

# St. Mary's 2050: Charting Our Tomorrow Community Engagement Window #1 Detailed Report

## Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
882	300	5,599	1,644

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## INTRODUCTION

From **January 16th to March 3rd, 2025**, all members of the community were invited to participate in **Community Engagement Window #1** (CEW #1). Residents, property and business owners, and community partners had the opportunity to share their thoughts and future vision for St. Mary's County by taking part in **12 Community Visioning Sessions** (10 in-person, 2 virtual). During the Visioning Sessions, which took place from January 16th to February 22nd, participants took part in small group discussions, completed a survey, and completed mapping activities. The same Visioning Activities were available online from February 3rd to March 3rd. This Dynamic Report shows how community members responded to all multiple-choice questions.

This report is organized into four sections:

1. Introduction (this section)
2. Summary of Engagement Responses
3. Participant Feedback
4. About the Participants

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# SUMMARY OF ENGAGEMENT RESPONSES

**Please click this link** to view a document summarizing the responses to all open-ended questions that were part of the Community Visioning Activities.

## Topic #1: Charting Our Tomorrow

Think about what you value about living in St. Mary's County today. Now, imagine St. Mary's County in 25-30 years from now as you would like it to be. Please describe your future vision for St. Mary's County. What do we need to do today to achieve this future vision?

### Topic #1: Charting Our Tomorrow: Responses

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This county needs more family entertainment establishments. There are no options family friendly businesses or restaurants. There are a lot of empty, rundown lots that need business development such as shopping stores and restaurants. This county needs things like Top Golf, Dave & Busters, bowling alleys, Chuck E. Cheese's etc.

22 days ago

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I see St Marys as a clean green exurb of DC that provides a clean quiet community for residents and visitors. A couple of interesting towns and recreation opportunities.

22 days ago

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Grow our resources so we are in line with the population growth and to create a more inclusive community.

22 days ago

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Well planned developments with lots of green space, parks and libraries. More high schools. Better planned middle schools. Light rail to hook up to the metro. Solar fields and energy independence. A continuation of our energy co-op

22 days ago

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I would like St Marys to be a clean green exurb of metro DC and offer recreation for our citizens and visitors. I believe that agriculture should be preserved to offer open space and possibly begin a shift to supply edible crops/vegetables for nearby metro and local consumption.

22 days ago

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I would like walkable green spaces, bike paths, and land set aside for parks. I would like to see less asphalt rooted blight, gas stations, and Dollar Generals. Arguing that the last two produce jobs is penny wise and pound foolish.

22 days ago

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My future vision for SMC would involve a lot fewer shopping plazas and more green spaces and places for people to gather and create community, especially for kids. I think our parks are really wonderful and I like how they provide so much for people to do. One of St. Mary's greatest assets are its access to nature and the community. A future vision includes a greater inclusion of those qualities.

22 days ago

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We need to be able to have an enjoyable life that includes feeling safe in the community. We do not need to keep adding additional housing when there are not enough services, recreational activities or roads for the amount of people living here. This is a semi-rural area and it should remain that way to preserve a calmer way of life and not become more city like. There needs to be more consistent addressing of criminal activity without out continuing the cycle of arresting people and letting them out just to be arrested again a short time later. The traffic is terrible and people drive in ways that lead to accidents.

22 days ago

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More police More responsible courts. Unfortunately more roadways systems. And a second bridge for safety purposes especially living so close to a base

22 days ago

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I would love to see the county's rural character preserved as well as no net loss of forest, especially in riparian areas.

22 days ago

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We need to protect the rural nature of our county by supporting the environment and planning for growth. We need to diversify our employment options and industry to provide opportunities for all residents. We need to commit to housing our residents by planning for affordable, reasonable housing options to be built.

22 days ago

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Hello, I would love to see more sidewalks connecting homes and businesses and shopping areas.

22 days ago

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The same semi-rural community it has been, but with better roads to Va or eastern shore from the southern half of the county.

22 days ago

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Rural nature stop development & Waldorfication of County  
Wooded parks with walking trails  
Arts such as St Mary's College events & Leonardtown events  
Public Library

22 days ago

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- 1- If the Navy base and/or concentration of employment continues to be in Lexington Park and California, we need mass transportation options to alleviate traffic, including bus/trolley, light rail, e-bike paths. etc.
  - 2 - 7d/wk transportation options to get to/from other areas (DC, Annapolis, Waldorf, Prince Frederick, etc) - the Keller bus only runs from SMC to DC on M-F.
  - 3- Emissions regulations on vehicles - especially commercial vehicles.
  - 4- Affordable workforce housing (apartments, townhomes, etc)

22 days ago

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We need more public high schools and teachers. The James A Forrester Tech Center is fantastic but we need to pay teachers for their time and expertise to be there. My son was in the 2 year CADD program and his teacher left bc he could make more money using those skills in private industry than teaching those skills to students .

22 days ago

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We need to limit population density in St. Mary's County. I do not want us to become Waldorf

22 days ago

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More schools built within planned neighborhoods and communities. There are too many old schools in the County. The population is growing and all of the schools are overpopulated

22 days ago

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Socio-economic growth is essential to St. Mary's County's future relevance. However, I hope the "big picture" balances that growth with preservation and renewal of our natural resources. Specifically, the quality of our rivers and tributaries is equally important and key to measured growth. Our fish and wildlife can play an important role and must be protected, especially our struggling oyster population which, if nurtured correctly, can improve our tidewaters on their own.

22 days ago

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Plenty of trees, natural places, controlled access to water. Smart thinking

22 days ago

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Northern St Mary's needs a decent grocery store. We need less building until road design is updated. Traffic is horrible now. Too many people not enough thought for traffic.

22 days ago

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This county's growing population has exceeded the current infrastructure. We need to plan to incorporate additional schools (particularly middle and high schools) and update outdated roads in the area. Schools need to be built also based on projected population growth, as many of the current schools that have been built, such as Duke and Evergreen, were at or over capacity when the doors opened. I would also like to ensure that we have enough green spaces remain that folks can go to enjoy the outdoors - not every parcel needs to be built up (residential or commercial).

22 days ago

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More local or smaller-scale/local chain retail (think Aldi & Lidl, etc. ), eating, & entertainment businesses by incentivizing their establishment in the county. Maintaining existing natural and recreational areas by making their use more desirable with more rigorous upkeep, updates, and active recreation. Responsible growth that does not overtax the existing infrastructure or encroach on natural areas, which should be the criteria for whether or not land/properties can be developed. Reuse of existing structures and colocation of facilities should be employed as often as possible.

22 days ago

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More local or smaller-scale/local chain retail (think Aldi & Lidl, etc. ), eating, & entertainment businesses by incentivizing their establishment in the county. Maintaining existing natural and recreational areas by making their use more desirable with more rigorous upkeep, updates, and active recreation. Responsible growth that does not overtax the existing infrastructure or encroach on natural areas, which should be the criteria for whether or not land/properties can be developed.

22 days ago

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I love the rural feel of St. Mary's County. The Leonardtown Square, the farmer's and Amish markets, and the waterfront parks are all great things we treasure in our county. Please don't allow a lot of shopping centers or housing developments to build in St. Mary's County. That will only bring crime to our county and we don't want that. I think we shouldn't allow more houses to be built until the hospital is expanded. The wait times in the ER are awful. And we need to make sure we have enough sheriff deputies to handle extra people as well as fire and EMS services. Plus schools. We need to have enough classrooms and teachers for the schools. We have been loving this way of life for a very long time. Please don't let outsiders move here and change our county!

22 days ago

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I value the interweaving of nature and civilization today in St Mary's County. The various state and local parks, the sight of wildlife such as hawks, eagles, pileated woodpeckers, foxes, and box turtles are all things I value. In the future, I envision a county balancing our growth needs with our need to interact with nature in wild spaces, with conservation, green energy initiatives, and incorporation of native plantings in new construction.

22 days ago

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Balancing a hometown/small town feel while still having a commercial/business infrastructure. Growing up here there were always a uniqueness held in different parts of the county and that is starting to diminish with growth. I understand the want for more commercial businesses and I agree with keeping it centralized but the same chain businesses keep being developed. It seems like every new shopping center has the same businesses that exist in another. Variety is needed.

22 days ago

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A community that is easy to get around in and provides small starter family homes in communities throughout the county, not forced to live on top of each other in condos or townhouses. New couples want affordable single family homes, not forced to live in a crowded area with lots of traffic and no open spaces. In this county you either have condos/townhouses or big houses, that's crazy. Good schools, parks and walking trails.

22 days ago

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More services in southern areas.

22 days ago

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More efforts are needed to preserve historical, cultural, and natural resources. Limit sprawl and unregulated growth.

22 days ago

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A County where each of its diverse communities is acknowledged, accepted and encouraged to thrive and develop; a County where all ages, ethnicities, and cultures are physically, nutritionally, intellectually, and emotionally stable and secure; a County that exemplifies the American ideals of liberty & the pursuit of happiness for all.

22 days ago

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A robust local food system that provides for county residents no matter the disruptions to the industrial farms elsewhere in the US/World. A few pockets of walkable, mixed-use areas they make us all wonder why we ever drown around the county so much. High-quality and well-used transit or other non-car transportation networks that connect the county to the rest of Maryland - as the county once was by train.

22 days ago

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Rural land preserved. Additional walkable town centers other than Leonardtown. Maybe with some linked by water taxi /ferry to either Solomons, the Eastern Shore or Colonial Beach.

23 days ago

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I value the care and concern people have for one another around my neighborhood of Clements and 7D. I am concerned about rising crime which jeopardizes that feeling. My dream would be to see Government spending get brought under control to make it affordable to own single family homes in mostly rural settings with access to large brands in central areas with more small businesses in neighborhoods to buy goods and services. I'd like to see more thought given to where industrial businesses go. Like. A car wash in Leonardtown in place of a long established restaurant spot should not have been allowed. That zoning was wrong to allow that. Make it easier to see what's going on. It should not be a research project to stay informed off what's going on.

23 days ago

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A community that is easy to get around in and provides small starter family homes in communities throughout the county, not forced to live on top of each other if you don't want a big home or a lot of land. Good schools & parks and walking trails

23 days ago

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We need to stop all of the development without the infrastructure to support it. Making all of the roads more crowded, making intersections that are already failing worse just makes us more like Waldorf.

23 days ago

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Small town charm of Leonardtown - how can other areas create community

23 days ago

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Protect farmland, concentrate development in defined areas. Build new schools or expand current schools to ensure overcrowding isn't an issue. At the present time, we keep building new homes but haven't built a new high school in nearly 50 years.

24 days ago

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Protect farmland, concentrate development in defined areas. Build new schools or expand current schools to ensure overcrowding isn't an issue. At the present time, we keep building new homes but haven't built a new high school in nearly 50 years.

24 days ago

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Housing for seniors or those over 55 in the North County is non existent. Some who own their homes find maintenance hard to keep up with. Senior apartments or town houses would be nice. We have enough gas stations in the North County. Slow the growth down rather than thinking of the all mighty dollar. We were a rural, quiet county once upon a time. Yes growth happens but the growth ought to match the area.

24 days ago

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St Mary's county is developed enough. Stop the expansion so it will be a lovely place to live for all years to come.

24 days ago

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Slow, steady growth. There is no rush to become South Charles County. We live on a peninsula, so there is only so much expansion the county can take. Given the pace the county is on, I imagine SMC to be a retail and crime-ridden community with zero character but wealthy county commissioners over the next 25-30 years. I do not know what the current vision is for the county.

25 days ago

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Lexington Park needs to be redeveloped as a metropolitan center. Rt. 235 is becoming a road of development like Waldorf. Lexington Park used to be center of businesses, banks and stores. There is nothing special to go to or buy.

25 days ago

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I have only resided in St. Mary's County for 4 years and I have met so many individuals who are currently or have previously been involved in the local agricultural scene. It is such an integral part of St. Mary's County history and modern presence, and it is my hope that the agricultural spaces of St. Mary's County remain well-preserved and well taken care of. This way, the agricultural industry of St. Mary's County can continue to thrive. Our producers will always be essential to our way of life - no matter what latest and greatest new technology comes out, we need fruits and veggies and eggs to eat! I'd like to see the rural, agricultural roots of St. Mary's County continue to thrive, and for this to happen there needs to be careful and thorough decisions made regarding urbanization, new commercial and residential developments, and the overall attempts of repurposing prime ag land.

25 days ago

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More funding for job training in under-served communities in Great Mills/Lexington Park. Areas between Great Mills Road and Pegg Road are in desperate need for investment to serve its residence. Not just infrastructure (which is also needed). If St. Mary's is to be considered a nice place in the future, we need to help lift up these communities.

25 days ago

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Limit annual growth. Readopt the annual growth policy, or something like it, and hold to it.

25 days ago

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The county can not continue to pack commercial development into a confined area (Lexington Park - California) without improving road infrastructure which would include building new alternative roadways. Developed town centers throughout the county which have restaurants, shopping and grocery stores near communities would improve convenience and help alleviate the congestion.

25 days ago

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More public art, encouragement of local artists and art. Strong protections against sprawl type development like what has happened to route 235 from Lexington Park through Charlotte Hall. Promotion of locally owned and operated businesses over chain stores and franchises. Many walkable areas not more drive-only spaces.

25 days ago

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Support arts, technology, and community events.

26 days ago

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Halt population growth and increase infrastructure; 4 lanes on Rt5/Pt Lookout Rd, increased law enforcement of roadways, incentives to increase retail options, more wholesome recreational opportunities for all (watersport centers), fewer regulations, lower taxes, more wildlife preserves and educational rehabilitation centers, incentives for alternative medicine centers, a plan to end corporate ownership of our hospital.

26 days ago

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I would like for it to remain the small unique county that it once was!

26 days ago

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I would hope that in 2050 the character of St. Mary's County will remain similar to what it is today. To accomplish this much more needs to be done to ensure that adequate public facilities are provided in a timely fashion within the development districts and town centers. In particular, the County needs to do more to assist the Metropolitan Commission with up-front costs for constructing public water and sewerage facilities in a timely fashion. In addition, the County should insist that the public school system locate new public schools only within the town centers and development districts where public water and sewerage facilities are accessible. By locating the schools within those districts, many more parents will choose to live within or close to those districts, thereby reducing pressure for development to occur in the Rural Preservation Districts.

26 days ago

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We need to stop building homes and townhouses and Condos. We need a BIGGER hospital, we need a BIGGER high school, We need to leave the Warf as is, no bars, restaurants etc.

26 days ago

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Continued growth of local small businesses. Variety of businesses and services for the community.

26 days ago

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Do not make it into a concrete jungle - no more apartments or townhouses that have very little trees and grass. Stop changing the zoning that pushes more high-density housing into our area. Enough with the gas stations and fast food. Force redevelopment of areas instead of constantly building new, while leaving old building and shopping centers in decline.

26 days ago



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I picture a diverse county where everyone (all sexes, races, genders, religions and non-religions) can feel safe and happy in all parts of the county. I picture a county that has equitable amenities throughout and not just concentrated in the downtown Leonardtown area. I picture walk able areas (much like the transformation of FDR!) . I picture low cost housing for those who need it. To achieve this vision we need to build a much stronger sense of community so that everyone can feel proud to be neighbors with one another. I know it can be hard with the transient nature of the base economy but how can we foster community values?

27 days ago

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I would like to see less development that includes that of shopping, gas stations, and/or food establishments and more development that incorporates our youth, and keeping them active and healthy. I would love to see sports complexes, like a YMCA, or larger parks in our community. I would be nice to see these things in areas such as Leonardtown or Mechanicsville.

27 days ago

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Fix infrastructure like roads that were not meant to handle to number of cars now driving daily. Accessible housing, workforce housing, more schools (especially high school and middle school), and community centers to give youth somewhere to go.

27 days ago

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Availability to services needed without having to go to DC/Baltimore/Annapolis while maintaining local community. Development focused on ways that make sense to build the community: affordable houses, access to specialized healthcare, variety of shopping and restaurants. Restrictions on more car washes, liquor stores, vape shops. Incentives for small businesses.

27 days ago

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I would love if St Mary's county had more family friendly activities/businesses! While it is a wonderful place to raise our children, we find ourselves having to travel far to find activities and wish we could support local businesses instead. A great bowling alley, skating rink, arcade, and YMCA, would all be great additions. We would love to see more family friendly sit down restaurants instead of fast food chains.

27 days ago

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I value the farms. I think truly limiting certain development in areas is ideal.

27 days ago

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More water access for the public. More libraries. More support for families with young children--childcare options, educational opportunities, starter homes.

27 days ago

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In 25 to 30 years, my perfect St. Marys county is full of natural sounds and place to be in nature. There are bike lanes that allow our local cyclists to be safely on the road, and give people an opportunity to use their bicycles to commute to work and run errands. The lights at night do not cause excessive light pollution so there are stars in our beautiful night sky. There are more hiking trails and parks, and a variety of cultural and historical attractions. In 25-30 years, when my kids come to visit, I'd like st Mary's to still feel like home. But even more, I'd like them to feel like they can MAKE St. Mary's their home. This means that St. Mary's must be inclusive and welcoming to ALL.

