



**St. Mary's 2050: Charting Our Tomorrow
Comprehensive Plan Update Project**

May 2026

**St. Mary's 2050
Comprehensive Plan Update
Briefing**

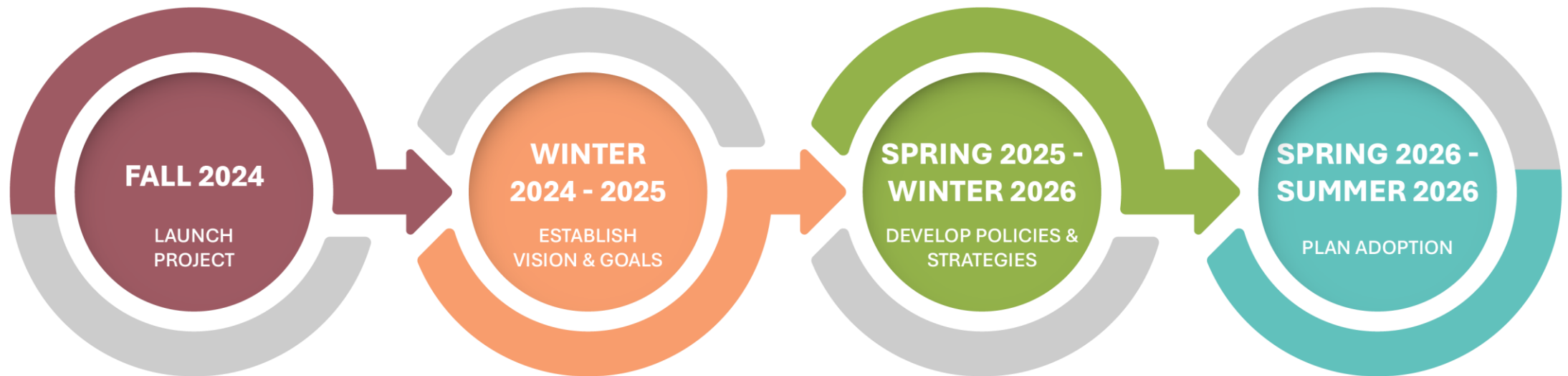
Project Background

- ❖ The St. Mary's 2050 Plan establishes a countywide comprehensive **vision for the future of the community** that **reflects resident input** and considers the needs of the county's future population.
- ❖ This plan is an update to the comprehensive plan that was adopted in 2010 and is required by Title 3 of the Land Use Article of the *Annotated Code of Maryland*.



Project Timeline

We are here



Community Engagement Window #3: Draft Plan

February – March 2026

Opportunity for community members to learn more about the policy direction of the plan and provide input on its contents

- **Public Open Houses**
- **Online survey** through project website



Participation

170 + 165 = 335

Participated in the
online survey

Filled out paper
surveys

CEW #3
participants

300

CEW #1
participants

1,380

CEW #2
participants

82

Additional Comment
Form Responses

11 Public Open Houses

Date	Time	Location
Feb. 9	9:00 a.m.–12:30 p.m.	Lexington Park Library
Feb. 10	5:00 p.m.–8:00 p.m.	Northern Senior Center
Feb. 11	10:30 a.m.–1:00 p.m.	Leonard Hall Rec Center
Feb. 11	5:00 p.m.–8:00 p.m.	Loffler Senior Center
Mar. 2	10:30 a.m.–1:30 p.m.	Lexington Park Library
Mar. 2	5:00 p.m.–8:00 p.m.	St. Mary's College Daughterty-Palmer Commons (DPC)
Mar. 3	5:00 p.m.–8:00 p.m.	Loffler Senior Center
Mar. 4	5:00 p.m.–8:00 p.m.	Northern Senior Center
Mar. 5	5:00 p.m.–8:00 p.m.	Captain Walter Francis Duke Regional Airport
Mar. 7	9:30 a.m.–11:30 a.m.	Lexington Park Library
Mar. 7	2:00 p.m.–4:00 p.m.	Leonardtown Library

