without exceeding their permitted capacity.	Town, County, State	Operating Budget	Ongoing
	1.3	Continue to focus growth to areas best suited to utilize the existing and planned water and wastewater infrastructure efficiently and sustainably.	Town, State	No Funding Required	Ongoing
	1.4	Assure that all utilities staff has access to and attends on-going training to stay up to date on operating water and wastewater facilities.	Town, State	Operating Budget	Ongoing
	1.5	Educate residents on water conservation measures.	Town	No Funding Required	Ongoing
Goal 2: Initiate measures that support sound management of stormwater flows to improve water quality.	2.1	Assure that the Town's stormwater management policies reflect the most recent state requirements and require Low Impact Development (LID) practices that utilize Environmental Site Design (ESD) principles for managing stormwater in both new development, redevelopment and by existing homeowners.	Town, State	No Funding Required	Ongoing
	2.2	Maintain land use patterns that limit adverse impacts on water quality.	Town	No Funding Required	Ongoing
	2.3	Continue to evaluate enforceable design process for ESD.	Town, State	No Funding Required	Ongoing
	2.4	Ensure turbidity standards for construction sites that meet or exceed State requirement.	Town, State	Operating Budget	Ongoing
	2.5	Educate existing and future homeowners about the importance of water conservation and stormwater management for sustainability.	Town	No Funding Required	Ongoing

Sensitive Areas Element

Goal	Action Item		Action Required By	Budget	Timeframe
<p>Goal 1: Protect the sensitive environmental features in Leonardtown as the anticipated growth continues. As one of two development districts in St. Mary's County, Leonardtown should be where a large amount of the growth will happen for the region to prevent sprawl and the rural character of our entire community.</p>	1.1	Restrict development in sensitive areas. Keep regulations current and up to date to ensure adherence to these objectives.	Town, State	No Funding Required	Ongoing
	1.2	Ensure the Leonardtown wastewater treatment facility is operating at the most current technologically possible levels and that all new construction connects to the public sewer as it is developed or added to the town boundaries.	Town, County, State	Operating Budget	Ongoing
	1.3	Encourage the linking and connection of forested areas required for preservation so that a wildlife habitat and corridors for wildlife movement can be maintained.	Town, County, State	No Funding Required	Ongoing
	1.4	Coordinate development approvals with the Maryland Chesapeake Bay Critical Areas Commission and the Maryland Department of Resources, Natural Heritage Program when located in the Critical Area or known habitats of sensitive plant and wildlife species.	Town, State	No Funding Required	Ongoing
	1.5	Encourage clustering of development on large parcels of land to optimize open space and reduce impacts to sensitive areas.	Private/Civic, Town	No Funding Required	Ongoing
<p>Goal 2: 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.</p>	2.1	Prohibit extensive alteration to major drainage courses.	Private/Civic, Town	No Funding Required	Ongoing
	2.2	Protect vegetation in and around steep slopes, floodplains, and stream buffers. Prioritize these areas for preservation when open space dedication is required as part of the subdivision or development process.	Town	No Funding Required	Ongoing
	2.3	Encourage best management practices (BMP's), utilizing "Environmental Site Design (ESD) principles such as low impact development techniques, as described in the Water Resources element of this plan.	Private/Civic, Town, County	No Funding Required	Ongoing
	2.4	Utilize natural buffers as the preferred means of protection for streams, steep slopes, and floodplain systems over engineering solutions. Exceptions may be made where planned density or preferred land use configurations cannot otherwise be achieved. In such cases on-site or off-site mitigation may be required.	Town	No Funding Required	Ongoing
	2.5	Ensure stormwater, Critical Areas and other environmental regulations are current and up to date.	Private/Civic, Town, County, State	Operating Budget	Ongoing