27 days ago

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Build indoor pickle ball courts and soccer complex in the northern part of county or make one in Leonardtown bigger.

27 days ago

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Premier county in Maryland to raise a family with top notch parks, top notch rec programs and facilities, family friendly commerce like restaurants and shopping, all while keeping rural and bucolic charm away from the big cities

27 days ago

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I think that St. Mary's needs to chart a future that is more family-focused, such as encouraging more family-friendly businesses and support services, especially child care.

27 days ago

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I think one of the biggest charms of the area is how little it has evolved. That being said, the growth in population can make that challenging to maintain. Affordable housing is and has always been a challenge for this area, and I'm nervous about the possible gentrification of certain areas. I know it is a tricky area to navigate, but if we want to maintain a well rounded environment, it is an area that needs addressing.

27 days ago

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I hope we continue as we are. We need to maintain the services we have and make sure we are updating facilities as they age. I think we need more community spaces indoor and outdoor for people to gather. I would like to see more recreational facilities such as a bowling alley or YMCA in the Northern end of the county. Swimming pool in the Northern end. We need to update our libraries in Lexington Park and Charlotte Hall. We need an additional grocery store in Leonardtown. Keep up the revitalization of Leonardtown as a small town and Lexington Park. More affordable housing for seniors and families.

27 days ago

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la tranquilidad del pueblo  
nohay mucha delincuencia

28 days ago

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mas parques  
mas canchas de futbol

28 days ago

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que huuiara un seguro medica para todos los que vivimos en este coudado de st marys

28 days ago

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Me gustaria que fuera un condado mas protegido con areas agricolas, areas verdes, jardinerias, avcas recreahives y parques

28 days ago

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Me gustaria que fuera un condado mux protegido con areas recreativa, areas verdes y jardinenias con parques, areas agricolas

28 days ago

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La tranquilidad de un pueblo seguro sin violencia

28 days ago

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un pueblo seguro sin pelincuencay con mucha seguridad

28 days ago

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La tranquilidad de un pueblo seguro sin violencia

28 days ago

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Se valora la tranquilidad y el calor de sus residentes y a futuro espero y se siga el mismo paticon de vida con menos gente, menos traffico y como se vive ahora que aun puebes bejar tv carro asierto ya que hay menos crimen

28 days ago

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Mas terrenos agricultruales, jardineria y vegetacion sana  
Tener mas ciudado hacia los vecindarios, diversidad, hispana (tiendas locales, resturantes, etc)  
Mas nightclubs y recreaciones hispanas diversidad

28 days ago

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Mejora en las viviendas  
Mejora en las banquetas, calles, etc.

28 days ago

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Tener mas limpias las cullos, que  
Que yo no usen computadoras en las escuelas

28 days ago

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This should say "keep streets cleaner" the translation is incorrect

28 days ago

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Rural & Water Front Accessible

28 days ago

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Affordable housing and competitive pay. We need reform.

28 days ago

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We need to limit development to specific areas, fix traffic flow at peak times, preserve rural character, ensure adequate healthcare both routine and emergency, plan for an aging population with resources and supports.

29 days ago

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Rural character. Keep pockets of rural area.

29 days ago

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I would like to keep it as rural as possible. Also, Lexington Park/Great Mills area needs to be improved. It's not very pretty in these areas. It's becoming very crowded in St. Mary's County.

29 days ago

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Slow the development down and keep working on things for family' to do.

29 days ago

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A rural county with very little change/growth. Some retail expansion along MD Rt 235. Minimum townhomes, instead single-family houses on 1-3 acres. Priority on farm and agriculture.

one month ago

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I would like to see a more diverse community working together achieve its goals. It is an area known for is "belong-ability" and inclusive spirit. We are considered the gold standard for welcoming residents and visitors alike and our attractions and experiences reflect that.

one month ago

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Keep the rural character of Saint Mary's county as a corner stone of all planning.

one month ago

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Stay rural. Get better medical care down here.

one month ago

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My Future Vision for St. Mary's County:

I see a county that has stayed true to its roots—preserving our beautiful coastline, forests, and natural resources—while thoughtfully adding more community amenities and activities. Growth should continue to be carefully managed so that conservation areas remain intact, and we don't lose the rural charm that makes St. Mary's special.

At the same time, I'd like to see more opportunities for youth, especially during the winter months when outdoor activities are more limited. This could mean an indoor sports complex, a recreational center with a pool, or creative arts and STEM-focused programs. Having more activities will not only keep kids engaged but will also strengthen our sense of community.

Additionally, some small creature comforts—like expanded shopping options, better walkability in key areas, and improved broadband access in rural parts—would make life more convenient without sacrificing our way of life.

What We Need to Do Today to Achieve This Vision:

Continue Smart Growth Policies – Preserve conservation areas, prevent overdevelopment, and ensure that infrastructure keeps up with any necessary expansion.

Invest in Youth Activities – Advocate for new recreational facilities, after-school programs, and indoor entertainment options for kids and teens.

Enhance Community Spaces – Improve parks, walking trails, and local gathering places to maintain a strong community feel.

Support Small Businesses & Local Economy – Encourage local businesses that align with our rural lifestyle, such as farmers' markets, artisan shops, and family-friendly venues.

Improve Services Without Over-Urbanizing – Expand amenities like high-speed internet, grocery store variety, and healthcare access while keeping commercial development in designated areas.

If we take these steps now, we can ensure that future generations enjoy the same quiet, beautiful St. Mary's County we love—just with a few more opportunities and comforts to enhance our daily lives.

one month ago

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A new growth area such as the Charlotte Hall area should be established.

one month ago

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I would like to see more walkable town centers in the county. People can shop, dine and gather in town centers. I live on a wooded lot about a mile from Leonardtown. It's convenient to be able to go into town for services (hair salon, town cleaners, medical, etc), gift shopping and dining out. I get my mail at the Post Office so I'm in town 2-4 times a week. I've lived here for 45 years and at one time you could do all kinds of shopping for goods and foods in Leonardtown. Big box stores and chain restaurants changed that drastically. I want to see our rural character preserved—farms, waterfront, woods, along with town centers. We need to incentivize this preservation and encourage local buying of the produce, goods and services.

I would like to see a 55yo community in Leonardtown similar to Washington Square in La Plata. As I age, I want a smaller footprint, one level living and outside yard work and snow removal taken care of through the HOA.

one month ago

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We should include more kid/teen friendly places/activities such as gyms, rec centers, arcades and chuck E cheese type of places.

We should expand food options such as &Pizza and other popular restaurants that are an hour or more away.

one month ago

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I also see an area with decent public transportation to jobs, healthcare, and shopping within the county, and lightrail to the DC area for jobs.

one month ago

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I value the small-town feel of Leonardtown, the woods and farm fields, hiking trails, kayaking ramps, the greater diversity of food now available, Sr. Center activities, pickleball courts.

My vision:

A county that has made land-use choices that preserve the quality of our rivers, bays, and our forested areas, while also developing/protecting public access to nature for all of our citizens. This would necessitate better protection of wetlands, streams, and living shorelines areas development through zoning acceptions.

A county that considers the quality of life for residents along with development. I would like to see housing/ apartment complexes that include parks, green areas, and shops within walking or biking distance. The current landuse and development in our county is nothing like this vision. Instead, we have miles of shopping centers that necessitate driving, as no safe or decent-looking walking paths are available. The new highly dense apartment/housing complexes do not provide areas of respite or play for residents.

I envision a strong public school system, that includes technical and career training with STEAM literacy, civics and history and social civics classes that reflect our multicultural heritage. I envision affordable community college.

I envision a county in which new residents, whether Hispanic, Black, or caucasian are treated equally in terms of law enforcement, as well as protection.

I envision a county where drug abuse, poverty, and drug crime has been addressed, and where all areas are safe and desireable to live.

I see a county that has protected more natural areas for wildlife and humans.

one month ago

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Keep old community styles of living.

Allow areas for interaction; county wide walking/biking trails, sports/play areas, libraries, great recent actions on YMCA, Sports complex, keeping in town recreational areas also. Limit compressed living areas but retain low income individual ownerships.

one month ago

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Farms and woodland

one month ago

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We need to recognize that extreme poverty exists in our beautiful county. It will not go away if we ignore it and pretend it doesn't exist. We need a housing authority that prioritizes the disabled, DV victims, and chronically homeless and works with agencies to help place the most vulnerable families in homes they can afford. No one should be hungry in our county. Food insecurities are an embarrassment and need to end. We need to get tougher on crime, increase community policing and have stricter laws for violent offenders.

one month ago

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I do not wish to see another Waldorf which is happening to 235 corridor. Nothing further north from the route 4 light should be developed.

No more housing developments

There does need to be more "towns". Take an area and make it like Leonardtown with a mayor and a town center to make it more like its own community. Lexington Park, Charlotte Hall, ridge, Chaptico just to name a few areas. Parks with more fields would be nice. And indoor large facilities for volleyball, tennis , soccer.

one month ago

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Hollywood and Lexington Park would have town centers like ours in Leonardtown. These centers would bring people together to enjoy restaurants, festivities and shopping. There would be greater diversity of housing to include low, middle and high income. There would be financially supported day care. Empty shopping centers would become economically viable or turned into housing or other needed services. Food shopping would be available throughout the county. Rural nature of the area would continue.

one month ago

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We need to make sure we are putting affordable housing throughout the community and not just along Great Mills Rd. We need to have additional things to do and good restaurants to eat at. Right now we have a plethora of Chain Restaurants but unless you are in Leonardtown no nicer restaurants for people. The lack of entertainment is a huge issue for getting people to move and stay here. Once we get people here we are sending their kids to schools with multiple trailers and low scores in math and reading. I would love to see more money put into after school programs. We also need to sunset all PUDS for planning after no more than 5 years and it should be an automatic sunset. Within the past year we have had a pud that was approved by the planning commission based on a pud from 2001. This is unacceptable when we are looking at the significant growth within the community. And because of this the planning commission could not look at school system issues or traffic.

one month ago

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I appreciate the open green spaces...buildings not being on top of each other. I would like to see more activities for families and young people, especially teenagers, to keep them positively involved.

one month ago

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-Safer Roads/Side Walks or Wider Shoulders

- Parks for Seniors activity, drive less cars

-hotel is north county restrooms

one month ago

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Identify spaces to keep open, i.e., development free, adequate highways/roads, preserve areas with historic significance and landmarks, etc.

one month ago

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I value the space and community. My future vision would limit growth in certain zones and push for more growth in already developed areas. Roadways, schools and services need to be enhanced BEFORE the growth.

one month ago

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I value the rural community feel mixed in with the professionalism associated with small businesses and the Naval Air Base community. Limit the growth of homes and businesses - and used existing vacant structures for new opportunities.

one month ago

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I value the rural community. We need to preserve our open spaces and farm land. Would also like to protect public access to both the Patuxent and Potomac River . Force revitalization on Lexington Park versus allowing development to creep North along the 235 corridor.

one month ago

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Ensure that existing rural areas and none developed areas are maintained. Improve existing roadways especially 235 4 and 5 (main arteries) are configured or reconfigured to account for safe ingress egress and traffic flow. Schools ,medical infrastructure needs to be addressed as well

one month ago

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Stop growth. Four lanes from 235/4 over to Solomons.

one month ago

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I am not a resident of St. Mary's County, but I am a county employee. I currently live in Calvert County, as I have for my entire life, and my driving reason for not living in St. Mary's County is the overcrowding and general condition of the Public Schools. My vision for the future in St. Mary's County would be the addition of public schools in underserved areas (Hollywood, California, and areas South of Great Mills/Lexington Park to alleviate the pressure on the current schools, which I believe is a contributing factor to having the highest drop-out rates in the Tri-County Area, leading to the current culture in areas like Great Mills and Lexington Park of extreme poverty and violence.

one month ago

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Replace the Solomons bridge with a 4 lane bridge. Increase the amount of fiber optic communication lines to homes. Expand on public transportation services (routes & availability). Add routine commuter flights from St. Mary's airport. Add a bridge from St. Mary's or Calvert, across the bay to the Eastern Shore. Expand on the college degrees available at the Southern Maryland Higher Education Center (<https://usmsm.umd.edu>). Expand on the availability of sports available to residents such as with an ice rink (The county already has far too many soccer, lacrosse, field hockey, football, baseball fields), funded via joint private/public investments.

one month ago

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I can't believe how much the county has grown in the past and it has to slow down at some point. We are going to turn into another Waldorf full of crime.

one month ago

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Planning, paving, control growth

one month ago

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We need to preserve rural charm, historic buildings and landmarks, and preserve nature such as forests, lakes, rivers, waterfront, etc.

one month ago



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Focus on quiet areas, outdoor spaces to enjoy for hiking, biking, walking, access to quality shopping without new buildings everywhere.

one month ago

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I miss the ol st marys.

one month ago

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I would like to see more activities for families in the middle and northern part of the county. I would also like to see more affordable housing available for families that do not work on the base. I would also like to know what's going on in my neighborhood. For example: I would not have been in favor of the new car wash that went in place of the Happy Seafood in Leonardtown. It is an eyesore and I do not believe it adds any value to the community. A family friendly restaurant other than Salsa's and Happy Dragon, would have been nice. Other places are too expensive to take a family too.

one month ago

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More restaurants, grocery stores. There should be more access to waterfront parks for people to enjoy.

one month ago

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I like the ruralness of the county; lots of trees, dirt roads, and farm land

one month ago

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A close-knit inclusive community that offers a wide variety of local services and amenities for its residents, respecting its past while also being forward thinking. Becomes a more well known destination offering positive experiences while supporting and growing local businesses. Increased opportunities for all to enjoy our waterways and recreate. Increased educational opportunities to grow local talent and then offer more housing options and family-friendly amenities so residents will want to stay.

one month ago

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I value the areas in our county that aren't overtaken by apartments, townhomes, trailers and single family homes. Road ways where people aren't driving like it's a grand prix speedway. I envision a cap on restaurants and a release on activities and entertainment for the youth. The only daily accessible youth entertainment is a movie theatre and Recreation & Parks sports. We need to seek companies that offer affordable activities for teenagers to enjoy to deter them from getting into mischief. We should offer things such as go-cart obstacles, indoor rock climbing, ice skating, jungle gyms, miniature golf courses.

one month ago

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Need to rezone so that developers can't destroy the environment and kill off all the wildlife, natural habitat, tree canopy. Build similar to the older parts of Wildewood, Town Creek, Cedar cove. Not everyone wants to live in townhouses and people need a quality of life down here. It's hard to age in a town house that's 3 stories. Stairs are hard for older people. I'm lucky, I'm in my 40s and don't have to worry about what quite yet, but there are not many affordable properties here that are one story homes. And townhouses and homes crowded together, killing off so much acreage of trees and wildlife is not appealing to live in. There needs to be more medical available, hospital is over burdened, esp the ER. In the future, we should honor a quality of life for people down here that also shows respect for the natural environment. We could be leading the way with great environmental policies and we aren't. We should have more outdoors activities and build to incorporate biking along roads safely, we don't. We should have wildlife rehab down here so you don't have to drive an injured animal to northern Maryland for treatment.

one month ago

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Small area plans and provide public water and sewer to the town centers to encourage further development. Consider expanding the Callaway Village Center and turning it into a town center.

one month ago

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I appreciate St. Mary's beauty and would like for the county to avoid the over development/sprawl experienced in so many other suburban areas. I would also wish for more and safer walking and biking options.

one month ago

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St. Mary's County future should focus on our young people. They need affordable housing with land for their children to play. They need starter homes that are reasonable for their budgets.

one month ago

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I would love to see more fitness options available in St. Mary's county (Leonardtown area or Hollywood) like an LA Fitness (as the pool at CSM often doesn't work properly, and doesn't provide aqua classes that are updated). I would love to see more eatery options in Leonardtown area as I normally have to travel up or down the road for options. I would love to see more options for single members within the 35 - 55 community or a rec and park center designed for the young adult population within this age range.

one month ago

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I believe in order to achieve what I would like to see St. Mary's County look like is to slow down building so many of the same types of businesses (i.e. tire centers, storage facilities car washes and fast food). I think the county should utilize the empty buildings that we already have instead of building all new facilities. We also need more community activities such as a bowling alley, arcade-type place, indoor mini-golf so that families have things to do. There is plenty of outdoor parks and things but not much for families/teens indoor facilities.

one month ago

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I value the unique geographic location of St. Mary's county. I can take my family to a pumpkin patch in a very rural area of the county and also have the convenience of completing all of my shopping at once in a easily accessible area that is more suburban in nature. I believe the county has done well to keep preservation efforts strong and allow land use to flourish in areas that are more desirable for the population to live. However, I do think more recreation and activities are needed to support the areas that are more population concentrated such as California. We lack amides like indoor recreation that is not sports. I also think Lexington Park will need support and revitalization going forward. The infrastructure is aging and investment does not seem to be keeping up.

one month ago

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I imagine a community where everyone feels welcome, valued, and has equitable access to opportunity. I imagine housing is affordable, high-quality, and accessible. I imagine a more walkable community with less reliance on cars and therefore significantly reduced traffic. I would love to see a variety of locally-owned businesses that are thriving. I would love to see families out enjoying the water and other natural resources of St. Mary's County.

