

Commissioners of
St. Mary's County
Meeting March 8, 2022
Request for Public Hearing for
property at 41170 Oakville Road,
Mechanicsville





Wentworth Oakville Road

- Location: 41170 Oakville Road, Mechanicsville
- Election District- 06
- Tax ID- 012108
- TM-0014 GRID-0022 PAR-0079
- Land Use: Rural Preservation
- Zoning: Rural Preservation District
- Acreage: 16.45



Wentworth Oakville Road

Review of a comprehensive plan amendment to change the land use from Rural Preservation to Rural Commerce

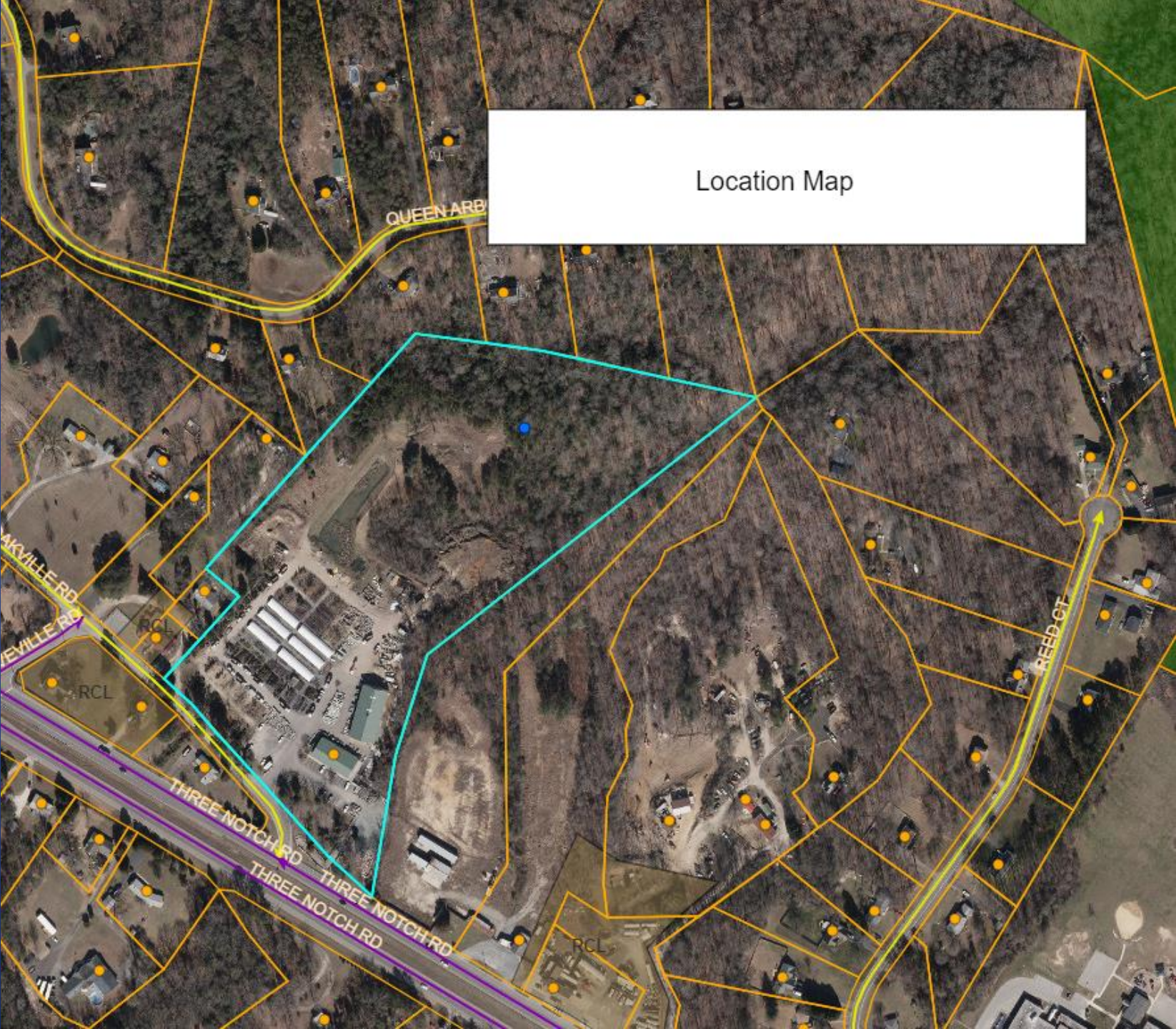


Wentworth Oakville Road

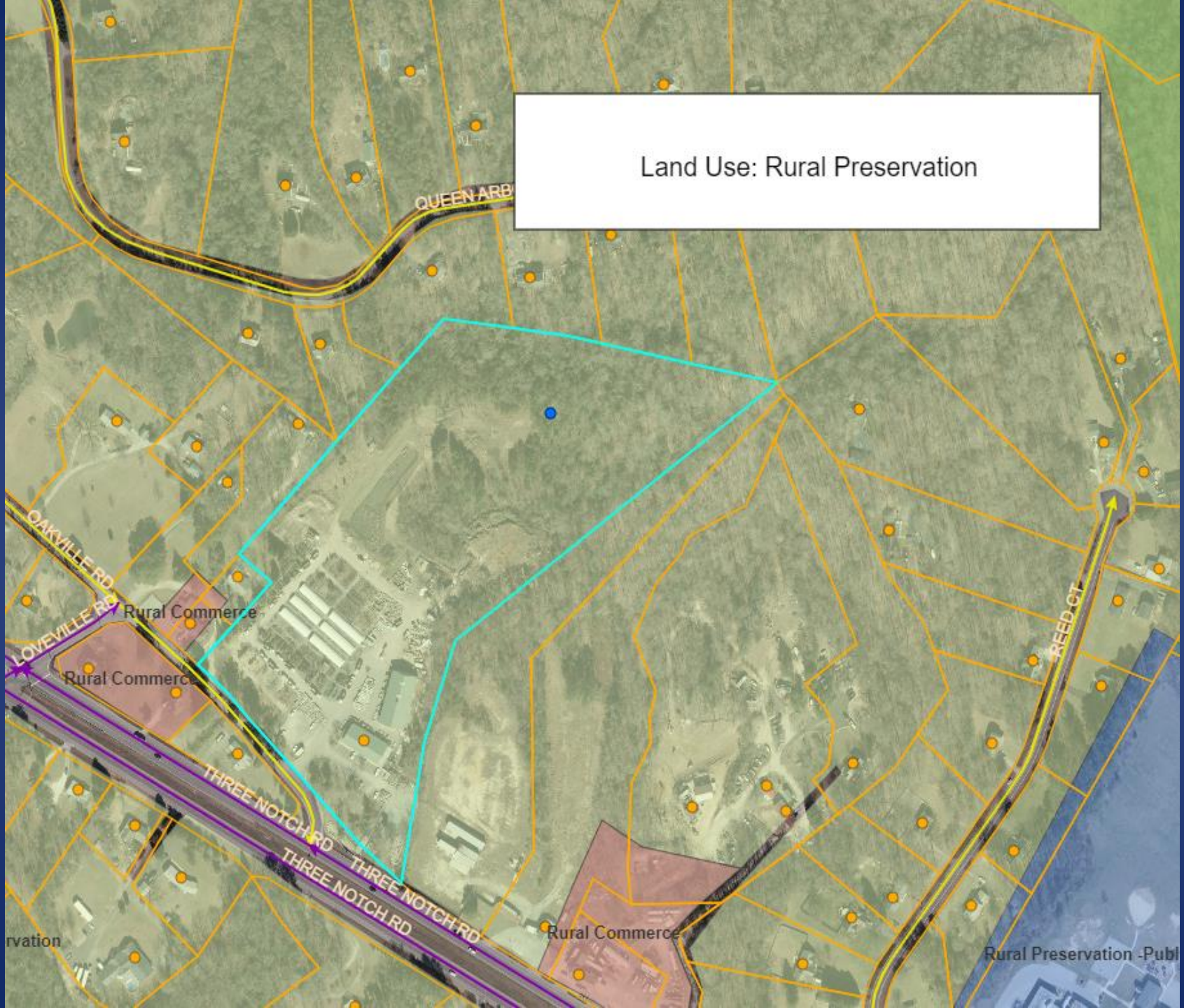
and

a zoning map amendment to change the Rural Preservation District zoning to the Rural Commercial Limited zoning district.

Location Map



Land Use: Rural Preservation



Zoning: Rural Preservation District





Wentworth Oakville Road

Rural Service Centers Comprehensive Plan:

- Crossroads commercial, retail and business development at Avenue, Budds Creek, Dameron, Helen, Oakville, Park Hall and St. James
- Traditionally provided services for the surrounding rural and agricultural area
- Intended to offer infill development to provide commercial nodes in the rural areas.



Wentworth Oakville Road

Rural Commercial Limited Comprehensive Plan

- Areas of commercial use along county or state roadways in the RPD at the time of the 2010 Comp Plan.
- Provides for continuation of commercial uses and commercial development of vacant properties where the use and commercial zoning classifications predate the comprehensive plan.



Wentworth Oakville Road

Rural Commercial Limited Zoning District

- For existing, small-scale commercial uses serving localized markets that are scattered along the highway or clustered at intersections
- Where compatible, continued operation and reasonable expansion is consistent with the Comprehensive Plan.
- RCL districts provide for the continuation and limited expansion of such uses.