Sensitive Areas Element

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 3: Promote environmental stewardship throughout the community through education and volunteer programs.	3.1	Encourage waterfront property owners to preserve natural features and protect natural resources. Inform homeowners of practices they can apply or actions they can take to protect their land and the watershed. Such actions can include dispersing rather than channelizing stormwater runoff, widening stream buffers, forest management, invasive species management, soil stabilization/ sediment control, landscaping, and tree preservation.	Town	No Funding Required	Ongoing
	3.2	Encourage school or civic groups to stencil “Don’t Dump – Breton Bay Drainage” (or similar language) on storm drain inlets around the bay. This has been a very popular and effective awareness tool for the Chesapeake Bay watershed. Several storm drains in Leonardtown have been stenciled in the past with “Chesapeake Bay drainage”, but these are now faded. This would be an excellent public/ community service project.	Town, County	No Funding Required	Ongoing
	3.3	Utilize the Beacon newsletter for homeowners on resource management/ conservation issues, programs that are available to help them, and techniques they can use to manage their properties that will aid in protecting the watershed and Breton Bay.	Town	No Funding Required	Ongoing
Goal 4: Review and amend Federal Emergency Management Agency (FEMA) standards and specifications as specified in the Code of Federal Regulations (CFR) as specified in 44 CFR Part 603(d) of the National Flood Insurance Program (NFIP) and any further updates to the State Critical Area or Floodplain Ordinances as required.	4.1	Amend existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d) of the NFIP.	Town, State	No Funding Required	Short Term
	4.2	Adopt all standards of 44 CFR Part 60.3 (d) into a new and comprehensive set of regulations.	Town, State	No Funding Required	Short Term
	4.3	remain current on all Maryland Critical Area regulations and all Floodplain regulations.	Town, State	No Funding Required	Ongoing

Transportation Element

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 1: Define and preserve corridors for future cross-town connector roadways.	1.1	Require new developments to build sections of the cross-town roadway system within designated corridors, ensuring connectivity to the existing transportation network and accommodating both new residents and through traffic.	Private/Civic, Town	No Funding Required	Immediate
	1.2	Ensure new and planned cross-town roadway segments integrate with the existing highway system and align with state and county construction plans.	Town, County, State	No Funding Required	Immediate
	1.3	Ensure the extension of Fenwick Street through Tudor Hall Farm to MD Route 5, providing direct access to downtown without relying on Route 5. The Fenwick extended project supports the integration of Tudor Hall Farm into the Town, facilitating commercial and residential development and providing public access to Breton Bay via a trail system.	Town, State	No Funding Required	Immediate
	1.4	Align new entrances at Tudor Hall Farm and Clark's Rest along MD Route 5 to form a cross-town connection between the northern and southern parts of the Town, with a signalized intersection to improve traffic flow.	Town, State	No Funding Required	Immediate
Goal 2: Improve and maintain the existing sidewalk system, including acquiring pedestrian easements to enhance connectivity.	2.1	Encourage developments to support non-automobile transportation, including sidewalks, trails, low speed vehicles (golf carts), and bikeways, with a focus on separating these from vehicular systems to avoid conflicts.	Private/Civic, Town, State	No Funding Required	Ongoing
	2.2	Utilize greenways or undeveloped site areas for trail connections where appropriate.	Private/Civic, Town, State	Grant	Short Term
	2.3	Prioritize corridor enhancements to improve the scenic and heritage value of the Religious Freedom National Scenic Byway, which passes through Leonardtown. Focus on enhancing community design initiatives that support the byway's character.	Private/Civic, Town, County, State	No Funding Required	Moderate Term
	2.4	Propose connections between the cross-town connector and existing streets, such as extending Doctor's Crossing Way to provide alternative access from Route 5 to the hospital via the new connector.	Private/Civic, Town, State	No Funding Required	Immediate
	2.5	Evaluate trail connections from downtown Leonardtown to MD Route 243 via Tudor Hall Farm, though sensitive environmental areas may limit development in certain locations.	Private/Civic, Town, State	No Funding Required	Short Term