one month ago

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I value safety; water access; access to natural spaces; parks; the arts scene. I would like to see more vitality in the arts scene and public art; more intergenerational activities; less divisiveness in politics and racial relationships; more equity in housing and job opportunities, too.

one month ago

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St. Mary's County would continue to be the breadbox of Maryland with a proud agricultural community. Our county would also have clean and safe water ways for residents and visitors. We have an excellent school system and transportation that connects our community in a clean and efficient way. Small businesses are welcomed and quality affordable housing is available for those who need it and work in the county.

one month ago

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Maintain beauty of county while offering a few more services, particularly in the southern end of the county (e.g., grocery store, restaurants, city water and sewer)

one month ago

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I'd like to see traffic handled better. I've been living here for about 15 years now and I've seen massive growth, yet little consideration for traffic. The roads and bridges do not support the amount of traffic now. Since I've been here I have heard talks about replacing or updating the Thomas Johnson Bridge, which is falling apart, but that is all we get; talk. There is no way that bridge should still be single lane. Downtown Leonardtown is a huge issue. How much time and money was wasted on the widening project? Nevermind the lack of speed enforcement particularly during peak morning and afternoon commute hours. It's a 40mph zone with people speeding through at 55-60 and weaving in and out of traffic. This area should be patrolled constantly. A new light was placed at the entrance of Leonards Grant and Hollywood Rd. Problem is, it was placed on the near side of the entrance, so drivers making a right still have to pull through the light, and placement does not allow drivers to see the light change. Should have been placed on the far side of the road as most lights are. As far as some good things I'd like to see in this county, is a focus on entertainment for kids. You have no problem building a dollar general on every corner. How about a bowling alley, laser tag, arcade, splash zone, instead of fast food restaurants, yet another mexican restaurant, or a box store. I'd love to see a nice German or Greek restaurant. I'd like to see a decent grocery store in leonardtown besides food lion. Once Mckays left that was it. While I'm not a fan of the liberal tax and spend politics of this state as a whole, I love our county and enjoy living here. I'd like to see it cleaned up and function a little better.

one month ago

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Stop building so much! We love the little place we live now. You are turning it into a city! Stop it. Use the buildings that are sitting empty.. stop building low income housing we don't need anymore. You are ruining the county as a quite quant place.

one month ago

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Stop putting housing developments everywhere there are trees. Stop connecting Lexington park to nice places in the county.

one month ago

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Continued clean waters for fishing, crabbing, oystering including the commercial fishing industry. No large corporate commercial fisheries.

one month ago

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I would like to see St. Mary's County be a safer community, in which we can all afford to live and work.

one month ago

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In 25 years, I see St. Mary's being largely populated. With that being said I believe we will need more sidewalks and crossing paths, along with more streetlights not only in the square of Leonardtown but throughout the county.

one month ago

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I would expect the County to maintain its rural areas as they exist today. Oppose and major developments outside of the Lexington Park Development District. The LPDD should be shrunk in years to come, not expanded.

one month ago

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Better infrastructure planning. The county is continuing to build not only commercially but residentially. Far too often the proper infrastructure is not in place to support those endeavors which are needed to continue to grow the economy. As the county is now building out Charlotte Hall the traffic will only get worse as there are insufficient roadways to support the traffic congestion. Unfortunately, with progress comes crime and if lower income housing is brought into Charlotte Hall it will be turned into Great Mills/Lexington Park. The mental health treatment facility in Charlotte Hall has already caused an increase in homelessness in the area as well as an increase in calls for service for EMS and Police services. Put some type of recreational facility in the North End Mechanicsville/Charlotte Hall there are no outlets for kids as everything has gone to Lexington Park (Skate Park, Great Mills Swimming Pool, YMCA) etc. The north end residents pay a lot of taxes with minimal return for our children.

one month ago

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I settled in St. Mary's County in 1986, the transformation since then has been an explosion of population, traffic, and business...which has brought convenience, opportunity, and variety to its citizens. What I do see us lacking is adequate youth entertainment and activities, like bowling, batting cages, miniature golf both putt-putt and short courses, go-carts, hayrides, horse rides, fishing piers, boating and sailing centers, concerts etc. for both date nights and group activities for middle schoolers thru college kids. I also see a lack of senior citizens communities like Del Webb or The Villages which would provide amenities and locations for residents to stay and age gracefully and locally within the county with less home care chores and more comradery and support. We also need to attract more medical support within the county including attracting and keeping more Doctors and Nurses. It is important to be an attractive location to live, raise children and retire within Maryland. We should embrace our heritage, our waterways, our traditions, without creating a sprawling mess.

one month ago

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Keep it rural. We do not need shopping centers wveryy where, keep them in LP, California, Leonardtown & Charlotte Hall. No more Dollar Generals (7 is enough). Activities for kids/young adults to do in the north end of the county. Everything goes down on Lexington Park, a part of the county most try to avoid.

one month ago

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- Family-centric activities/things to do in all areas of the County
- More Mom & Pop type shops/restaurants versus chains
- Less development of the same kind; car washes, car dealerships etc.

To achieve this vision, the County needs to work on attracting more small businesses versus chains, and try to use the zoned land to what will work best for the area they are in versus what will be most popular

one month ago

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I would like to see the valuable coastline preserved, not allowed to be bought up completely by private interests, and I'd like to see more projects designed to limit growth your coastal areas.

one month ago

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STOP building! we do not need anymore Dollar Generals or gas stations or whatever in ST. Mary's

one month ago

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A rural community with a diverse population that has increased access to public waterfront, forested land, and higher education. In addition to the existing agricultural land preservation, dedicating a larger portion of the County's tax dollars to purchasing and maintaining waterfront and wooded properties for public use. I believe there should be a focus on revitalizing or infill of existing commercial/industrial development. Supporting commercial ventures (including agriculture and aquaculture) and developers that want to take an active role in improving and nurturing the community. Less civic minded businesses and developers will contribute with higher taxes and development costs.

one month ago

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Stop building housing developments on Farmland. I like the rural feel of the County and building developments, stores, gas stations, etc. are destroying the trees and land and causing major impacts to commute in the area. Additionally, it is a huge impact on the infrastructure of schools, medical, emergency response. I also believe our emergency response facilities should be fully funded and not volunteer run. It's admirable for those who want to serve in a volunteer role, but the growth of the county now exceeds their available resources of personnel, equipment, and facilities.

one month ago

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#1 St. Mary's County needs a sports complex plus more indoor and out facilities spread throughout the county. There are no public tennis courts. Leonardtown high school locks their tennis courts. Why is that?  
#2 We need more senior center evening activities. Most activities are during the day but a lot of seniors work. Can we please have additional exercise classes after 5:00 p.m.  
#3 A bridge to the eastern shore

one month ago

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There needs to be more effort to enhance the ability of the sheriff's office. The county is not as "safe" as everyone wants to believe and there needs to be more work done to help the deputies with their duties. That means budgetary, manpower, compensation, and equipment.

one month ago

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More park activities for children.

one month ago

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Preserve the rural environment and water access for our great grandchildren.

one month ago

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I think we should try to preserve the farm land in st marys and not let it get built up too much but I feel we need a bit more of family entertainment and not a gas station or liquor store on every corner

one month ago

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The open spaces, the family farms, the rural nature, the eclectic architecture, the lack of chain stores and restaurants.

Slow the growth, allowing the family farms and open spaces to be protected and allowing the rural nature to continue to shine through.

one month ago

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I think we need to keep as much land preserved as possible. I know growth is important, but once its gone its hard to get back the rural feel and beauty of our County.

one month ago

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develop in the development districts. workforce housing, stop sprawl

one month ago

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More public transportation and making it more accessible through multiple modes of transportation to where the route is. Increase the housing stock and increase affordable housing and encourage mixed use development. Create more downtown spaces, like in lexington park that can be third spaces for people to be without spending money. Creating a culture of togetherness through more community events and spaces to be. Uplift communities, such as lexington park, to assist them in creating their own future instead of trying to "fix" problems.

one month ago

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Slow the and think of citizens first

one month ago

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Leader in engineering and education

one month ago

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More professional businesses.

Local Industrial and technology training facility for unemployed workforce.

Tiny homes for single homeless population.

Affordable housing in a financially mixed community and do not put all low income families in isolated areas.

Improved and more modern Loeffler Senior Center at Chancellor's Run.

Need a modern transit (train) system to Waldorf or connecting to the Charles County, and/or Washington DC transit system.

No more liquor stores.

No more smoke and vape shops.

one month ago

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I love the ruralness.

Future: Less chain stores; housing developments that include community areas; developments w/homes for varying levels of incomes (not apartments).

one month ago

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First, a large ATV park, mountain biking area, and dirt biking area would pull young people to the rural seen. I should be of a nationally notable class. The area by the theater should have a bowling alley, Laser tag (Stars and Strikes) and indoor go cart area. I think we need to acquire land on the water for a public beach area or redevelop waterfront area. Also, possibly a mixed use area for a consolidated non-car based community, lower level stores with apartments above and recreational facilities linked to a part or waterfront.

one month ago

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Bring more low income housing and more affordable housing as well as free/affordable community activity centers. Be cognizant of traffic patterns and how traffic is directed in particular for emergency vehicles

one month ago

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I value the small town community in St. Mary's County. I envision the future of the county having better transportation options in addition to the sts bus including bikes lanes/paths and ride sharing such as e-bikes and scooters.

one month ago

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New Bridge to Calvert County. Better traffic control, no business on intersection with lots of traffic.

one month ago

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Activities for youth that are not interested in sports. Young adults facilities so that they can be entertained. Affordable housing.

one month ago

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Slow down growth in the county. Traffic safety, more police officers for public safety. More affordable housing in various communities through the county.

one month ago

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Not be as congested  
More public transportation

one month ago

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Less gas stations. Traffic control. Affordable housing for all residents

one month ago

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More of a rural vision. Traffic in check, not a restaurant on every corner. Affordable housing not to the point of trying to bring everyone from other counties here for housing. Transportation is a very very big problem for this county

one month ago

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Institute public transportation, provide affordable housing. Highways need to be redesigned. Reduce vape, liquor, and dollar stores. Need grocery stores. Replace Thomas Johnson bridge bottlenecks. No housing development entrances from the main road.

one month ago

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Traffic control  
Less building  
Renovate some buildings

one month ago



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limit expensive housing building but increasing acreage per house.

add affordable housing units.

keep the traffic minimized. increase road structure.

safe space for the Amish community.

one month ago

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Like water surroundings & rural character. In the future we need affordable housing for low income (below \$100k) residents. Need to allocate land and find a developer to build low income housing. The county may have to subsidize the development.

one month ago

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We are heavily dependent on Base. We need to get manufacturing and encourage small business to come to St Mary's county. Big corporations and chain establishments will eliminate small businesses. With Maryland getting ready to allow liquor sales in grocery store and gas stations which are all owned by large corporations like Royal farms, Wawa, Targets and Walmarts. Small businesses will no where to be seen in this county. Save small business and entrepreneurs.

one month ago

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Farming rural preservation rich history of Chesapeake bay and its tributaries while also bring modern necessities of the bigger cities.

one month ago

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I see our county having at least 20,000 people living in it, maybe more if there is more economic development to increase job opportunities. To accommodate this population growth, I see more new housing developments created and more jobs. I hope the economy is more diversified beyond DOD and aerospace industries dominating high income jobs. We also need more affordable housing to serve residents that have low and middle incomes. I also hope the county park system is maintained as well as natural areas to avoid becoming too urbanized. I hope at least 50% of our forests and natural areas are protected/maintained. More commercial businesses will be needed to help increase the tax base so property taxes do not become too high. More development will need more infrastructure and services to support.

one month ago

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I value the community and natural spaces in St Mary's, along with the rich history. I hope as we develop we can offer affordable housing and a cohesive development plan for the community to serve everyone. We need to have representation of all communities in the conversation about what maybe missing for folks

one month ago

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I would love for this area to not grow too fast. It's sad when planning becomes reactionary

Thoughtful traffic considerations wrt Pax River.

A protected shoreline.

Design standards for shoreline construction (may already have these).

Diverse restaurants and stores, not just chains.

Destination spaces around the SOMD area. We have such a rich history that could be enhanced/expanded.

Ensuring the Pax River mission is protected, to include mission change and/or growth.

Low income housing that is thoughtfully located and integrated.

one month ago

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As a student at St. Mary's College, I value the abundance of green spaces that are available to me not only through the campus and Historic St. Mary's, but also in the county more broadly. The presence of small businesses in Lexington Park (the extent of my range most often) also contributes to the feeling of community in the area. While I am not long time resident, accessible public transit options might be beneficial.

one month ago

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Avoid sprawl—neighborhoods should be near retail. New construction should not be in currently isolated areas. Walkability is important, too!

one month ago

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Interconnected and caring community. Make sure that is space and place for everyone in the community. Making sure that diverse people and groups are accepted.

one month ago

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The rural space, beautiful roads, and access to water. I would want to continue seeing those things in 25-30 years, not seeing the farms developed into neighborhoods and that the water ways are accessible for different kinds of water sports and use for fishing.

one month ago

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I would like it to become more evenly developed and safer. I think better transportation would be nice as well.

one month ago

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More parks and green spaces for people to enjoy nature. Less commercialization.

one month ago

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Additional outdoor spaces, specifically walking/running/biking paths.

one month ago

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NO additional development of any type. St. Mary's County has no viable evacuation plan for the south end of this County. Thousands of people could be trapped in an emergency that has a evacuation. Calvert Cliffs is 50 years old, the 10 mile radius is already proven not accurate.

one month ago

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More modes of transportation

one month ago

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Would like to see business development for things that are not related to the military, or supporting contractors. They have been a great source of growth for the county, however I believe there is a great work force here that could be put to use in corporate sales, bio-medical development and other entities. Tax benefits to groups like those could entice. Medical development, recruiting talent to this area and high end facilities is of concern. As a father, I would love to see further development of educational services and to see development of sports and health facilities for our youth. An arena or conference center has been spoken of in the Leonardtown area for a while, and would be nice to see. I would love to see more access to hotel stays in these areas, the northern part of the county of Charlotte Hall, as well. A hockey/ice rink would be great, as well. A great source of family and sports entertainment that is missing this far south.

one month ago

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Secondary note - this county is in desperate need of another high school.

one month ago

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I value the water views and the historic places in Saint Mary's County. We need to stop building up every piece of land and we need more farmland like it was when I was a child.

one month ago

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Better transportation infrastructure, a train! Or bus services to and from DC. There's no transportation infrastructure in this area to support commuters who commute from DC  
More medium housing options, like mixed use housing

one month ago

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Open and green space with a healthy Chesapeake Bay and plenty of public water access sites. Keeping designated land undeveloped and available for public enjoyment.

one month ago

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Keep it the same. No changes !!

one month ago

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Keep mixed use and industrial areas to those already zoned. No mixed use large business centered around neighborhoods.  
Keep building areas in designated areas and not spread out over the county. Maintain farm land.

one month ago

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Provide more public access to the water, maintain clean water new bridge to Calvert TJ to ease traffic maintain farming tax incentives complete 3 Notch trail all the way to Pt Lookoutl

one month ago

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Safety on roads

one month ago

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Have a stronger emphasis on small business growth and beautification.

one month ago

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Keep the rural charm and mentality and provide growth services to accommodate the population. Steady growth.

one month ago

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Consider the amount of growth, appropriately scale core infrastructure, and specifically include road safety.

one month ago

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I would like to see the County maintain its rural character of farms and open spaces, parks, etc. To maintain this rural character, growth and development will need to be limited. We must set aside here from development areas and ensure that we do not become one giant strip mall along rte 5/235 from the Charles County bored southward. We don't need thousands of new housing units.

one month ago

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- Preserve the unique culture and traditions
- maintain the country/ rural atmosphere that provides its residences the indep spirit and freedom unique to St. Mary's County
- develop waterways for family/private use
- severely restrict sprawl, high density apartment complexes

one month ago

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I love rural St. Mary's County. It grieves my soul everyday seeing how much they are developing the land here, especially here in Charlotte Hall. I moved here almost 3 years ago looking for a slower pace of life, country living, farming and homesteading, woods and water. But this county is becoming more and more like where I left from, Prince George's County. I'd like to see this county slow down and reverse development. I'd like to see country roads, less subdivisions, less developments, less stores, less business districts. Please think of people like me who want a rural county in Maryland. There are several counties around DC and Baltimore that are more urban. Please leave St. Mary's County alone. Thank you for listening.

2 months ago

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Today: natural spaces- I like to hike and spend time outside; rec- my kids are all adults but benefited greatly from organized sports and activities; library system; Leonardtown- it's a very nice downtown; history - appreciate St. Mary's City, Sotterly, Wharf.

Future: continued development in Leonardtown, revitalization in Lexington Park, additional trails and bike paths, attract more businesses that appeal to young adults without children.

2 months ago

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Preserving farmland and rural way of life, and still growing with an organized plan. Add roads, charter schools, medical centers, shopping centers, and leisure centers for all ages. Public transportation plan.