Wentworth Oakville Road

Neighborhood Description

- The neighborhood is Oakville, along MD 235 south of Mechanicsville.
- The property is at the intersection of Oakville Road and MD 235 with road frontage on both roads.



Wentworth Oakville Road

Neighborhood Description

- The area includes a major transportation corridor with existing commercial development
- Nearby businesses include Boatman's Mini Market, East Coast Investments, Buckler's Auto Parts, Ridgell Oil
- Oakville Elementary School is nearby.



The applicant is seeking Comprehensive Plan Land Use Map and Zoning Map amendments based on a mistake in the current land use and zoning of the property in the 2010 Comprehensive Plan and Zoning Map.

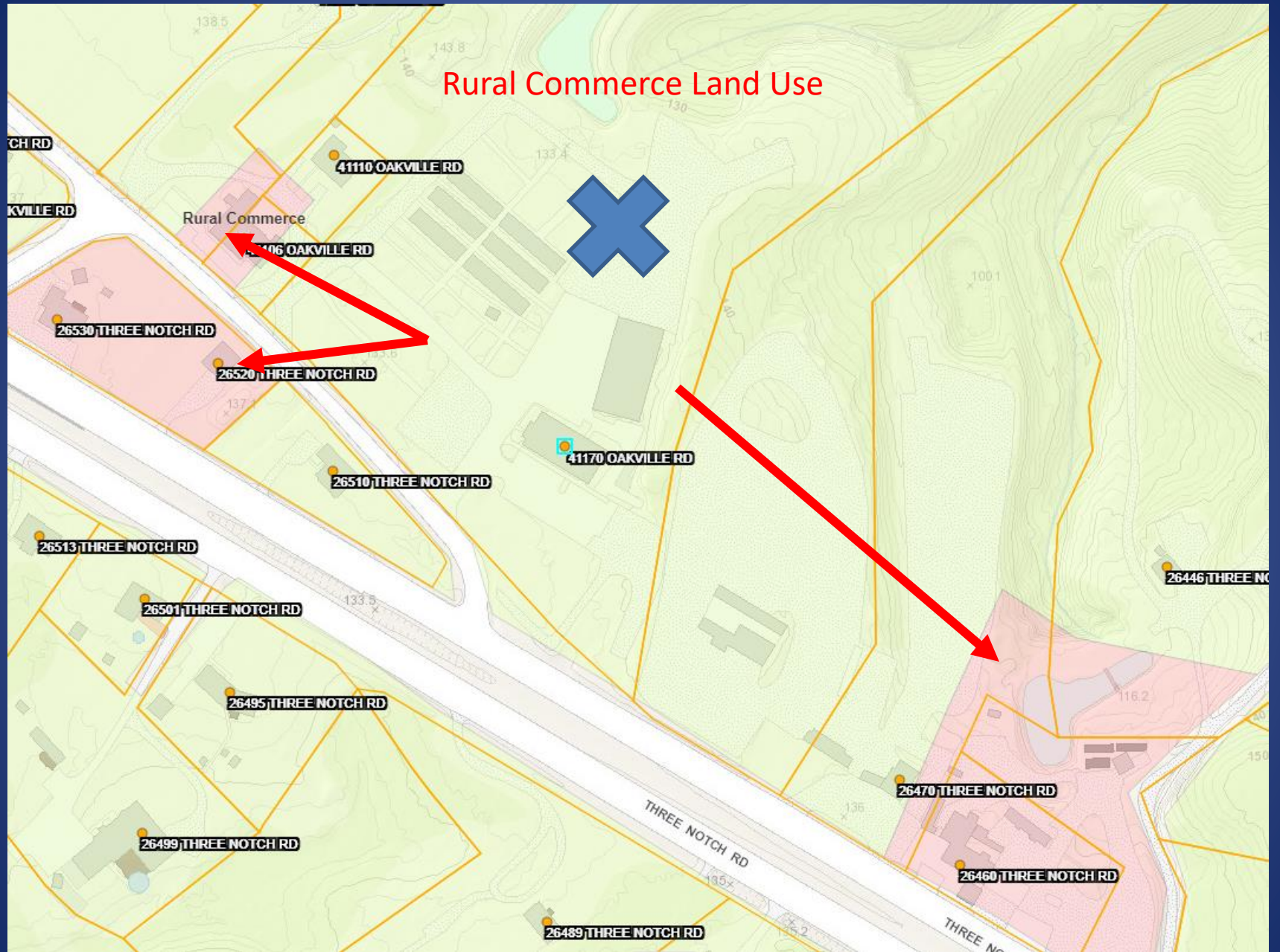
The applicant believes there has been a mistake based on the following:

- Subject Property fronts Maryland Route 235 and is easily visible from and accessible from Maryland Route 235 just off of Oakville Road.

