

ST. MARY'S COUNTY GOVERNMENT
Department of Land Use and
Growth Management



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To: Commissioners of St. Mary's County
Dr. Rebecca Bridgett, County Administrator

From: William B. Hunt, Director *WBH*

Date: March 9, 2021

Public Hearing Staff Report

Public Hearing: Amendment 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

Date of Public Hearing: February 23, 2021

Time of Public Hearing: 9:25 am to 9:35 am
(approximately)

Summary of Public Hearing: A public hearing was held by the Commissioners of St. Mary's County on February 23, 2021, beginning at 9:25 am to obtain public comment on a proposed ordinance to amend 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.

The Real Food Studio Project property is zoned Rural Commercial Limited (RCL) with a Critical Area Resource Conservation Area (RCA) overlay. The RCL zoning allows the owners to establish their desired use of Take-Out Food and Beverage Sales, Use 78, but 78 is not allowed in the RCA Overlay.

The RCL zoning allows the owners to request a nonadjacent growth allocation to change the RCA Overlay to Intensely Developed Area (IDA). The St. Mary's County Planning Commission reviewed the request at a public hearing on January 11, 2021. The Planning Commission unanimously voted to recommend approval of the requested growth allocation.

Staff of the Critical Area Commission has been informed of this request as it has been going through the approval process and the Critical Area Commission has not communicated any concerns or objections. After approval by the Commissioners of St. Mary's County, the growth allocation has to be formally approved by the Critical Area Commission.

No one spoke at the public hearing and no written comments were presented at the public hearing.

Recommendation: Staff recommends approval of the proposed ordinance.