2 months ago

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I would like to see better opportunities for our work force to purchase affordable housing. A plan to reduce fees and ease zoning restrictions on projects that will only sell to those who make a workforce salary would be a good start. Current zoning allowances don't go far enough. Incentives to attract business would be helpful also. This could be done through repurposing unoccupied buildings. Create more outdoor recreational opportunities.

2 months ago

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Keep much of the county open while still having growth in planned areas.  
Hopefully having walkable communities where possible. Also some planning for the aging population.

2 months ago

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I value the overall rural character and the advantages of the tech companies supporting Pax River. Preserve the rural character as much as possible, while at the same time avoiding too much high-density housing and traffic congestion.

2 months ago

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Better infrastructure throughout the county, including uninterrupted emergency exits out of the county. More children entertainment throughout. More sit down restaurants instead of fast food. More access to the s public piers and boat ramps.

2 months ago

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Overcrowding in The development districts. We will need extensive transportation and utility improvements in order to accommodate the needs of our community.

2 months ago

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A rural setting with newer amenities has made this county a very hospitable place to live. Limited growth is good and should be balanced to maintain forward and future needs and avoid excessive strain on schools, facilities. Access to water for the public needs to be promoted to drive tourism.

2 months ago

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What I Value:

- access to rural and access to technology
- more avail. to waterfront area
- greenways - walking/biking trails
- more services for elders in rural areas of county
- more affordable housing for those with no connection to Pax River
- more partnerships with St. Mary's College/other state entities as well as Pax River

2 months ago

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- More entertainment/engagement options
  - start saving or putting aside funds for a new bridge to Calvert County. Costs are only going to keep increasing.
  - also need to consider housing costs and increase options for individuals who aren't in the higher income brackets
  - cross county transportation would be available
  - more walkable downtown spaces and community gathering spaces
  - funding for the library
  - continue to offer a variety of rural and more heavily populated areas

2 months ago

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I love to have a Quiet, healthy and safe life style. Rural and farming oriented, having easy acces to the rivers or sea around us. I would like to keep it in the way it is. But definitely I would like to have fastest acces to Washington.DC. More trails to ride bicycle or running outdoor. Small town feeling, keep all the estate parks and farms that provide our food fresh with easy acces.

2 months ago

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Quiet safe fun place to raise a family filled with local culture and interesting places to explore and enjoy life. Kind communities, helpful neighbors, outgoing social opportunities, restaurants, bars, improved healthcare, more affordable shopping

2 months ago

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Farm land should be preserved. Preserve and increase access to public waterways. Tourism should be promoted in the following categories outdoor recreation , historic , and agriculture. Density should be focused to town centers and growth areas. Public transportation should be promoted with the addition of business shelters throughout the county. Industrial business should be encouraged with an emphasis on a diversity of uses. Housing should be diverse.

2 months ago

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Today, I value the beauty of the county as a whole and the commitment of the people who live and work here to maintain the aesthetics, as well as the quality of life. I'd like to see continued growth in ensuring a competitive environment as it relates to healthcare, financial investments, technology and infrastructure while also maintaining the beauty and closeness that exists today.

2 months ago

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Thriving local businesses, good public transportation to connect vulnerable people and services, better affordable housing, senior care facilities, healthy dining options

2 months ago

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I like that we have a mixture of rural, natural beauty and recreation, as well as shopping and job opportunities. To continue this we need to protect areas from being gobbled up by development while also ensuring local residents have what they need without having to drive outside the county. I am particularly concerned with the 3 Notch corridor not becoming like Crane Hwy in Waldorf. The county needs to grab some spots for green spaces/ bus drops/etc.

2 months ago

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Rural aspects with ease of movement. Design roads for ease of movement. Start making traffic flow plans that are supportive of the need for less red lights.

2 months ago

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In 25-30 years there will be no homelessness in the county. By providing Affordable housing, programs that provide support. Public pools.

2 months ago

---

A nice community that offers to help others. BETTER ENGINEERED ROADS! We as a community need to be kind and quick to help.

2 months ago

---

I envision better infrastructure such as roads, sidewalks. Recreation facilities, educational facilities I also envision less growth as I believe in order to preserve the rural and agricultural areas, we have to slow the growth of developments.

2 months ago

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Maintain forested land to protect the environment and reduce water pollution. Provide access to green spaces for residents. Include pedestrian and bike trails in new developments.

2 months ago

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Additional water and sewer resources in the north end to prevent the LP & GM area from becoming a Waldorf

2 months ago

---

More. I envision St. Mary's County as a place where anybody is welcome, clean diverse better jobs and services for the community more [?] resources, maybe attract medical staff. Affordable housing and save our water and trees. I value St. Mary's now!

2 months ago

---

I value the Rural nature of SMC. In the future, development of technology while preserving the Rural aspects of SMC are well coordinated. This would involve aspects of transportation, public access to various entities, as well as improving education, cultural development (both historic and current), and transparency of governance.

2 months ago

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More shopping areas in Leonardtown.  
Build bridge from St. Mary's County to Virginia.  
Build wider bridge from St. Mary's County to Calvert County.

2 months ago

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The County is blessed to have Pax NAS but it is too dependent on that one employer. The County needs to help develop economic diversification so we aren't wholly dependent on the Navy and Govt. To that end the County needs to make it easier for potential customers to go to the County and easier for St. Mary's businesses to get to potential customers.

2 months ago

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Airport public flights/ferry coordinated with transport on other side. Urgent center in Leonardtown to supplement not compete with St. Mary's hospital. Splash pad at Weick playground at governmental center. Remove taxes for retired so they'll stay, tourism coordinated packages.

2 months ago

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Improve the look of the county. All development should require tree buffers. Minimize access/driveways on Rt 235. If you don't do something now it will be a parking lot in 25 years--oh wait--it already is. More walking trails in developed areas--you've jammed all these people together + still have to get in a car to shop or go to a restaurant. If roads don't support development--development should not be approved.

2 months ago

- 
- Incorporate Lexington Park as a municipality
  - Protect the St. Mary's River from polluting runoff
  - Strengthen the public school system
  - Strengthen programs to help homeless people to become financially independent
  - Integrate land use planning with long range planning for other government functions/services

2 months ago

---

Maintain current infrastructure to avoid the problems I see in other area--aging plumbing, insufficient roadways to meet demand are two that come to mind.

Retention of farm-life-crop growth, horse farms, cattle.

Retention of seafood industry--health of the tributaries of the bay. Perhaps additional oyster farms. If feasible, a cannery in tricity.

2 months ago

- 
- Value--water/Chesapeake Bay/creeks/rivers/rural nature/open space
  - Future vision--More transportation infrastructure--public, etc., bike lanes, sidewalks, walking trails, more engaging activities and facilities for youth, especially a really nice sports complex. We need an ice rink here!! Do today--garner community support, prioritize, seek public + private funding, incentivize tech innovation + better restaurants/night life/tourism. Bridge to eastern shore?

2 months ago

---

More outdoor recreational areas--i.e. rails to trails for biking.

Recreation center for youth.

Better public transportation--metro access

Gentrification--Lexington Park

2 months ago

---

A hub for technology and scientific advancement. More walkable communities that develop smartly. Protecting and preserving our shorelines and waterways, while improving public access points when possible.

2 months ago

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Do not follow other counties obsession with major overhauls in public transit, eg. Metro. Continue to be more developer friendly than other counties. Maintain agricultural aspects while harboring new development

2 months ago



---

Innovative onsite disposal systems to accommodate the county's failing systems

2 months ago

---

I do not want any part of St. Mary's County to become like Waldorf, or any other overdeveloped area in Maryland. Preserving the rural character, and unspoiled shoreline is my paramount concern. Hi-density housing is a particular concern of mine.

2 months ago

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Value living in rural neighborhood based on agriculture, \_\_\_\_?

\_\_\_\_ \_\_\_\_? woodland. Low crime.

Need renewed public transportation to support areas & \_\_\_\_? farms, Amish neighbors.

2 months ago

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I LIKE:

- Very safe where I live: low crime
- Amish & Mennonite farms
- Conservative politically

I want it to stay this way. Keep big development to a minimum. Neighborhoods w/ big tracts of land instead of patio homes or urban jungles.

2 months ago

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Trains, Autonomous Cars and aircraft, throughout the county providing cheap if not free transportation.

Everything delivered straight from stores to homes via drone and/or an underground tube system. Less or safer cell towers.

2 months ago

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- Recreation and Parks towards Northern St. Mary's.
- Modernization or thriving business while helping preserve communities such as the Amish, Mennonites and the unique places/museums like St. Mary's Historic City.
- Better traffic pattern, less car wash places.
- more programs for the youth as they are the next generation that will drive this vision plan.

2 months ago

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Maintain Rural Environment -

- Need to direct "new" initiatives/businesses into Existing/Vacant properties
- Continue to centralize development along 235 corridor vice Rt5
- Establish secondary roads - to minimize traffic lights.

2 months ago

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- Increased Retail and Restaurant options
- Controlled population growth
- Improved infrastructure (roads, etc.)
- Increased Police and County support

2 months ago

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Future vision - maintain rural atmosphere/small town/close community. Bring in more sit down restaurants/high end shopping closer to Mechanicsville.

Need to do - exactly what we are doing at these meetings. Plan growth effectively so as to avoid congestion and over development. Minimize townhomes/apartments.

2 months ago

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- value the openness of the county, the cleanliness, no huge, tall buildings
- good schools - make sure they are not overcrowded due to large tract/townhouse development
- walkability of Leonardtown - like to see that continued
- planned use, not willy-nilly development

2 months ago

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Safe Environment to Raise Family  
Good Jobs for Growth  
Provide Top Education  
Safe Neighborhoods  
Preserve Rural Character  
Top Medical Facilities

2 months ago

---

I like the rural feel, the farms, the Amish, and less congestion.

2 months ago

---

- organized growth thru good planning
- keeping the rural atmosphere
- more places for young people to be engaged
- don't make us look like Waldorf or others
- good restaurants
- sr living

2 months ago

---

Northern St. Mary's  
- more middle schools and high schools  
- youth activities  
- adult daycare  
- sit down restaurants - mom and pop  
- senior living

2 months ago

---

Pristine waterways, parks as attractive destination gatherings (eg: Hyde Park, Central Park), commutable to DC (easy + to airports and on weekends, affordable), indoor evening things to do, forests for outdoor recreation.

- Need to keep waterways + bay pollution-free-regulate fishing/hunting
- Improve transportation routes - create destinations - keep our community safe [emphasized via underline].

Encourage + facilitate recycling. Walkable living + shopping/cummunities

2 months ago

---

Protect waterways and continue developing infrastructure for controlled growth

2 months ago

---

Provide more housing including affordable housing so that our children have the opportunity to raise their families here too.

2 months ago

---

I value to feel of a community that still has character but also provides housing opportunities for all segments of society to create a diverse community.

2 months ago

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Vision is That waterfront & rural be careful y preserved - That we don't become another suburb or bedroom community for D.C. It should be a good, healthy & safe place for children to grow up, for young professionals to grow, & for families to flourish. To achieve that: need to MANAGE growth rather Than welcoming every new big box or Dollar General... Need to ensure safe transport - by foot & bicycle, as well as car. Need to balance the excess power of builders & developers.

2 months ago

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- Warm, friendly community, economically diverse & secure, safe & welcoming with multiple job, education, social and personal growth venues available.
- A community that values families and treasures its children.
- Easily accessible community & commercial assets and available & affordable housing & support.

2 months ago

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Would like to see our Towns (e.g. alloway, etc) more than just a post office & liquor store, but \_\_\_\_? necessarily fully "Developed"- Planned Communities where builders are encouraged, rewarded to keep the natural landscape in Tac, if there are Trees don't just cut - Affordable Housing for young people - \_\_\_\_? all the perks - development going north - e.g. - Town Centers near College & Historic SMC - e.g. Hotels Lexington Park Revitalized

Protect waterways Managed Growth Linear Trails & Parks Transit Ready Biking Trails

2 months ago

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I really enjoy how Close in Proximity a lot of the housing developments are to important amenities in St mary's county. However, despite this close proximity, many residents cannot access these amenities without a car because of unsafe or absent active transportation infrastructure. What we need t d today is put bike trails (not lanes) or sidewalks on roads that do not have them and where possible, add new roads/trails to connect communities to certain amenities so that they have the option of avoiding major roads.

2 months ago

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\_\_\_\_\_ ? \_\_\_\_\_? Great for walking & bicycling to get around. Good access via public trains to DC. schools \_\_\_\_\_? walk to, \_\_\_\_\_? trails/parks. Great food access. \_\_\_\_\_? local farms. Great healthcare, other social services, Friendly for all group Density in development district: St. Mary's Square & 3 stop bldgs, less parking. oversite parking lots in general. Schools should be \_\_\_\_\_? people & jobs are: Rt 235 not 5

2 months ago

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Easy access to public places. Transport (public) to D.C., northern MD counties.  
In cluster of trackable homes & public areas.  
More senior housing.

2 months ago

---

Future vision: easy to access public transport that runs through the entire county, including rural areas. Parks are well maintained and crime is low.  
We need today: increased social support programs, mentoring for youth, productive places for youth to go after school, more third places (social spaces that are not school or work) to build community.

2 months ago

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Ensure waterway are managed and kept clean.

2 months ago

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Open green spaces that more than just rich people can afford. I would like to see more affordable and inclusive housing, a focus on industry outside of the base. There needs to be a focus on the part of the community that isn't or doesn't want to be involved with the base.

2 months ago

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Value: proximity to coastline & lots of rolling farmland

Would like to see coastal area's developed & more than just marinas.

Dev's -> housing; shops, upscale restaurants; & 'gathering areas' along the water; town centers; transportation to and from airports & larger developed "towns" w/ local businesses shopping, parking areas, DAYCARE!

2 months ago

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Retain our Rural character. Keep sprawl down by developing a place w/ developers-development to combine commercial growth with housing development (building up instead of out). Make sure state/county highways do their part to make this obtainable.

2 months ago

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SMC today is a mixture of a rural past w/high tech intermixed. Over the next 25 years we need to preserve the rural character whilst embracing high technology infusion, especially in the aviation realm. Land preservation in areas that are sensitive whilst expansion in technology dense areas [such as St. Mary's Airport] is key.

2 months ago

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\*MASTER PLANNING & VILLAGE & TOWN CENTERS

\*CREATING WALKABLE COMMUNITIES

\*AFFORDABLE HOUSING FOR SERVICE INDUSTRY PEOPLE

\*CONSIDER FORM BASED ZONING AS AN ALTERNATIVE

\*COUNTY PERMISSORS ENGAGED - ABLE TO MAKE FORWARD LOOKING DECISIONS & ELECT OFFICIALS THAT UNDERSTAND THE IMPORTANCE OF GOOD PLANNING

2 months ago

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- Set up a public Bus Service to DC, Hospitals, Airports
- Expand Hospital
- Attract businesses that are independent of PAX Naval Station
- Ferry Service to Eastern Shore from southend of county

2 months ago

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1. I see SMC as a great place to live. Friends and family are here: I want my children to be able to work and raise their families.

2) I want a place to have a choice of activities for all ages, good schools, safe environment

3) Pay attention to school quality, EMS & FD & Police services and recreational areas, housing for all.

2 months ago

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Community living with beauty, neighbors and variety of historic places. Future vision would be a vast improvement in public transportation - marked Bus stops, Bus Shelters, consistent schedules. Desperate need to improve medical support and closer proximity to medical specialists. More attention to affordable housing, public shelters and support of the "working poor".

2 months ago

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Thoughtful growth. I do not want another Waldorf, but would like to see addition job growth in the community. Proper thoughtout planning to assist businesses + people to move to the area.

2 months ago

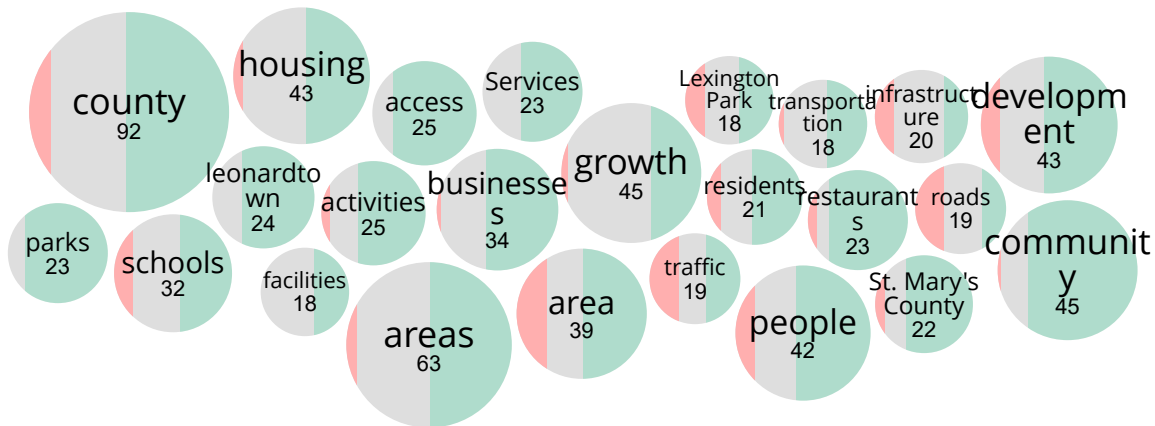
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I want county in 20-25 years to be more than townhome developments, I want more areas like the town of Leonardtown. Use of innovative septic systems to allow development of existing lots, active adult communities, developed open space, walkable communities to live and work, age in place communities, maintain some rural + ag. character.; Thoughtful growth. I do not want another Waldorf, but would like to see addition job growth. Proper thought out planning to assist businesses + people to move to the area.

