



William B. Hunt, AICP, Director
Harry Knight, Deputy Director

To: Commissioners of St. Mary's County
Dr. Rebecca Bridgett, County Administrator
From: William B. Hunt, Director *WBH*
Date: February 2, 2021

Request for Public Hearing Staff Proposal

Topic: 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, Map 0049 Grid 0001 Parcel 0071, Tax ID 1903013839, and Map 0049 Grid 0001 Parcel 0247, Tax ID 1903042537

Background: 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. The ordinance was approved by the Critical Area Commission on September 4, 2020. The Real Food Studio Project property is zoned Rural Commercial Limited (RCL) with a 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 Use 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). An illustration from the County GIS showing the subject property, its RCL zoning, and the RCA overlay is at the end of this request.

Prior Action: The St. Mary's County Planning Commission reviewed the request at a public hearing held on January 11, 2021. The Planning Commission unanimously voted to recommend approval of the requested growth allocation.

Summary of Proposed Request: The request is to amend the St. Mary's County Official Zoning Map Sheet Number 49 to change the Critical Area Overlay on the subject property from Resource Conservation Area (RCA) to Intensely Developed Area (IDA). Changing the Critical Area Overlay will allow the owners to establish Use # 78, Take-Out Food and Beverage Sales, on their property. The property is zoned Rural Commercial Limited which allows Use # 78 and also allows the property to apply for a nonadjacent growth allocation to change the Critical Area Overlay from RCA to IDA.

Stakeholders and Notification: Land Use and Growth Management will send notices of the public hearing with the Commissioners of St. Mary's County to property owners within 200 feet of the subject property. These nearby property owners also were sent notices of the public hearing with the Planning Commission.

Premise Address	Owner	Mailing Address
42021 Medleys Neck Rd	Gass Ronald E Jr	42021 Medleys Neck Rd, Leonardtown MD 20650
41546 Medleys Neck Rd	Combs Elizabeth Et al & Combs Katherine Ann	PO Box 159, Leonardtown MD 20650
41600 Medleys Neck Rd	Clements Mary Lillian	41600 Medleys Neck Rd, Leonardtown MD 20650
21471 Lilypond Ln	Woell Jeffrey J	21471 Lilypond Ln, Leonardtown MD 20650
00000 Medleys Neck Rd	Clements Thomas J & Clements Mary L	41600 Medleys Neck Rd, Leonardtown MD 20650
41830 Abell Creek Ln	Jennings Mark Edwards & Jennings Dianne Sybil	43435 Leener Ln, Hollywood MD 20636

Recommendation: Authorize staff to schedule a public hearing on February 23, 2021, for public comments on the proposed 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.

Timeline:

Feb 2nd – Request for Public Hearing
Feb 5th – Publish Public Notice
Feb 12th – Publish Public Notice
Feb 23rd – (TBD) – Public Hearing
March 2nd – End of Public Comment Period
March 9th – Decision