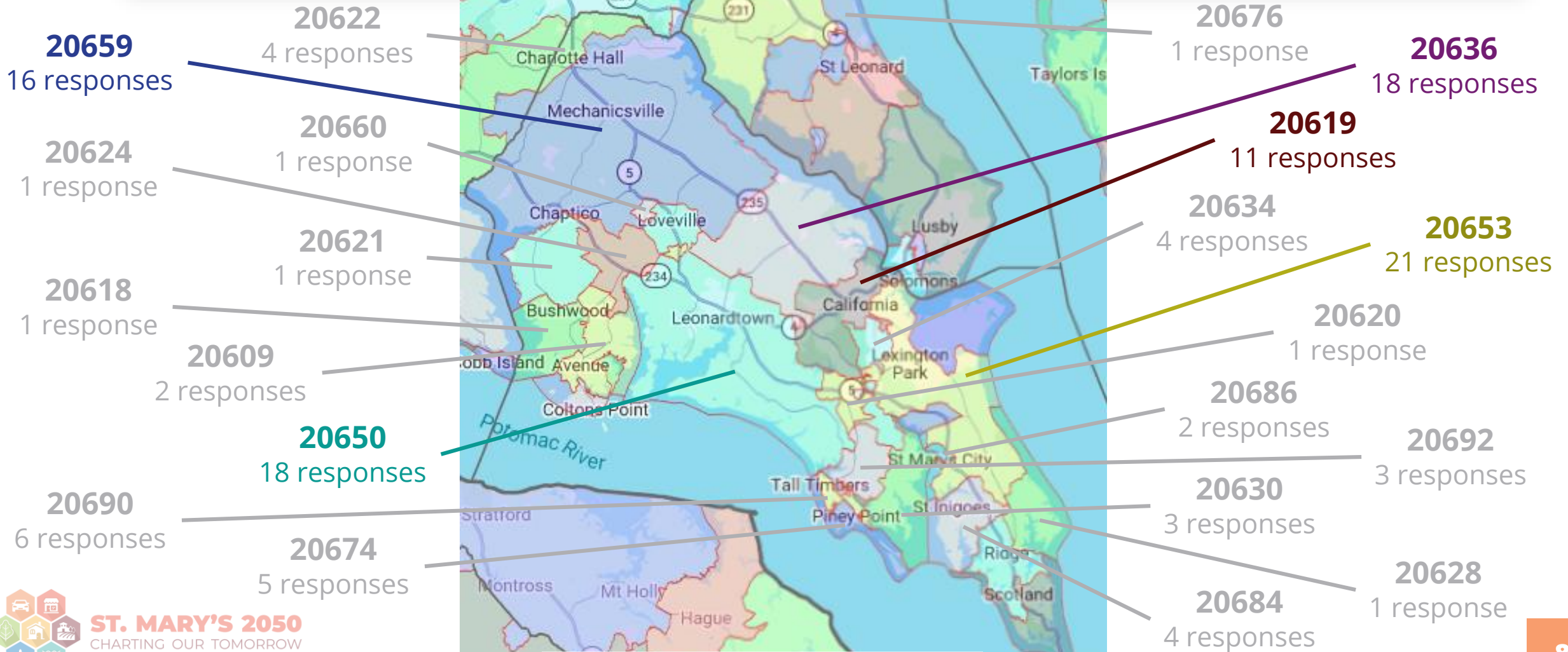
Public Intercept Outreach

Shared information about CEW #3 public open houses and the online survey

Date	Time	Location
Feb. 25	7:30am–9:30am	St. Inie's Coffee
Feb. 25	10:30am–12:30pm	St. James Deli & Spirits
Feb. 27	2:00pm–3:30pm	Weis Market in Callaway
Feb. 27	2:30pm–4:00pm	Bradfords Neighborhood Market
Feb. 28	10:00am–12:00pm	Weis Market in Charlotte Hall

Note: Information about CEW #3 was published on the County's social media platforms, SMCPS Weekly Newsletter and on NAS Pax's social media platforms. Copies of the Draft Plan and copies of the survey were available at the Health Hub, public libraries, and senior centers in the county.

ZIP Codes of Online Participants



Survey Questions

- Participants were asked for their **level of support for each goal** in the Public Review Draft
- Opportunity for **open-ended comments**
- Paper version and online version
- Survey materials are included at the end of the CEW #3 report

Growth Management Survey
For each goal, please select your level of support by marking the appropriate box.