2 months ago

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Below is a word cloud that shows the words participants used most commonly in their responses to Topic #1. The colors correspond with the sentiment of each participant's use of each word: Red for negative, gray for neutral, and green for positive.



## Topic #2: Celebrating Our Rural Character

St. Mary's County is known for its "rural character." When you think of the County's rural character, what things come to mind? What aspects of the County's rural character are most important to protect?

### Topic #2: Celebrating our Rural Character: Responses

Preserve agriculture and water use for fishing and boating. Support crabbing, fishing and oysters harvest. Invest in bike and hiking trails and parks.

22 days ago

I find it to be rude. I don't see any "rural character" , just people complaining that it's not the good old days.

22 days ago

Our Mennonite and Amish neighbors. Family farms. Historic properties. Horse friendly parks. Access for all to the water- launches and beaches. Home businesses.

22 days ago

I believe it is important to preserve a viable agriculture and water harvest. Oyster and crab are historic occupations that should remain. Open space is critical

22 days ago

Fields, wetlands, meadows, and woods. Space set aside for natural sound, stillness, and silence.

22 days ago

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The farmland and access to waterways and wood. First, I think it's important to protect and support our local farmers who grow wonderful food and nurture other businesses, like breweries and event sites. It's something unique that draws people into our county. Second, access to water and nature are important to protect and preserve because it's something unique to our area. More public access sites and nature trails, for example. Conservation acts to maintain the land are important as well.b

22 days ago

---

It is important to protect undeveloped land rather than the current practice of trying to develop every square inch. We do not need multiples of the same types of businesses in close proximity to each other.

22 days ago

---

Small town feel

22 days ago

---

To me, rural character means fields in production. I would love to see old barns preserved, but I understand that that may be cost prohibitive.

22 days ago

---

The ability to access the rivers, creeks, bay for fishing, etc. and recreation. The open fields and forests.

22 days ago

---

We should be protecting the environment. Get groups and volunteers to plant more seedlings, flowers, plants, and trees. High schoolers and college students love doing that because it's meaningful for a project.

22 days ago

---

The family farms. Farmers markets.

22 days ago

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Parks water

22 days ago

---

Local farms, Amish/Menonite Community, Wineries/Distilleries, Seafood (crabs and oysters), the Patuxent and Potomac Rivers, the Bay, Craft Guilds, Artisans, Arts and Music.

22 days ago

---

The museums and architecture that reflect how the area used to look. We can appreciate that St Marys used to be a community with simple values and humble aspirations.

22 days ago

---

Low population density - not too much traffic, quiet, beautiful vistas

22 days ago

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The County has no rural character anymore since many of the local, family owned farms are selling their properties to out of County developers that are building shopping centers, etc. The Bay, the Amish/Memmonite Community, and the remaining towns in the County that do not have much development are important to protect.

22 days ago

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DO not encroach in the RPD. Make conditions for continued farming, Amish, watermen sustainable.

22 days ago

---

Trees and nature. We need to keep more areas unaltered. Wildlife does not have places to go they must come into yards to find food.

22 days ago

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We need to protect land for farmers and for our county and state parks, and encourage the population to visit local food stands and farmers markets. We need to protect the county's waterways and limit substances, such as phosphorus, from entering the waterways at exponential rates. This requires an understanding of our local topography and the mapping of things like storm water drains to fully understand how to prevent such chemicals from entering our the bay and rivers.

22 days ago

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Miles of shoreline, waterfront dining, natural surface hiking & biking trails, hard surface shared-use paths, public county boat ramps, beautiful open space & farmland. All of these are important to protect.

22 days ago

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The farmland needs to be protected. All the open spaces. I think we should also do something to make it safer for our Amish neighbors who live and work here. Maybe close off the end of Thompson Corner Road to stop all the tractor trailer trucks from flying down 236. The rural character is from not allowing too many housing developments. We don't want low income housing either because that brings crime. Look at Lexington Park for example.

22 days ago

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The wide expanses of fields and forests are important to protect as part of St Mary's rural character. Rather than strip mall after strip mall and paved parking lot after paved parking lot, wide, open green spaces are what come to mind for me as "rural character".

22 days ago

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The waterfront amenities, the parks (even if small), the athletic fields.

22 days ago

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I want to live there and there is no room to build on the waterfront.

22 days ago

---

It is important to preserve farmland and rural landscapes and to allow for the diversification farming activities to ensure that agriculture provides a viable occupation and lifestyle.

22 days ago



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Our County has multiple versions of its 'rural character' with each of the 9 districts having its own version and attributes - agriculture to aquaculture, sailboating to motor boating to kayaking, fishing the oceans to the lakes to the surf, touring the beaches to the historic sites to shops and eateries, experiencing the arts in our theaters, being educated in our classrooms and absorbing our heritage in our museums To affirm only one is to deny the others. They are all worthy of celebration.

22 days ago

---

Farms and local food, rivers and the bay, old traditions, churches, and clubs, and gorgeous sunsets. The farms would be top of my list to protect - so long as they somehow support the local food system (especially as climate change and other disruptions threaten the national/global food systems that we currently depend on). As part of protecting that, any growth should be concentrated within already developed areas instead of constantly replacing farms and forests with one subdivision after another. Urban spaces are way more compatible with maintaining a rural character across the county than the past 40+ years of suburban sprawl and single-use zoning/development have been.

22 days ago

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Embrace southern Maryland wildlife refuge as much as possible. Preserve woodlands, preserve agriculture, push for parking lot or rooftop.solar instead of agricultural land. Improved biking/hiking connections.

23 days ago

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Maintain mostly rural atmosphere with more support to encourage small businesses, homesteading, farmettes that are in line with rural objectives. We need more activities for children and young adults. If housing doesn't get more affordable, there will need to be more help for single adults and young families. If our tax and spend Government doesn't back off, no one will be able to afford to live here. More access to water and water tourism.

23 days ago

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To me rural character comes from the farms and acres of minimal development. It's delightful to drive on two lane roads -- they may be slow and twisty but they have character. Route 235 through Hollywood to Lexington Park is not delightful -- we don't need more of that.

23 days ago

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the amish farms

23 days ago

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The Amish farms

23 days ago

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farms

23 days ago

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Preserve farmland and open space, limit sprawl.

24 days ago

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St. Mary's County has lost most of the rural character unless you are south of Great Mills or over on Rt 234, or at a waterfront community. Our land preservations are important yo keep and please stop redirecting land use to change things to commercial. The Amish communities are slowly moving away-why? We need the Amish here. Our waterways are so important.

24 days ago

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No more development of any kind. We have everything we need right now in the county. Please do not add anymore.

24 days ago

---

SMC's rural character has been cultivated over decades, and with the planned accelerated growth, we will lose that. The County's rural character is the lush farmland, local fishing and hunting, and lots of green space. Protect it all; more shopping is NOT the answer.

25 days ago

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our crops, food such as strawberries, corn, items grown on farms.

25 days ago

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I touched on these ideals in the previous response, but I do believe that both the physical landscapes and the community ties of those in the St. Mary's ag scene are important to maintain. The 2022 St. Mary's County agricultural census does show a slight decrease in farmland and active farms since the 2017 census, and it's important that the prime ag lands of St. Mary's County are protected and not threatened by commercial development. The census also shows a decent balance between generational groups within the ag industry, so preserving and strengthening the intergenerational ties in these rural communities ensures agricultural skills and trades are not lost.

25 days ago

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Less sprawl, more centralized development. Strip malls like we have are so 1990s. People crave walkable streets and more thought out urban planning. Change zoning to encourage that kind of development, which can help prevent another farm being sold to be make another shopping center with a massive parking lot.

25 days ago

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Open fields/farmlands. No over proliferation of single-home lots or subdivisions outside development districts. Small town, neighborly feelings.

25 days ago

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Farming and waterways.

25 days ago

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Open undeveloped spaces accessible to residents and visitors that are clean and well maintained. Trails through open spaces that do not allow wheeled vehicles of any sort on them.

25 days ago

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The arts community

26 days ago

---

It's population. Work with the base to curb growth. Encourage family farms with lower taxes and less regulation.

26 days ago

---

The rural part is getting lost with too much development.

26 days ago

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An economically sustainable agricultural community is absolutely essential for maintaining the County's rural character. This includes sustainable crop production and forestry. Land preservation alone will not preserve the County's rural character if farmers and forestry land owners cannot earn an adequate profit from their land. More needs to be done to help existing farmers maintain or increase their existing standard of living and to encourage young people to choose to become farmers and forestry operators.

26 days ago

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The Wharf, Point Lookout State Park, and other similar nature areas. Adding a farmers market at the fair grounds weekly, would help keep our local farmers in business. I certainly don't think of all these dollars trees and chain restaurants.

26 days ago

---

Maintain local parks and historical areas.

26 days ago

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Farm fields, small local stores and restaurants (no more chains), light traffic.

26 days ago

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When I think of a county trying to define itself as rural it sounds as though they would like to say they are racist and segregated without saying they are racist and segregated. If the county would like to be known for its outdoors space and commitment to farming or small town living then pick a different word. The word rural has a lot of negative connotations.

I do think it is important to conserve St Mary's wildlife and opportunities for outdoor recreation. I believe the county should work to bring more programs that focus on outdoor opportunities for all. If we'd like to conserve 'rural character' perhaps buildings, especially historical buildings, should be renovated no matter the cost instead of torn down for flashy new gas stations.

27 days ago

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Places such as Leonardtown Wharf, Amish farms in Loveville, parks, and walking trails. All of which are important to protect. While I know the community must grow with the census of people, I think it's important that we stop building low income housing, fill businesses that sit vacant rather than build new establishments, build a new high school, and even consider the need for more healthcare and additions to our community hospital.

27 days ago

---

The rural character is being lost as more box stores continue to move in. Stop the box stores, promote more local business as you have in Leonardtown.

27 days ago

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Local history recognition - the mural on Tulagi and the passive park are a great example of this  
Natural area preservation - think bigger like American chestnut land trust  
Agritourism  
Community connectivity - St. Inies, libraries, community gardens, anything that gets many demographics together

27 days ago

---

My future vision for St Mary's county and its rural character is that it seeks to amplify and take advantage of the fact that we are surrounded by water! Enhance the area by making more of the coast accessible to residents and providing education and resources to incentive people to saving and restoring the bay. Save the crabs, fish, and local wildlife.

The most important thing to protect is keeping farmland and wildlife intact and DO NOT bring residential new construction to the county. Work on improving and renovating existing structures instead of commercializing and building new townhomes.

27 days ago

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Tobacco farms. Livestock farms. Keeping farmers farming and not developing their land. Especially when structures can be redeveloped elsewhere.

27 days ago

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Family farms. Farmer's markets and home-based business opportunities. Make sure the Amish can afford to live here.

27 days ago

---

Save some land. Less building more land preservation. Our Amish communities are even leaving St. Mary's.

27 days ago

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The most important parts to protect, are the quiet, and the dark. You can hike in the woods near a city and be away from the look of urban life. But being able to be away from the noise of highways and the glare of lights at night are so different and so special.

27 days ago

---

Farmland and not too much traffic. Farmers markets and waterviews are very important. Amish need to be protected.

27 days ago

---

Farms, open land, no crowding, no over development, funding for beautiful parks and gardens

27 days ago

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Mainly the parks.

27 days ago

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I love every Sunday when I go to church, that I drive through a heavily wooded area, past several farms where I see the cows and sheep munching away, and then I come across a small bridge to see the water before I turn off to attend my church that was built in 1635. The history and gentleness of the area provide such great comfort. I think respecting our farmlands and history is key to maintaining that feeling.

27 days ago

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We need to protect the waterfront and keep public green spaces. Adding more green spaces for hiking and fishing. We need to make sure our Amish and Mennonite communities continue to feel welcome. Protect and help our farmers.

27 days ago

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los arboles  
las bahias  
los amish

28 days ago

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arias verdes

28 days ago

---

es mejor vivir en el caupo

28 days ago

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los parques  
la baia  
sus campos de cultivo

28 days ago

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las areas verdes las vahias

28 days ago

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areas verdes, lagos, parques

28 days ago

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Las areas verdes, las bahias

28 days ago

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ojala y lo rural no desadarelca ya que las personas que viven actualmente es lo que disfuncnan el no una ciuban cosmopolita

28 days ago

---

Las areas silvestres y de agricultura  
el cuidado hacia los animales domesticos y salvajes

28 days ago

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Areas silvestres y de agricultura  
Los ciudadanos de vegetación  
Proteger animales

28 days ago

---

Ciudad a nuestra naturaleza

28 days ago

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Farms, Water Front Activities

28 days ago

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Our water ways and agriculture.

28 days ago

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Farmland, water views and access, trees and forests, sparse population areas.

29 days ago

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Green areas and wildlife.

29 days ago

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Our farms, forests, and open spaces need to be protected. The RPD needs to be protected more.

29 days ago

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The old farms and tobacco barns.

29 days ago

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Rural Character - priority on farm, agriculture, and water resources. Minimum townhomes and city-type 1/4 acre homes. Maintaining rural preservation and homesites of 1-3 acres. Maintains retail along Rt 235 and Lexington Park only.

one month ago

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I believe that we can have both rural character that reflects today's population - I would like to see a diversification in farm and land ownership throughout the county. I would like to see us incentivize minority farmers to buy and/or produce on lands in St. Mary's County. Since generational farm ownership is on the decline, I would like to see us open the aperture of ownership that encourages more diversity.

one month ago

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The small towns with friendly welcoming atmosphere and overall slower pace of activities.

one month ago

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Local traditions and festivals.

one month ago

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When I think of St. Mary's County's rural character, I picture its rich traditions of fishing, hunting, farming, and outdoor recreation. The county's open spaces, farmland, and natural resources make it a special place where people can enjoy a quieter, self-sufficient lifestyle while still having access to essential amenities.

Key Aspects of Our Rural Character to Protect:

Fishing & Hunting Traditions – St. Mary's County has a deep-rooted connection to the water and the land.

Protecting access to fishing areas, public hunting lands, and conservation efforts for wildlife ensures that these traditions remain a part of our culture for future generations.

Farming & Agricultural Land – Supporting local farms and preventing overdevelopment in agricultural zones is essential. Our farmers provide fresh, local food and keep our landscape open and productive rather than filled with excessive commercial development.

Open Spaces for Public & Personal Use – Whether for hiking, outdoor recreation, or simply enjoying nature, the county's forests, parks, and waterfront areas must be preserved. Smart development should maintain green spaces and protect conservation areas.

Lower Cost of Living & Property Taxes – One of the biggest advantages of living in a rural area is the affordability compared to urbanized regions. Keeping property taxes low and ensuring that any development is balanced with maintaining reasonable living costs will help current and future residents thrive without financial strain.

Balanced Growth & Infrastructure – While some growth is necessary, it should not come at the expense of our rural way of life. Infrastructure improvements should support residents' needs without turning St. Mary's into a highly urbanized area. Well-planned roads, responsible zoning laws, and controlled expansion will keep the county from losing what makes it unique.

By prioritizing these aspects, we can preserve St. Mary's County's rural charm while ensuring that residents continue to enjoy the natural beauty, traditions, and affordability that make this area home.

one month ago

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Farms, Amish, and large family compounds

one month ago

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Woods, water, and fields. Small towns. Caring community. Friendly people. Helping your neighbor.

one month ago

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Maintain parks and beaches, plant more trees, create more community gardens

one month ago

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The first thing I see are the beautiful open lands and barns that still exist on the way into Leonardtown from the west. I also think of the winding roads, like Trinity Church Road, or the Amish and Mennonite farms and businesses that enrich life here. Places like St. Mary's State Park, Newtown Neck SP are essential to my well being and to loving this county. I only wish there were more places to hike and to enjoy nature, so that these places would be less crowded.

I think the only way to protect the rural character is to protect such places by supporting farmers, so that they can keep their land and extending public places, rather than promoting rapid growth. I believe the rural zones must be protected and any deviances from that land-use criteria be under the scrutiny of the public.

one month ago

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Attempt to build on local transportation corridors and use of public transportation locally and to remote sites of Annapolis, DC, Richmond, Baltimore, Eastern Shore, etc.

one month ago

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Able to walk, jog, bike and many of the above comments.

one month ago

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Farming and community

one month ago

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I've lived in St. Mary's County for 64 years. I remember what it was like when we were a true Rural Community. There are pockets of rural character in certain locations, but the vast majority of our county is actually micropolitan. I am not opposed to growth and development, but the more we grow, the bigger increase in crime and poverty occurs. We need to be sure we are addressing these issues and not pretending they don't exist.

one month ago

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7th district has remained untouched. Please keep it that way with no developments. South county is lovely too

one month ago

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The shoreline for sure. I understand that Tudor Farm will be developed and there will be walkways along the water to connect it to the wharf. The current park is a good example of caring for the shore and making space for community members.

one month ago

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The water comes to mind - and I think although we do have some great water activities. We do not always have good access for underserved communities. We also need to think about an ORV park. We have so many people with ATVs and no real public place to ride them.

one month ago

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I love the rural character! Farms and fields are a symbol of prosperity to me. Giving people space is also important.

one month ago



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Open Community Spaces

Preservation of Historic Landmarks, Farmlands , Waterways, etc.