Transportation Element

Goal	Action Item		Action Required By	Budget	Timeframe
	2.6	Extend and improve existing Town streets to connect neighborhoods to the cross-town connector, considering streets like Greenbrier Road and Abell Street for upgrades.	Town	Operating Budget	Ongoing
	2.7	Implement Pedestrian Crossings on MD Route 5 at three critical locations including exploring 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.	Private/Civic, Town, County, State	Grant	Immediate
Goal 3: Promote transit-friendly development in all new projects.	3.1	Explore expansion of the shuttle/trolley system to connect major destinations, such as medical centers, employment hubs, educational institutions, and residential areas, with the downtown and Leonardtown Wharf.	Town, County, State	Grant, Operating Budget	Short Term
	3.2	Collaborate with the County and State to use planned parking areas to expand bus service, connecting these areas with employment centers, shopping districts, and downtown.	Town, County, State	Grant, Operating Budget	Moderate Term
Goal 4: Develop and adopt a Pedestrian/Bikeways Master Plan to guide future investments in non-automobile transportation.	4.1	Improve bicycle travel safety and ease within the Town by defining and marking key routes, providing dedicated parking, and integrating Town mixed use pathways with those of the County.	Private/Civic, Town, County, State	No Funding Required	Short Term
	4.2	Encourage or require, when appropriate, roadway and pedestrian linkages between adjacent non-residential and residential developments along the Breton Bay waterfront.	Town, State	Grant	Short Term
	4.3	Encourage or require, when appropriate, roadway and pedestrian linkages between adjacent non-residential and residential developments along the Breton Bay waterfront.	Private/Civic, Town, County, State	No Funding Required	Ongoing
	4.4	Establish pedestrian paths as an alternative to new sidewalks where practical, utilizing the Town's alleys, lanes, and paper streets.	Private/Civic, Town, County, State	Grant, Operating Budget	Ongoing
	4.5	Evaluate and improve the location and visibility of crosswalks with appropriate marking and signage, including potential traffic calming measures in coordination with SHA.	Town, County, State	Operating Budget	Ongoing
	4.6	Participate in the Countywide Pedestrian/Bikeways Master Plan to guide future investments in non-automobile transportation, complementing mixed-use development, school growth, waterfront promenade plans, and heritage tourism within the Town. While Pedestrian/Bikeway focused, this plan could include low speed vehicles.	Town, County	No Funding Required	Short Term

Municipal Growth Element

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 1: Continue to embrace growth of the Town, as a designated growth area and St. Mary's only municipality, when and where there is a clear net economic and/or environmental benefit to doing so and only when supported by adequate public facilities and by the goals of this Plan.	1.1	The Town should give priority to, and provide incentives for, infill development on small vacant lots, as well as the creation of well-designed infill projects on the larger vacant parcels, consistent with the provision of adequate services.	Private/Civic, Town	No Funding Required	Ongoing
	1.2	Create land use policies that encourage a balance of land uses such that there are adequate areas for nonresidential uses that will provide the essential tax base needed for the Town to support existing and future residents.	Town	No Funding Required	Immediate
	1.3	Give priority to projects that are complimentary and have a tie to the Downtown District, especially if the projects provide the option of walkability to the downtown.	Town	No Funding Required	Ongoing
Goal 2: Guide the timing, location, and general land uses for infill development and annexed properties as depicted on the Proposed Land Use Plan Map and the Town Growth Area Map.	2.1	Ensure that the regulatory policies within the Town's Zoning Ordinance is consistent to accomplish the goals in this Plan.	Town	No Funding Required	Immediate
	2.2	Assure that all new annexation requests incorporate all aspects of impacts the new property has on the Town, pro or con.	Town	No Funding Required	Immediate

Land Use Element

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 1: 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.	Private/Civic, Town, County, State	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.	Private/Civic, Town, County, State	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	Short Term
	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.	Private/Civic, 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, State	No Funding Required	Immediate
	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, County, State	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	Operating Budget	Moderate Term

Land Use Element

Goal	Action Item		Action Required By	Budget	Timeframe
Goal 2: 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.	Private/Civic, Town, County, State	Grant	Short Term
	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)	Private/Civic, 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, State	No Funding Required	Short Term
	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.	Private/Civic, Town, County, State	No Funding Required	Ongoing