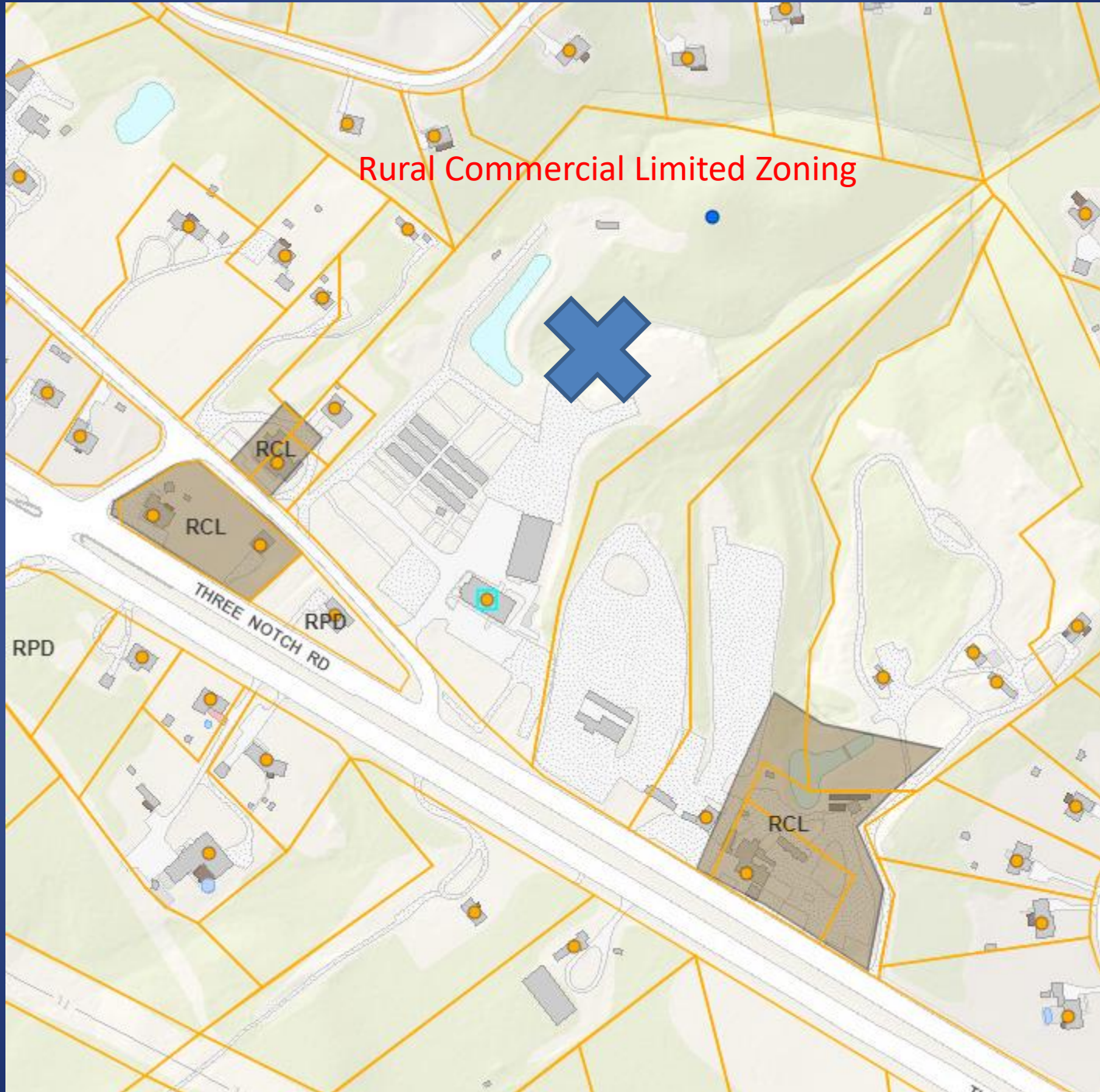


- The Subject Property is improved with commercial uses, such as
- Greenhouses, planting beds, and other improvements that support the Applicant's business
- Adjacent and nearby properties are also improved and these have the land use and zoning requested by the Applicant

Rural Commerce Land Use



Rural Commercial Limited Zoning





- The existing commercial uses on the Subject Property were overlooked during the last comprehensive rezoning, thus
- The “mistake” in zoning the Applicant seeks to correct
- The rezoning will allow existing uses to continue and new, similar uses to be added



Wentworth Oakville Road Comprehensive Plan and Zoning Map Amendments

Questions?