Amish Travel Considerations

one month ago

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Agriculture and areas of the county where there are less traffic lights - less businesses.

one month ago

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Legacy Family farmland and small farmettes should be incentivized. Limit HOA and county ordinances that inhibit this.

one month ago

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Farm land and public access to our waterways.

one month ago

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Farm land and park's existing and future preservation projects.

one month ago

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Protect land from being developed.

one month ago

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I appreciate the local farms as a resource for locally grown agriculture products and as a source of Fall entertainment with corn mazes, pumpkin patches, and hayrides. I think we need to protect the areas as long as they are still functional sites that are contributing to the local economy and not necessarily just farmland for the sake of maintaining "rural character."

one month ago

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Increase & protect public lands and parks, particularly public hunting lands to control the deer population, resulting in reduced deer collisions with cars and damage to crops. DO NOT increase the amount of cell phone towers, and disguise all existing towers (such as artificial trees) so that the towers are more aesthetically pleasing. Increase public beach access along the Patuxent River. Ensure all public parks with water access have kayak launches, such as the launch at Greenwell State Park. Maintain and complete the Three Notch Trail (walking/biking), which has buckled and cracked asphalt from tree roots.

one month ago

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It's nice to see growth but having farms and farmers making their living is the history of this county. Having large parcels of land still undeveloped is important to achieve this.

one month ago

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Farms, Amish

one month ago

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The farms and agriculture, the county fair, the Amish community.

one month ago

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Keeping the rural character and not allowing industry where we live and play. I already have been attached by an industry in my neighborhood. Should not have happened.

one month ago

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Too many farms have been sold off to developers. Please stop developing.

one month ago

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Farmer's markets, small businesses, Mom and Pop stores. I miss stores like Western Auto and Fashion Center. There is no good place to shop for gifts in upper and middle of county. Need to protect farmland and find ways for families to be able to maintain ownership of the properties. You never know if we will need to grow our own food. We recently inherited a farm and now we need to figure out a way to keep it, paying taxes, maintain property.

one month ago

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Protect the public hunting lands in the county, and public parks. As few government regulations as possible.

one month ago

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At this point, I think it is important to protect all undeveloped land. There are many empty buildings that can be revamped or reconstructed if new businesses are interested in opening. No need to build "new" commercial buildings

one month ago

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It is important to protect our existing farms, local segments of the population (Amish, Mennonite) and support agro-tourism. It is critical to protect our shorelines and waterways.

one month ago

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Our rural character is dissipating. Housing Developments and businesses are taking over. Houses are built inches apart in these developments. Our roads are congested due to it. It seems the only rural areas left are in the most southern and northern areas of the county. Hopefully we will not become as congested as Charles County/Waldorf areas. It seems we aren't far behind.

one month ago

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The trees, the natural habitat, the wildlife, the bay. All should be far more protected down here than they are. There are not enough policies making developers leave so much tree canopy and acreage untouched when they build. Nothing stopping them from building nothing but townhouse and homes on top of each other. Nothing but using the county to make money, they care nothing for the people here or the land and it's history. They don't care about the wildlife and habitat they destroy and I'm unsure why the commission on the environment and planning commission continue to allow it. No rezoning has happened to protect land both in and around the busier areas like along rt 235 and further out.

one month ago

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Farm fields, crabs, oysters, fishing, boating, forest, horseback riding. All of it.

one month ago

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The open space, the access to water, the prevalence of wildlife, the farms and availability of locally grown foods and products.

one month ago

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More Mom and Pop stores.

one month ago

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I think of farms, and options to be able to spend time getting one with the county.

one month ago

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Farmland, trees and quiet country roads. I also like the farmers markets and local distilleries wineries which still use some agricultural aspects. I think it's important to keep our farmers and Amish and Mennonite communities in mind.

one month ago

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The County Fair thrives on the county's rural character and is a testament to the hard work of community stakeholders working together to put in on each year. Without farmers there is no food. The farmers markets such as the Homegrown Farmers market are top notch, offering a variety of vegetables, dairy, and locally sourced meats. It is important to give farmers what they need to be successful including a meat processing facility within the county. Many farmers must send their meats to the Eastern Shore to be processed which increased costs.

one month ago

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I think the concept of "rural character" is a slippery slope and needs to be carefully used. Yes, we are geographically remote, but we cannot ignore the fact that our community is growing rapidly and we must provide resources to meet that need. At some point, we must accept the suburban nature of our community and strike a balance between growth and preservation. We should not deny affordable housing developments for the sake of "preserving rural character" while allowing corporate investors a fast lane for big business.

one month ago

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I think of farmers and waterfolk, producing for the local economy. I want them to be able to grow their businesses sustainably and utilize methods that are safe for them as well as the environment.

one month ago

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I love the open spaces, markets, great local restaurant's. Friendliness of businesses. Uniqueness of our Amish community. Continue diversity of residents.

one month ago

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Parks, beaches, places for water activities

one month ago

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Open fields, farm land, parks, fishing, crabbing. There has been too much development, too soon. Not enough accounting for infrastructure. I find it hard to believe we live in "the technology corridor", yet people still can't get reliable internet and phone in certain areas. Where is all the money going?

one month ago

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Stop building so much! We love the little place we live now. You are turning it into a city! Stop it. Use the buildings that are sitting empty.. stop building low income housing we don't need anymore. You are ruining the county as a quite quant place.

one month ago

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Small town living. Again, enough of the housing developments.

one month ago

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Farmland

one month ago

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The rural character of this county is everything! Stop approving to build houses on so many farms. Encourage better tax incentives for farmers and encourage teaching agriculture classes in the schools. Have the kids grow their own food so they understand the value of hard work and taking care of what they have.

one month ago

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The most important thing to protect is that we still have many farms and large homestead yards, it is not all condos and town homes and homes on a quarter acre lot.

one month ago

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Rural town centers, open space, farm lands.

one month ago

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Farms and residential development which does not clear cut all the trees and stack houses one on another.

one month ago

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Our farmers and food providers including watermen who harvest our bountiful waters and organic non-GMO crops. Our Shorelines should be protected as well as our Aquifers, from visual and chemical pollution. Erosion and runoff must be considered paramount.

one month ago

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Keep as much rural as possible. No need to put shopping centers or big housing developments in the 7th District, down Valley Lee, Piney Point areas, or south of Hermanville Road.

one month ago

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- Preservation of open space, green space, and waterfront properties
- Creating more outdoor event spaces using local fauna and native species
- Creating more community gardens
- Creating more farmer's markets for the Amish and other farmers to be able to locally sell their products
- Create a meat-packaging plant locally so farmers do not have to send their meats away to be processed

one month ago

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Farms, waterfront activities, county fair Oyster festival and the community that these build

one month ago

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Well it used to be rural and farm land but that is no more.

Farmland!

one month ago

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Overall, low population density for the county, protecting agriculture and aquaculture. What also comes to mind are community centric events, e.g., county fair, Leonardtown's first Fridays and Christmas tree lighting, concert series at St. Mary's College etc. St. Mary's has a different version of rural character where aeronautical/naval engineers making rye whiskey like Basil Hayden (before he took off for Kentucky); your date is just as likely to drive a Tesla as a pick-up truck (both of which were exceeding the speed limit on Three Notch Road); Mennonite kids using horses to take a pontoon boat to a public landing; and there is at least one restaurant remaining where your meal was still swimming an hour ago. The County's rural character is unique because it blends the old and new, can create solutions to impediments, and has welcomed newcomers. I believe the rural character is too interwoven to protect some aspects to the possible detriment of some other aspects. It would likely lead to unforeseen consequences-have you seen any new tobacco barns?

one month ago

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All the farmland and smaller communities.

one month ago

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I love St. Mary's County agricultural and amish communities. Protect farms, agricultural land from development. Add more water access for citizens. We are on a peninsula yet the average citizen has difficulty getting water access because parking lots for boat ramps are too crowded. There are not enough public beaches.

one month ago

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If you want to protect the rural feel of the county stop catering and pandering to low income developers. That will be the fastest way to kill the rural feel of the county. We don't need to keep up with PG, Charles, MoCo, or other counties with residents who spend the money of hard working residents and contribute very little.

one month ago

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Farmer's markets, St. Clements museum, and public beaches.

one month ago

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Farms, country, commercial buildings in town centers, water, hunting, fishing, history

one month ago

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I think of all the old farms and historic sites

one month ago

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Family farms. watermen's culture.

one month ago

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Waterways and farm land

one month ago

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farms, swaths of undeveloped land, waterfront, parks

one month ago

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Waterways, trees, animals. We need to harshly enforce critical area regulations and have harsher consequences when people violate the law when they clear land. We need to protect the water and what goes into it/the ground. Animals are constantly being hit by cars; we need to protect them.

one month ago

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Stay rural and slow growth

one month ago

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Beautiful parks and personal Values that people build.

one month ago

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Encourage Farming to grow and sell local grown fruits and vegetables, beans, grains. Bring back the extension agency for agriculture.

Clean Air quality and clean water.

Preserve waterways.

Buffer 100ft that prohibits development around beaches.

Clean the Chesapeake Bay

one month ago

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Wide open fields, waterfront & waterways, farms/farmettes, old growth non-invasive trees/plants, parks.

one month ago

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Areas to protected and increased are hiking areas. Sailing and boating lifestyles should be supported. Large house plots 1-2 acres should be encouraged.

one month ago

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Keep land use undeveloped as far as housing or businesses. Utilizing public transportation in more congested areas keeping our air more breathable with less use of individual vehicles.

one month ago

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Farmlands. Low density populations in the majority of the county. Preservation of parks and access to waterways. Restrictions on building developments. Limitations of big box stores. Support of local business.

one month ago

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Farms and Forrest, public access to the waters.

one month ago

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Grocery Store in the area to prevent distant travel to shop, Bring back county extension agent to teach people to grow veggies support some type of public transportation,  
Fewer large developments

one month ago

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Preserve the farm land  
Preserve our shore lines  
Preserve our seafood

one month ago

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The rural communities brings a relief from all the growth. Creates safety and comfort.

one month ago

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Improvement to rural areas for internet, road service for rural areas

one month ago

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Changes have been a housing development on every parcel of land with no egress into a road. We only have two ways of getting in and out of this county. We need to protect our rural character with our land use, preservation of our waterways.

one month ago

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Protect Green space and public water access. Get rid of dollar stores, gas stations, and vape stores. Share our county with the Amish. Don't push them out.

one month ago

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Farming  
Building  
Roads  
Crops

one month ago

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too much traffic  
congestion  
pollution  
sewage overflow in the water ways

one month ago

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I like the water, parks, farms, etc. Limit development in existing rural areas.

one month ago

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Rural designation is making this county unlivable. Housing is getting very expensive in st Mary's county.

one month ago

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Tobacco farming oysters crabs boating and racing

one month ago

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Our rural character is define by the vast undeveloped natural areas, lack of infrastructure outside a relatively few commercial and residential areas when compared to very urban counties, and good air quality due to our relatively small population and lack of heavy industry. Keeping at least 50% of the county land undeveloped is important to protect, especially forests/woods, public beaches, and other natural areas. The state of Maryland is less than 50% forested and our county is one that can help maintain a healthy amount of forests.

one month ago

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I think of the farms and waterways are beyond valuable. The farmers need to be supported in industry and economics to encourage the land use. And unused land can mindfully be developed to accommodate the growth we have and still offer rural living. The water needs to be conserved and preserved. The local oyster farms are a wonderful way. Also waterfront owners need to be responsible for their impact on the water.

one month ago

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Love the rolling hills of ag fields and the tobacco barns. It's sad when one collapses. It's like another piece of history is gone.

one month ago

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A lack of overdevelopment, sprawling concrete towers, and suffusion of corporate chains into local markets come to mind with the term "rural character." These things do exist in the county already but not in the same vein as urban centers. An emphasis on local networks and economies and the presence of open spaces left forested and fielded is worth protecting to maintain rural character.

one month ago

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I appreciate the rural character and it is a big draw for me. Access to open space, wooded trails and water is what makes the county the county. Also, support for the Amish and Mennonite communities is vital in keeping the character of our rural character.

one month ago

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Agricultural aspects, the caring for neighbors, slower pace, patient and friendly people, and feeling of community. Contain development in the development districts. Redevelopment of existing developed areas. Placing more agricultural land into Preservation. Put more land into land trust and preservation. Build upon the feeling of community and the caring community.

one month ago

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The county fair, the wide fields for agriculture, and the quiet slowness. The under development of the county is an important aspect to protect. Having access to open space/ parks with trails make it rural as well. Continuing to have these state parks is important to keep this character of rural-ness.

one month ago

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Honestly, nothing. I feel like the most rural aspect is the people, but the landscape itself doesn't seem to hold rural character to me.

one month ago



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Farmland, the coast, and general green spaces.

one month ago

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Farms and the farming community. Shared outdoor spaces.

one month ago

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The rural character is currently being destroyed by over development.

one month ago

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Market places

Less development

one month ago

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I believe the idea of hard work and ability to make your own way on a piece of land is great. Micro-farms, ability to have small business and family life balanced. But, I believe a supportive community is the best part to keep. Incorporating ways to create "small community" in a big town thru events and family friendly event centers and promoting local events.

one month ago

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Wide open fields.... Amish working on their properties. The water views from all over.

To protect Saint Mary's is to stop adding stop lights and building up. We need more land. I don't like the change.

one month ago

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Rural character is fine but you have to think about economic growth and development. You should protect farmland, shoreline etc, but build interesting infrastructure that people want to go to, not just strip malls

one month ago

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Is it know for that now? I think there is a lack of original agricultural/farm lands which is a shame because farmers were the backbone of this county.

one month ago

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Rural needs to stay. Minimize development. Maximize open land.

one month ago

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Farm land.

Historical areas.

one month ago

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Low density housing areas in small developments. Business development limited to LP and Leonardtown

one month ago

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Wide open spaces

one month ago

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Farm land and state forests.

one month ago

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Farming and water activities.

one month ago

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Farming and boating.

one month ago

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The County's rural character is exemplified by farms, open spaces, parks the Amish community, undeveloped waterfront areas, etc. I think its important to protect the family farms and waterfront properties which are not bordered by housing developments. We need spaces for outdoor recreational activities, farmer's markets, etc. to be preserved and protected from building development (retail, housing, etc.)

one month ago

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- Waterways, open spaces, pasture land, forest areas, nature parks, and a wide variety of recreation opportunities
- horse and hiking trails
- campgrounds
- boating facilities
- small town mom and pop businesses
- residential areas that do not emit light/noise pollution at night

one month ago

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Farming, Please Protect Our Farms. Entice people to the county who want to continue farming. Lots of people die off and the children sell the farms and they get developed into subdivisions. Homesteading, Waterviews. Woods, crabbing, oysters, Supporting the Amish, Farmers Markets, entice people to farm, provide incentives for farming, make it easier. Preserve the historic barns. Preserve the wide open lands and woods. I can say so much more.

2 months ago

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Shoreline, aquaculture, history, Amish population, farmers markets/farming, hiking, family history. Sharing and preserving traditions.

2 months ago

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Protect the erosion of the Shoreline, assist families with that process. Too many regulations to maneuver to do it on their own. Helping our farmers stay on their land. Many kids sell their family farms because they are unable to afford the taxes.

2 months ago

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Preserve scenic corridors along roadways outside of development districtts through tougher zoning including signage regulations.

2 months ago

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Protecting our farms, open spaces and waterways.

2 months ago

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Extensive farm land and Amish sectors, the racing complex, boating and water, parklands and athletic fields.

2 months ago

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First is open land, critical areas, the right to farm, our grandchildren need to be able to run free and play.

2 months ago

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Citizens need to understand our Right to farm. Waterfront /boat access. Working with farmer's markets

2 months ago

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character: agriculture should be promoted and maintained

- local businesses need to be promoted: types and rarity are needed
- chain stores need limitation
- library funding for events, meeting areas, local gathering spots needed
- green space
- local food processing for local supplies and sales
- use existing town centers and village centers which are in decay and make them useful

2 months ago

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Rural - fields/woods/creeks and streams

Agriculture - small farms - Agro-tourism

- access to markets locally and up the road

- Ac. homesites

- revitalizing older buildings

food - access to locally grown - more than farmers markets

pop-up try it local something

2 months ago

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- diversity of small businesses (ONE book store for the whole county??)

- availability of natural resources (parks, water front, etc.)

