

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Commissioners of St. Mary's County will hold a Public Hearing on Tuesday, February 23rd at 9:15 a.m. in the Chesapeake Building located at 41770 Baldrige Street in Leonardtown, Maryland, to consider public input on an amendment to the Zoning Map to change the Critical Area Overlay from Resource Conservation Area (RCA) to Intensely Developed Area (IDA) for the Real Food Studio Project, 41566 Medleys Neck Road, Leonardtown MD 20650, Map 0049 Grid 0001 Parcel 0071, Tax ID 1903013839, and Map 0049 Grid 0001 Parcel 0247, Tax ID 1903042537 and can be viewed at <http://www.stmarysmd.com/publichearing.asp>

In accordance with the Public Health Advisory on public gathering sizes, the public hearing participation is limited to teleconferencing, email, written correspondence, or prerecorded video submissions. The public hearing may be viewed on SMCG Channel 95 or on SMCG YouTube Channel.

In lieu of appearance, comments may be submitted by:

- a. Call 301-475-4200 x 1234 to speak via telephone during the public hearing
- b. Email: [csmc@stmarysmd.com](mailto:csmc@stmarysmd.com)
- c. US Mail: PO Box 653 Leonardtown, Maryland 20650
- d. Submit a 3-minute video clip to [publicmtgs@stmarysmd.com](mailto:publicmtgs@stmarysmd.com) no later than 5:00 pm March 2, 2021.

Citizens may listen to the Public Hearing by calling 301-579-7236; Access code: 963443#

All submissions will be considered by the Commissioners at the Public Hearing and/or seven (7) days following the Public Hearing.

The press may attend. Public Hearing Guidelines are subject to change.

Appropriate accommodations for individuals with special needs will be provided upon request. In order to meet these requirements, we respectfully ask for one week's prior notice. Please contact the County Commissioners Office at 301-475-4200, Ext. 1340. Proceedings are televised live and/or recorded for later broadcast on television. All content of these proceedings is subject to disclosure under the Maryland Public Information Act. Photographic and electronic audio and visual broadcasting and recording devices are used during the Commissioners' meetings. These are public meetings and attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image.

COMMISSIONERS OF ST. MARY'S COUNTY

By: William B. Hunt, Director, Department of Land Use and Growth Management

**Requested by: Department of Land Use  
and Growth Management**

**Ordinance No. 2021 - \_\_\_\_\_  
Subject: Amending the Official Zoning Map  
of St. Mary's County to change the Critical  
Area Overlay from Resource Conservation  
Area (RCA) to Intensely Developed Area  
(IDA) for the Real Food Studio Project,  
41566 Medleys Neck Road, Leonardtown  
MD 20650, Map 0049 Grid 0001 Parcel  
0071, Tax ID 1903013839, and Map 0049  
Grid 0001 Parcel 0247, Tax ID 1903042537  
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## ORDINANCE

**TO AMEND CHAPTER 285 OF THE CODE OF ST. MARY'S COUNTY,  
MARYLAND, BY AMENDING THE OFFICIAL ZONING MAP BY  
CHANGING THE CRITICAL AREA OVERLAY FROM RESOURCE  
CONSERVATION AREA (RCA) TO INTENSELY DEVELOPED AREA (IDA)  
FOR THE REAL FOOD STUDIO PROJECT, 41566 MEDLEYS NECK ROAD,  
LEONARDTOWN MD 20650, MAP 0049 GRID 0001 PARCEL 0071, TAX ID  
1903013839, AND MAP 0049 GRID 0001 PARCEL 0247, TAX ID 1903042537**

**WHEREAS**, the Commissioners of St. Mary's County adopted the Official Zoning Map for St. Mary's County as Attachment 2 to the St. Mary's County Comprehensive Zoning Ordinance on August 31, 2010, subsequently amended, and codified as Chapter 285 of the *Code of St. Mary's County, Maryland*; and

**WHEREAS**, Ordinance Number 2020-36, Critical Area Nonadjacent Growth Allocation for CM, RCL, CMX, VMX only was adopted by the Commissioners of St. Mary's County on July 21, 2020, and approved by the Critical Area Commission on September 4, 2020; and

**WHEREAS**, the subject property which is the location of the Real Food Studio Project is zoned Rural Commercial Limited (RCL) with a Resource Conservation Area (RCA) Overlay and is therefore eligible to obtain a nonadjacent growth allocation to change the RCA Overlay to Intensely Developed Area (IDA) Overlay; and

**WHEREAS**, the St. Mary's County Planning Commission reviewed the request at a public hearing held on January 11, 2021, and the Planning Commission unanimously voted to recommend approval of the requested growth allocation to change the RCA Overlay to IDA Overlay for the subject property;

**NOW, THEREFORE, BE IT ORDAINED** by the Commissioners of St. Mary's County that the St. Mary's County Official Zoning Map is hereby amended by changing the Critical Area Overlay from Resource Conservation Area (RCA) to Intensely Developed Area (IDA) for the Real Food Studio Project, 41566 Medleys Neck Road, Leonardtown MD 20650, Map 0049 Grid 0001 Parcel 0071, Tax ID 1903013839, and Map 0049 Grid 0001 Parcel 0247, Tax ID 1903042537.

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**SECTION I.** The Official Zoning Map for St. Mary's County is hereby amended by changing the Critical Area Overlay from Resource Conservation Area (RCA) to Intensely Developed Area (IDA) for the Real Food Studio Project, 41566 Medleys Neck Road, Leonardtown MD 20650, Map 0049 Grid 0001 Parcel 0071, Tax ID 1903013839, and Map 0049 Grid 0001 Parcel 0247, Tax ID 1903042537.

**SECTION II.** This Ordinance shall be effective upon the date written below.

Those voting Aye: \_\_\_\_\_  
Those voting Nay: \_\_\_\_\_  
Those Abstaining: \_\_\_\_\_  
Date of Adoption: \_\_\_\_\_  
Effective Date: \_\_\_\_\_

**ATTEST:**

**COMMISSIONERS OF ST. MARY'S COUNTY**

\_\_\_\_\_  
Rebecca B. Bridgett  
County Administrator

\_\_\_\_\_  
James R. Guy, Commissioner President

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
Eric Colvin, Commissioner

\_\_\_\_\_  
David A. Weiskopf  
County Attorney

\_\_\_\_\_  
Michael L. Hewitt, Commissioner

\_\_\_\_\_  
Todd B. Morgan, Commissioner

\_\_\_\_\_  
John E. O'Connor, Commissioner