

# St. Mary's 2050: Charting Our Tomorrow

## Spring 2025 Update

Jessica S.B. Andritz, Director  
Dept. of Land Use & Growth Management

CSMC Meeting – March 25, 2025



**ST. MARY'S 2050**  
CHARTING OUR TOMORROW

# Project Timeline



## LAUNCH PROJECT

**Fall 2024**

Kickoff Meeting  
County Tour  
Internal Interviews  
Project Website



## ESTABLISH VISION AND GOALS

**Winter 2024 - 2025**

Community  
Engagement  
Window #1\*



## DEVELOP POLICIES AND STRATEGIES

**Spring –  
Fall 2025**

Community  
Engagement  
Window #2\*

Community  
Engagement  
Window #3\*



## PLAN ADOPTION

**Winter 2025-2026**

Public Hearings  
Adoption

**\* Includes PC Briefings**

# Project Kickoff

Interviews conducted with the following agencies:

- Commissioners of St. Mary's County
- Planning Commission
- County departmental leaders
- MetCom
- St. Mary's County Public Schools
- NAS Pax River
- Health Department



# Key Planning Themes



- Strong appreciation and desire to preserve the county's rural, agricultural landscape and views
- Protecting vulnerable coastal, wetland, and other natural areas from development
- Balanced land use that supports redevelopment and development in growth areas while protecting the county's rural heritage

# Key Planning Themes



- More options for walking and biking to destinations and on trails
- More and improved public transportation options within the county and to outside destinations
- Improving the county's roadway network and addressing safety and traffic issues



# Key Planning Themes



- The need for more affordable and attainable housing for people at all stages of their lives
- Providing a wider variety of housing options in growth areas is an important solution to help everyone (including critical employees) find a place to call home
- Action to address the need for better and expanded wastewater treatment options in certain areas of the county

# Community Engagement Window #1

## Outreach & Participation



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# Community Engagement Window #1

## (Jan. 16 – Mar. 3)

### 12 Community Visioning Sessions

Jan. 16 – Feb. 22  
(10 in-person, 2 virtual)\*

#### Visioning Activities included:

Small group discussions  
Surveys  
Mapping

#### Online visioning activities:

Avail. Feb. 3 – Mar. 3

\* See project website for dates/times:

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





# Community Engagement Window #1

## Outreach Strategy

- County website frequently updated
  - Prominent announcement box on main webpage
  - Banner on LUGM homepage directing visitors to project website
- Periodic News Releases
- Multiple emails to Community Engagement Team to boost notifications in established social networks
- Flyers in public places across county



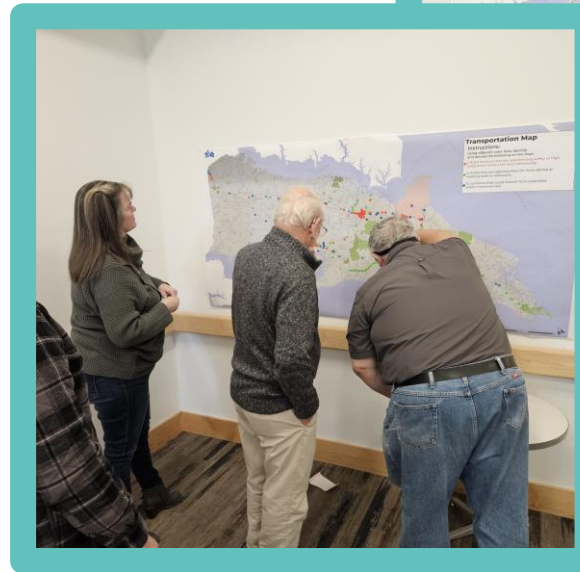
# Community Engagement Window #1

## Public Participation

**Total # of participants: 288**

In-person/virtual: 139

Online (asynchronous): 149



# Community Engagement Window #1

## Survey Results



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# Community Visioning Activities

## Results of Key Priorities Survey

- **Question 1: Almost all (91%)** participants either agreed or strongly agreed that land use in SMC **should be balanced**, with protection of rural areas and growth in growth areas
- **Question 2: 78%** of participants either agreed or strongly agreed that **Development Districts and Town Centers should be the focus** for new development and redevelopment
- **Question 3: 84%** of participants either agreed or strongly agreed that **Village Centers should support small-scale businesses and tourism**, and serve as local shopping centers for rural residents
- **Question 4: 77%** of participants either agreed or strongly agreed that **new infrastructure** (water-related & roads) is needed to support development in growth areas
- **Question 5: 63%** of participants either agreed or strongly agreed **that package sewer treatment plants should be considered** for wastewater services in areas with failing septic



# Community Visioning Activities

## Results of Key Priorities Survey (cont'd)

- **Question 6:** **77%** of participants either agreed or strongly agreed that the county could use **more options for walking and biking** (transit and recreation)
- **Question 7:** **76%** of participants either agreed or strongly agreed that providing **smaller homes and townhouses in growth areas** is an important solution to ensure that young families, professionals, and critical employees (fire, police, nurses, teachers, etc.) can find housing
- **Question 8:** **66%** of participants either agreed or strongly agreed that **providing new multifamily housing in growth areas** is an important solution to ensure that young families, professionals, and critical employees (fire, police, nurses, teachers, etc.) can find housing
- **Question 9:** **No consensus** on whether providing **manufactured/mobile homes in growth areas** is a good solution to increase housing: **35%** agreed, **41%** disagreed or strongly disagreed, **22%** were neutral
- **Question 10:** **Nearly all (93%)** participants either agreed or strongly agreed that sensitive natural resources should be protected from development impacts

# Recommended Plan Framework



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# Recommended Plan Framework

## 1. Introduction

About the Plan

Key Planning  
Influences

How to Use The Plan

Glossary of Terms

Plan Monitoring  
Process



## 2. Plan Elements

Introduction

Guiding Our Growth  
Through 2050

Protecting Our  
Environmental and  
Agricultural Resources

Serving Our Community

*(Goals, policies, and actions  
under each section)*



## 3. Implementation

Implementation  
Overview

Monitoring and  
Updating

Action Plan

# Recommended Plan Framework (continued)

## Section 1: Guiding Our Growth Through 2050

- Future Land Use Plan/Map
- Development Capacity Analysis Element
- Growth Management Element
- Growth and Water/Sewer Service Areas
- Development Regulations Element
- Natural Hazards, Vulnerability, and Resiliency

## Section 2: Protecting Our Environmental and Agricultural Resources

- Water Resources Element
- Sensitive Areas Element/Areas of Critical State Concern
- Priority Preservation Areas Element
- Working Lands
- *Mineral Resources and Fisheries Elements pending staff direction*

## Section 3: Serving Our Community

- Government and Community Facilities Element
- Transportation Element
- Housing Element
- Public Health and Human Services Element
- Development Regulations Element
- *Community Renewal Element pending staff direction*



More information is available  
on the project website:

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



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