- Community events and involvement (things to do and places to meet people)

- Limit new commercial development and encourage revitalization of existing buildings/businesses (Charlotte Hall Farmers Market is getting torn down for a Chick-fil-et??)

- No more new gas stations near base

- Aid small farmers in maintaining a presence in the community

2 months ago

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Amish culture, farmers style, fresh vegetables and produce. I think is very important to protect our farms and try to encourage the diversification and rotation of the crops. We should be able to feed our community and maintain a sustainable county.

2 months ago

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Maryland history, local county history, enjoyable outdoor experienced and water culture, farmland, natural resources, cultural learning programs to share history and invite participation, small town culture (shopping, food, community gathering, dancing, music, beauty of outdoor space and the love of the water)

2 months ago

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Farms and forest land , public waterways and park. Rural charachter in development should be maintained with open space requirements and buffering. While also using mitigation fees to contribute to public outdoor spaces.

2 months ago

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Local farms and farming are super important especially because of the processed food epidemic in our country. Making it easier and more affordable for local farmers to market their products is critical. More education for farmers and farming families re: industry and business would be helpful.

2 months ago

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Small town feel, nature, one lane roads, local products, historic sites,

2 months ago

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Farms/cornfields/protection of historic tobacco barns, Amish, watermen/oystering, nature hiking, access and enjoyment of waterways (bays, rivers, creeks, marshes) and historic past (Sotterly, historic schoolhouses, etc).

2 months ago

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Support small farms and provide access to local produce and products, including farmers' markets and Buy Local events.

2 months ago

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Open farm land and many parks. Need to preserve that character while doing growth for appropriate infrastructure. Keep home sites at 5-10 acres each a limit sub divisions.

2 months ago

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the farmlands and shoreline.

2 months ago

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I think of the big properties and farms. The trees and forests are the most valuable thing to protect.

2 months ago

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Beautiful open fields and farmland P

2 months ago

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Forested land and agricultural.

2 months ago

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Farm land

2 months ago

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"Rural" To me it means quiet! Peace

Less services

Travel for certain things

Safer

Protect lands and water

Less [maintained?] roads

2 months ago

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I think of the diversity of activities, boating, hiking, flying, fishing, etc. Openness of access, whether controlled by transportation regulation, are critical to responsible development in the county. SMC has world class technology but preservation of our rural character is equally important.

2 months ago

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Amish

2 months ago

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Lots of nature and lots of low density areas.

Parks and easy access to water.

2 months ago

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Still nice. Build up Lexington Park out of flight zone. More walkable. Tourism. Have more farm experiences (mazes, markets). Boat rides. Amish culture.

2 months ago

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Protected Amish farms. Waterfront. Farmers markets.

2 months ago

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- Agricultural land use (farmers' fields)
- Suggest more processing of agricultural products locally
- Program to convert old tobacco barns to new uses
- Open agricultural branch of University of Maryland

2 months ago

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Fields of corn, wheat, soy, horses, cows & steer. The ability to retain forested areas to retain diverse wildlife. Lack of HOAs. Not against other crops. I want farmers, the local farmers, have a voice in what kind of farm they want to have, what they want to grow.

2 months ago

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- Waterfront access/farmland/open spaces/forested areas/parks/nature areas/marinas/clean water to recreate in (boating/fishing/etc).

2 months ago

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Maintaining rural character is important.  
Limit development.  
Preserve/protect parks.

2 months ago

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When I hear rural character, I still picture farms and whatnot, but in targeted spaces. And then not in a way that stifles development like how we see in Calvert County

2 months ago

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Watermen, aquaculture, resource preservation.

2 months ago

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Bay and tributaries

2 months ago

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Livestock, crops, productive farmlands Locally available produce. Self-sustaining farms, economically viable agriculture industry, preservation of the watermad culture.

2 months ago

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My Amish neighbors!  
Agricultural land preservation.  
Accommodation to Amish; Mennonite customs, beliefs, and Farmer's Markets.

2 months ago

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- Aish
- Mennonites
- farms esp, family farms
- country roads
- natural views
- produce
- watermen culture - oyster farms

2 months ago

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St. Mary's Historic City, State Parks, Farms, local businesses

2 months ago

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St. Mary's Historic City  
Amish/Mennonites & farm lands  
Fresh Market  
Farmers  
Parcs & Recs like Piney Point Lighthouse, St. Clement's Island, One Room Schoolhouse, Antique/local businesses  
Stores

2 months ago

- 
- + maintain residential waterfront properties
  - + Eliminate marijuana plant in 7th district
  - + minimize development around intersection of state highways/roads
  - +recognize that state will not correct failing intersections

2 months ago

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- Farming - Land/Management
- Minimize explosive growth - avoid overcrowding
- Amish/Craftmanship

2 months ago

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Farms, Shoreline, Amish, Parks/Waterways, and Open Space.  
Manage land erosion protection  
Don't want big box stores

2 months ago

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- shoreline/watermen's way of life should be appreciated and protected
  - our Amish neighbors/markets
- not clearcutting trees if new development is being built - try to leave trees wherever possible
- protect our farms and farmers

2 months ago

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Plenty of Open Space & Agricultural Land  
Protecting Our Waterways and Seafood Industry  
Preserve our Heritage and History

2 months ago

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The coast line, the farms, the Amish, the markets, the parks, the crabbing and fishing.

2 months ago

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- Amish
- single family homes
- lots of farmland and open space
- rural small roads
- no big box stores or shopping centers
- mom and pop shops
- no apartments - no vested interest there

2 months ago

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Northern County

- keep Amish
- keep local produce and flowers
- farm land
- no big box stores
- mom and pop businesses

2 months ago

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Forest, water access, farms, Amish + Mennonite communities. Protect + create parks. Farmer's markets, bicycling lanes, beautiful + open vistas. Keep access to water open + accessible. Protect farmlands.

2 months ago

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Active farms, pristine waterways, engaged citizens

2 months ago

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Wetlands and waterfront. Continue to support farmers and agriculture.

2 months ago

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Access to the water and parks. Expanding park services would be great

2 months ago

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farm, fields, forest, access to waters. Access for all to this. works if roads. \_\_\_\_? people \_\_\_\_? to live.

2 months ago

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Environment, walker ways, parks, green areas.

2 months ago

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Wooded areas, coastal views, waterways, water!!. Must protect The St. Mary's River, Potomac River & Chesapeake Bay. Must protect parks - not just ballfields and play grounds, Though They are GREAT! And, must have plans for sustainable growth that does not pollute & degrade.

Farms, waterfront restaurants, hiking trails, Farmer's Markets things to keep in mind.

2 months ago

---

We need to protect the lifestyles that make up & County's diverse economy & population. That drives the physical resources.

\*farms, water, engineers, tourist, educators,

2 months ago

---

Protect waterways - Rivers, creeks, Bays

Space - natural environment

Fishing, crabbing, boating - water quality - Farms

2 months ago



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Since I moved here recently, I do not think I can speak much to St. Mary's rural character. However, what I enjoy about the county are the amount of parks and greenspaces, and I urge that more of these are protected and preserved.

2 months ago

---

Supporting farmers and small businesses such as farmers markets and produce stands

2 months ago

---

Parks and rec areas

2 months ago

---

It's sometimes 'hostile' to different opinions and cultures particularly with people in leadership positions. I would like to see a more balanced leadership team in the commissioners and a more balanced approach on how the county deals with affordable housing, unemployment, food instability, child care and medical care

2 months ago

---

Farm, Amish + waterfront communities.

Outlying farms are important both for their Rural/scenic appeal, but also for their benefits to economic aspects-farmers markets.

2 months ago

---

My family came here from VA in the mid-1600s. Generations have farmed our land + fished our waters. These need to be preserved. I once had my watermen's license & now I own a high tech aviation company. These can (and should) co-exist.

2 months ago

---

PROTECTION OF FARMING - AGRICULTURE - HISTORIC SITE MASTER PLANNING FOR VILLAGE T/C WILL AID IN THOSE PROJECTS BY PLACE BUSINESS & RESIDENTIAL OPPORTUNITIES - DEVELOPMENT WILL HAPPEN WHERE INFRASTRUCTURE EXISTS - CO UNDERSTAND INFRASTRUCTURE IS A LONGTERM INVESTMENT NOT A SHORT TERM EXPOSE

2 months ago

---

PROTECT AMISH CULTURE.

PROTECT AND DEVELOPE FARMERS MARKETS.

2 months ago

---

1) Rural character means waterfronts, farmland.

2) Keep coastline open to public, encourage farming activities. Stop projects like to grow plant.

2 months ago

---

Privately owned farm and farmer's market giving us the opportunity to buy local. Preserve and respect the Amish and Mennonite communities. Ensure parks and water-related public venues are available to all. ore restaurants using home-grown produce.

2 months ago

- 
- 1) Foster Amish, Mennonites & other Churches & congregations
  - 2) Importance of making farm products easily available for local consumption & export
  - 3) Facilitate medical contact & care with clinics opening away from town centers
  - 4) Protect clean water sources

2 months ago

---

Farming, water, Mayberry like. Community Values and Pride. Small town community feel.

2 months ago

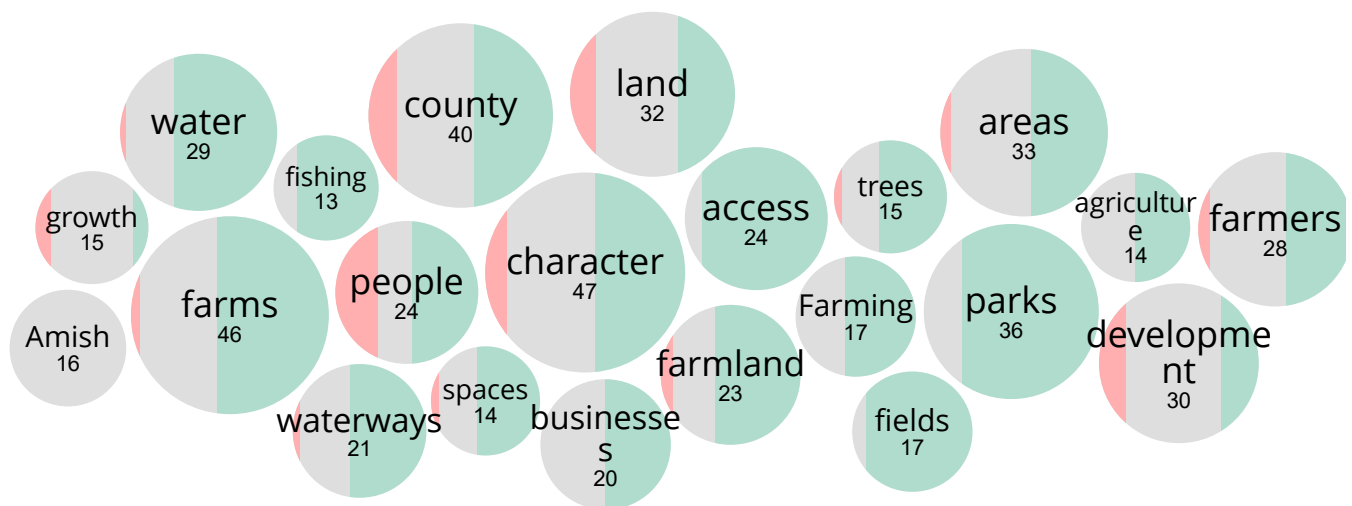
---

Farming, ag preservation, large lot subd., the Amish community, cottage industries, home grown products.;  
Farming, water, Mayberry-like. Community values and pride. Small-town community feel.

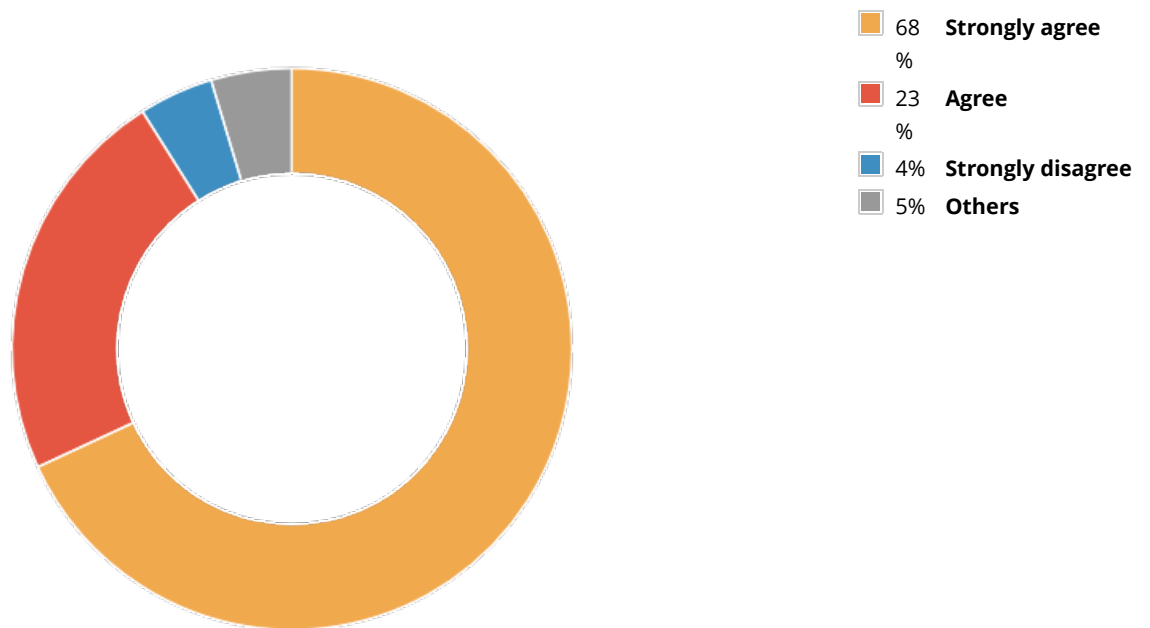
2 months ago

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Below is a word cloud that shows the words participants used most commonly in their responses to Topic #2. The colors correspond with the sentiment of each participant's use of each word: Red for negative, gray for neutral, and green for positive.

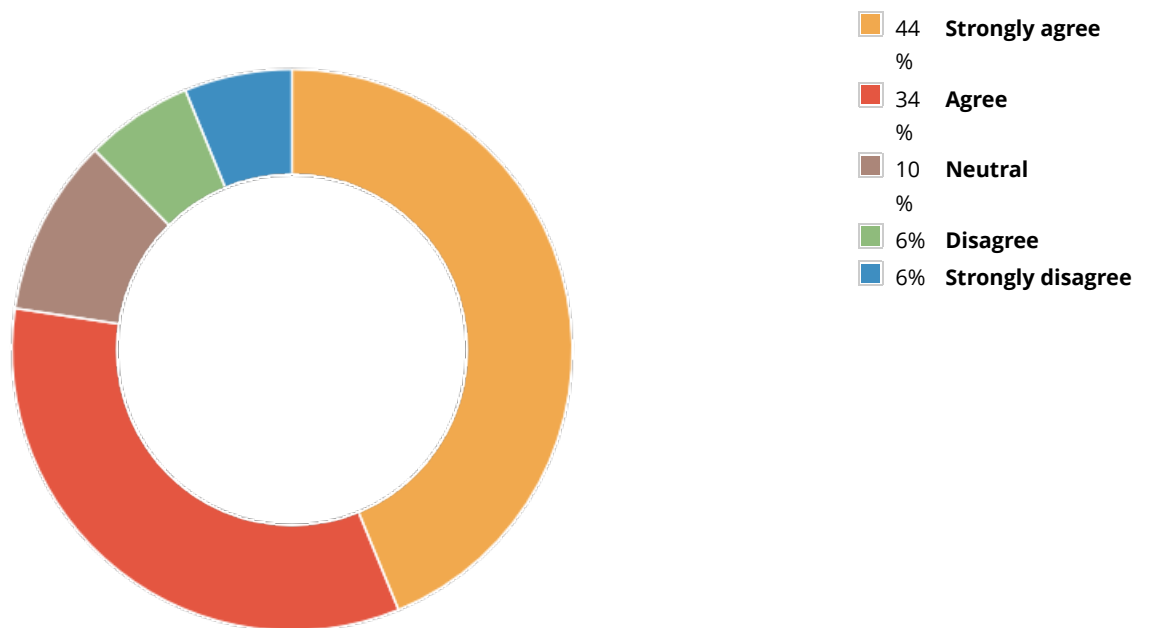


1. Land use in St. Mary's County should be balanced and support development and redevelopment in identified growth areas, while protecting the County's unique rural heritage, agricultural areas, and environmentally sensitive coastal areas.