Goal 1: Utilize the Land Use Map and Growth Areas to Guide Development
Use the Planning Areas and Land Use Map for land development and capital investment decision making to prevent sprawl and protect the County's agricultural and natural resources.
Strongly Agree Agree Neutral Disagree Strongly Disagree

Goal 2: Concentrate the Majority of Growth in Development Districts
Most of the growth in St. Mary's County should be concentrated in the development districts outlined in the Planning Areas Framework to maximize existing infrastructure, promote sustainable communities, and preserve rural areas.
Strongly Agree Agree Neutral Disagree Strongly Disagree

Goal 3: Support Compact Town Centers
Support walkable, mixed-use, compact town centers as an alternative to big-box-style development.
Strongly Agree Agree Neutral Disagree Strongly Disagree

Goal 4: Encourage Rural Services and Moderate Residential Growth in Village Centers
Encourage location and expansion of rural services and moderate residential growth in village centers: Callaway, Chaptico, Clements, Loveville, Ridge, Valley Lee, and St. Inigoes.
Strongly Agree Agree Neutral Disagree Strongly Disagree

Goal 5: Support Infill Development and Adaptive Redevelopment
Support infill, redevelopment, and adaptive reuse of existing structures, when possible.
Strongly Agree Agree Neutral Disagree Strongly Disagree

Growth Management Survey Page 1
For Office Use Only: _____

Growth Management Goals

For each goal, please select the option that most closely matches your level of support.

If you want to learn more, the full draft plan is available for review on the project website: stmaryscountymd.gov/StMarys2050/

Goal 1: Utilize the Land Use Map and Growth Areas to Guide Development

Use the Planning Areas and Land Use Map for land development and capital investment decision making to prevent sprawl and protect the County's agricultural and natural resources.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

Public Hearing Draft

The Public Hearing Draft is now available, it can be found on our project website:

<https://www.stmaryscountymd.gov/StMarys2050/>



ST. MARY'S 2050 CHARTING OUR TOMORROW

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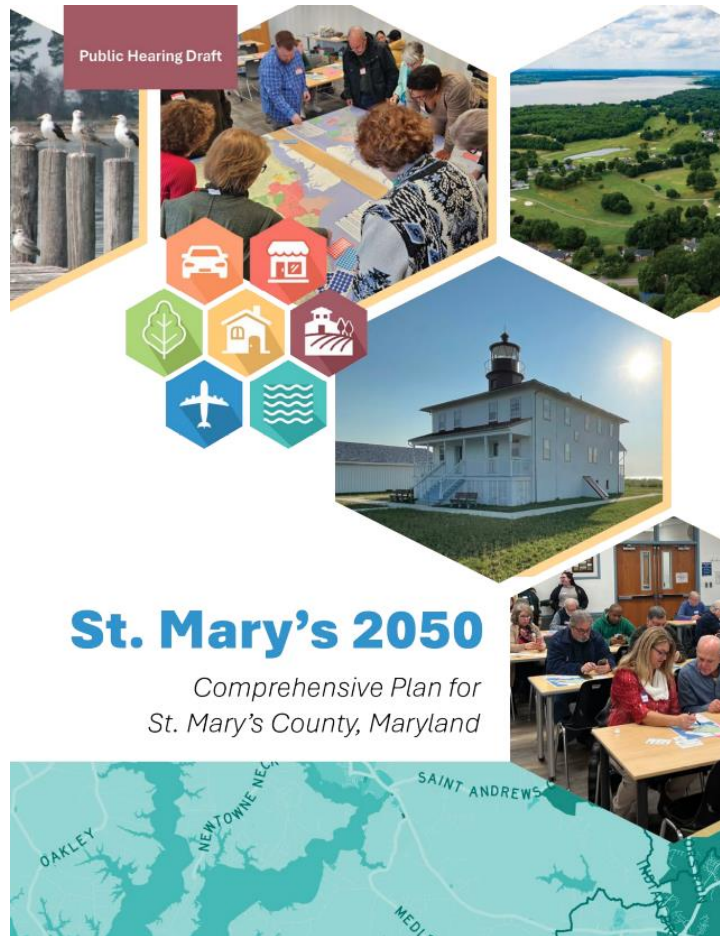
Comprehensive Plan Update

[Public Hearing Draft now Available, Click Here](#)

[Click here for a quick video introduction](#)

[Request for Land Use Category Change](#)

Public Hearing Draft



St. Mary's 2050

Comprehensive Plan for
St. Mary's County, Maryland

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Next Steps

- The draft plan has been sent to Maryland Department of Planning (MDP) and adjacent jurisdictions for 60-day review (on April 30, 2026)
- There will be “Adoption Public Hearings” in the upcoming months with the Planning Commission and Commissioners of St. Mary’s County (CSMC)
- After the public hearings, the plan will go before the Commissioners, during a regularly scheduled meeting, for a decision for adoption

For More Information

To learn more about the St. Mary's 2050 Plan and review a full draft of the plan, please visit:

<https://www.stmaryscountymd.gov/StMarys2050/>