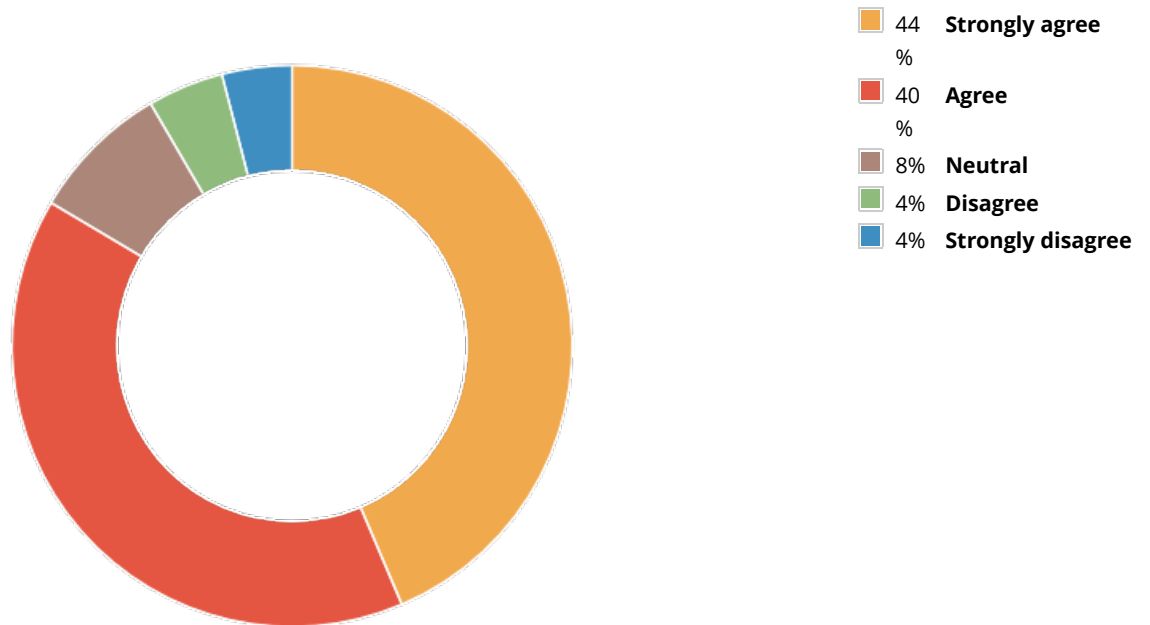
279 respondents

2. Two types of Growth Areas (Development Districts and Town Centers) should be the focus for new development and redevelopment by both public and private investment in transportation and other infrastructure (i.e., water, wastewater, roads, stormwater) improvements.



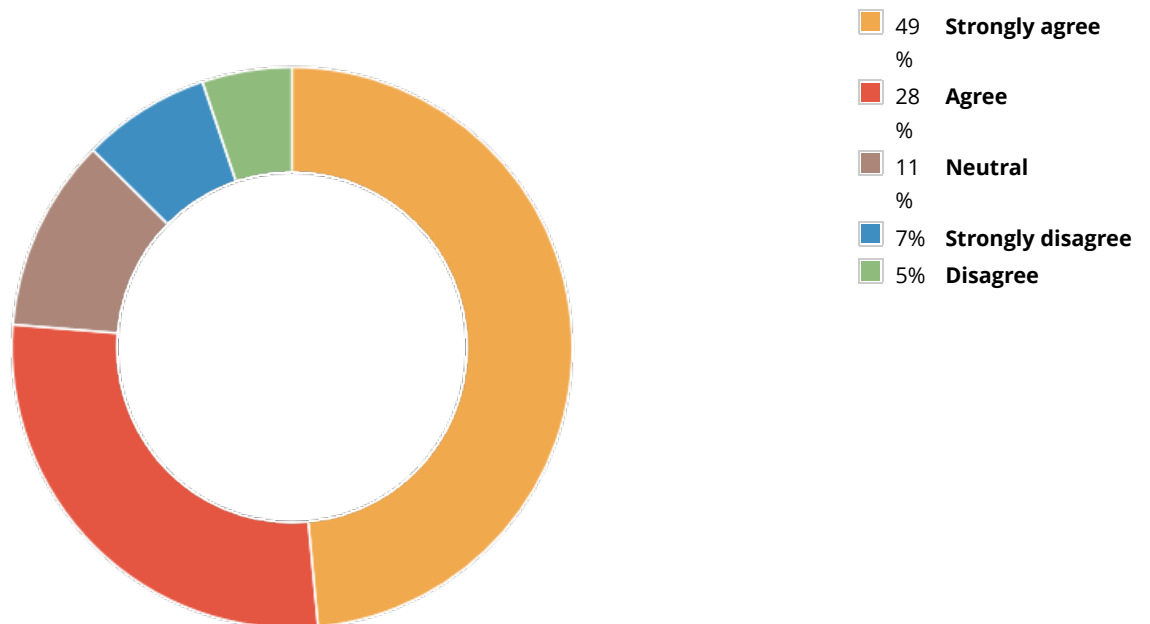
274 respondents

3. The third type of Growth Areas (Village Centers) provide meaningful opportunities for small-scale businesses that support local tourism and serve as local convenience shopping for residents in rural areas.



273 respondents

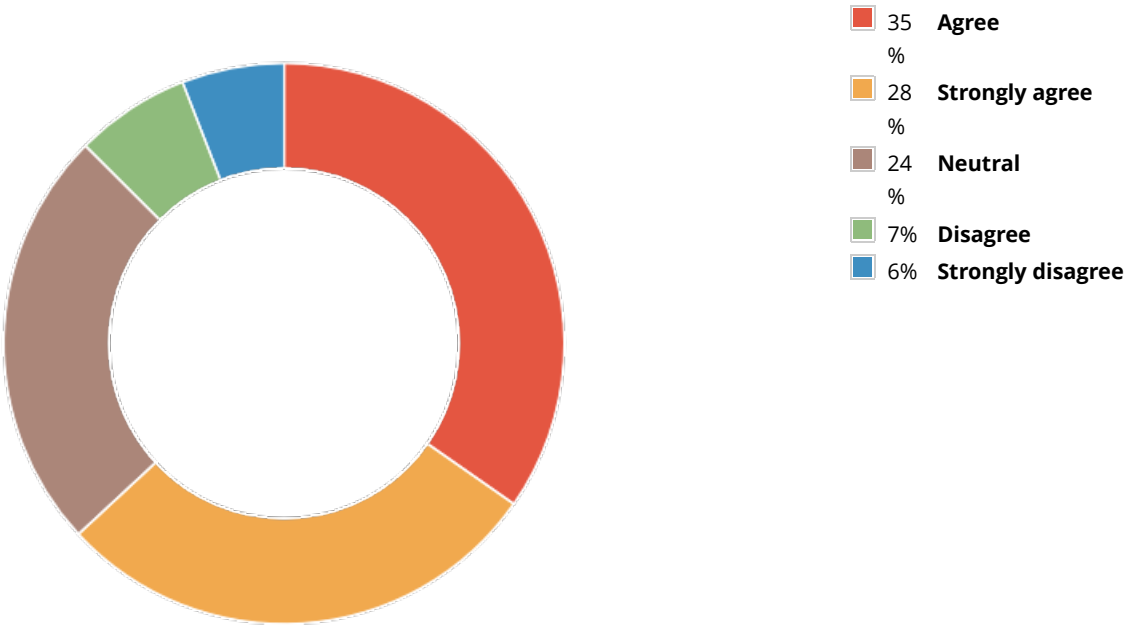
4. New infrastructure (i.e., water, wastewater, roads, stormwater) is needed to support future development in growth areas, which helps direct residential growth away from rural areas.



270 respondents

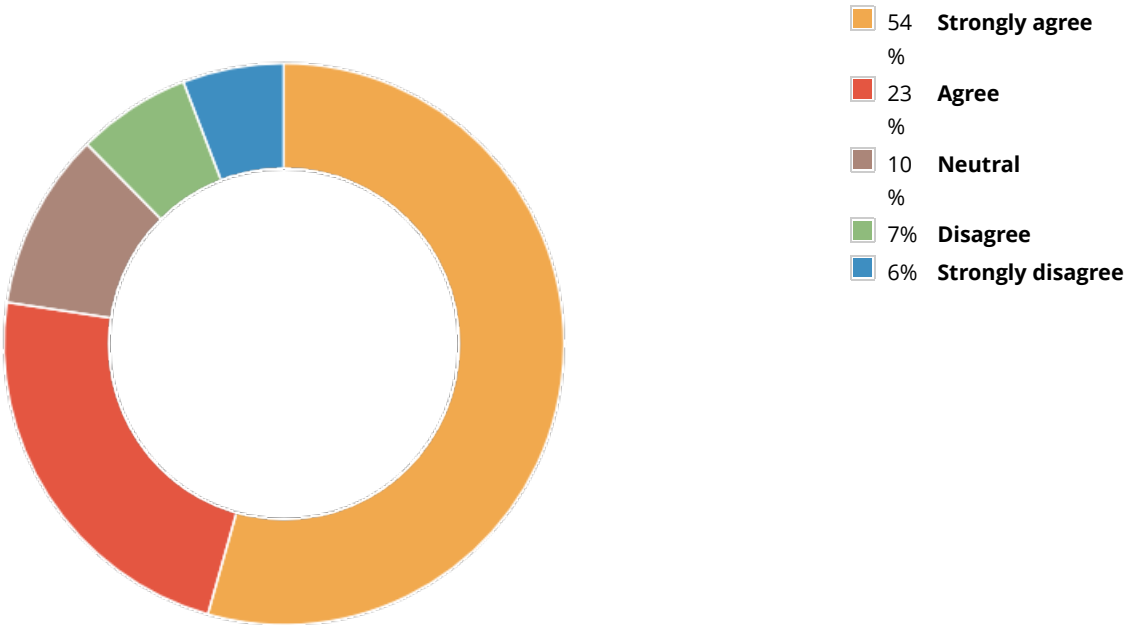
5. For rural lands outside of growth areas, **package plants** should be considered to provide wastewater services for existing homes and businesses in areas with failing septic systems.

**Package plants definition:** Package plants provide private sewage treatment to serve smaller communities/neighborhoods; not tied in to County-owned/maintained system.



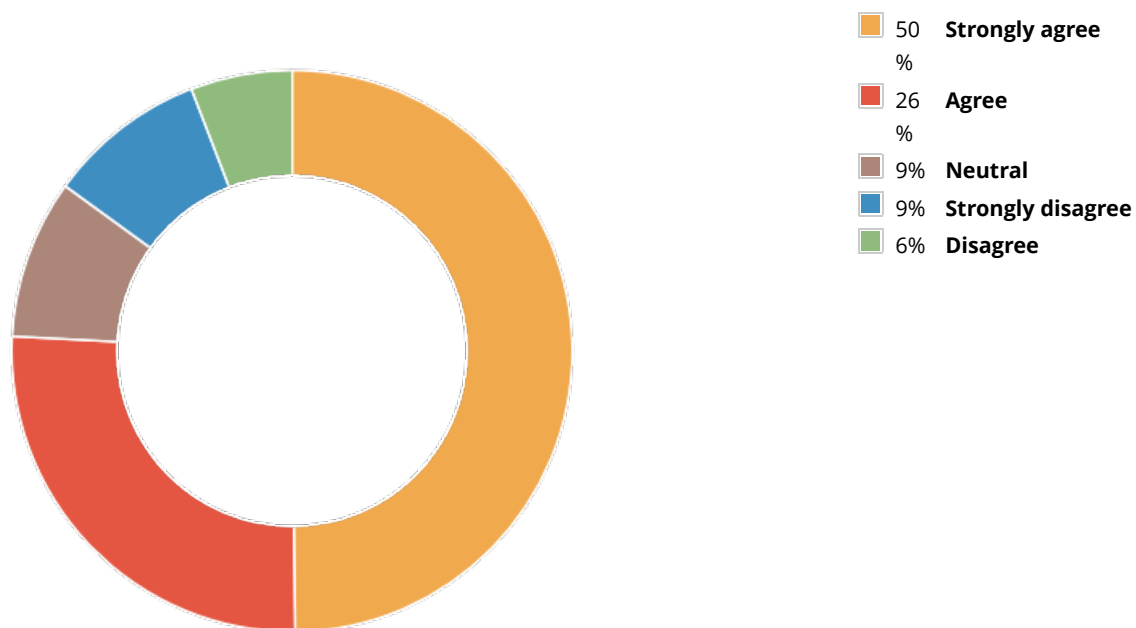
271 respondents

6. Adding more options for biking and walking between destinations and on trails for recreational use is an important investment for improving the county's transportation system.



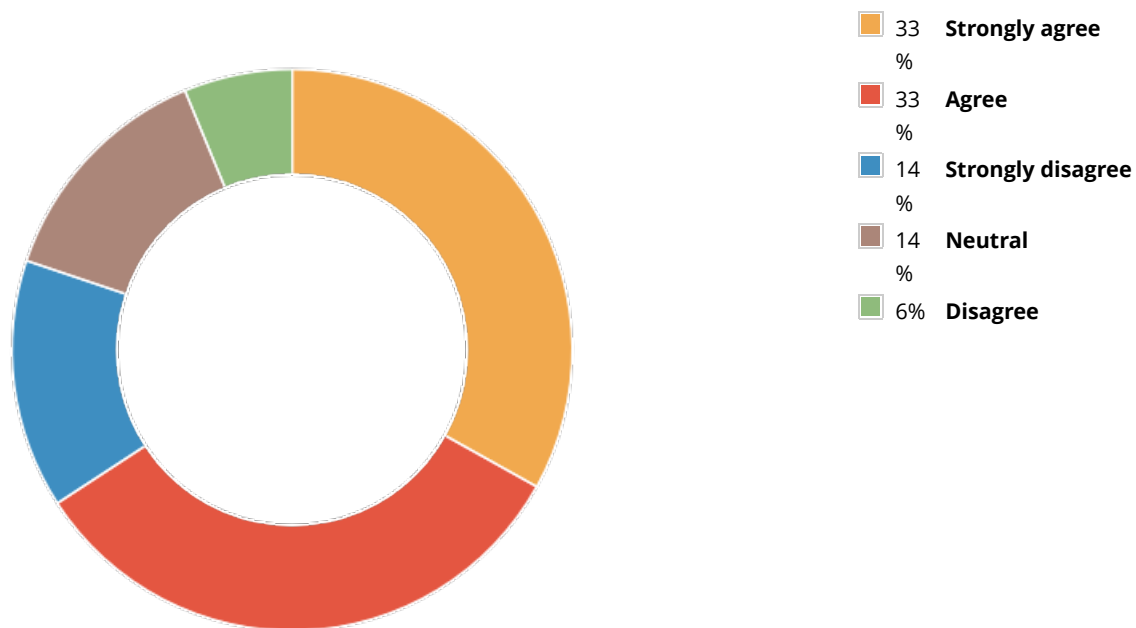
274 respondents

7. Providing a variety of housing options including **smaller homes and townhouses** in growth areas is an important solution to ensure that families with young children, new professionals, and critical employees (fire, police, nurses, teachers) can find housing in the county.



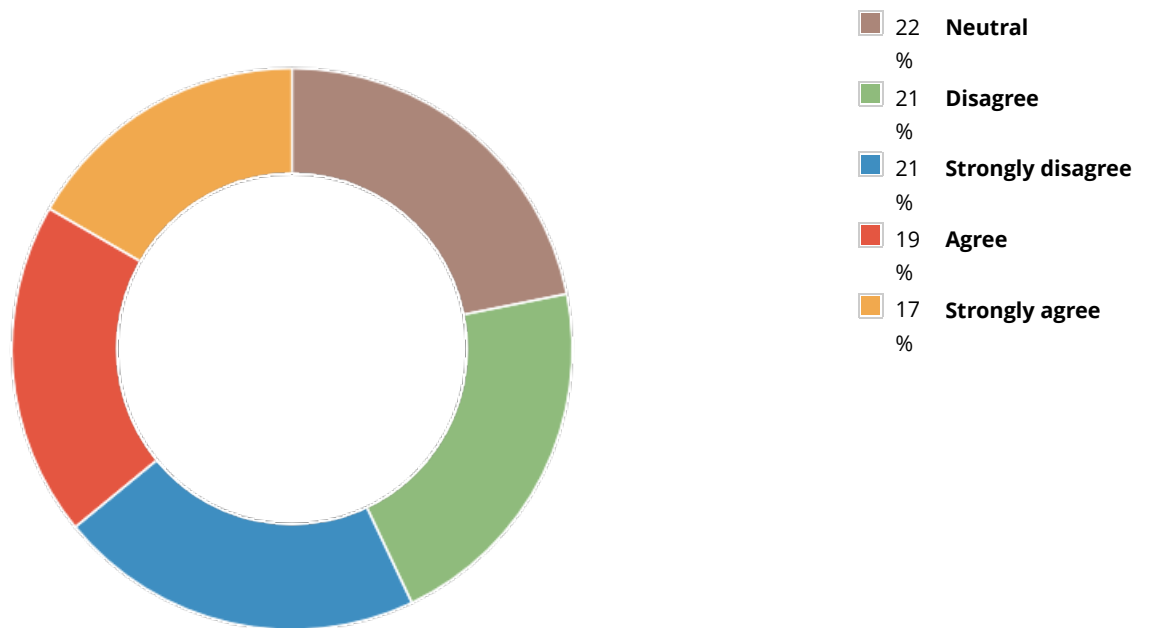
273 respondents

8. Providing new **multifamily housing** (apartments and condominiums) in growth areas is an important solution to ensure that families with young children, new professionals, and critical employees (fire, police, nurses, teachers) can find housing in the county.



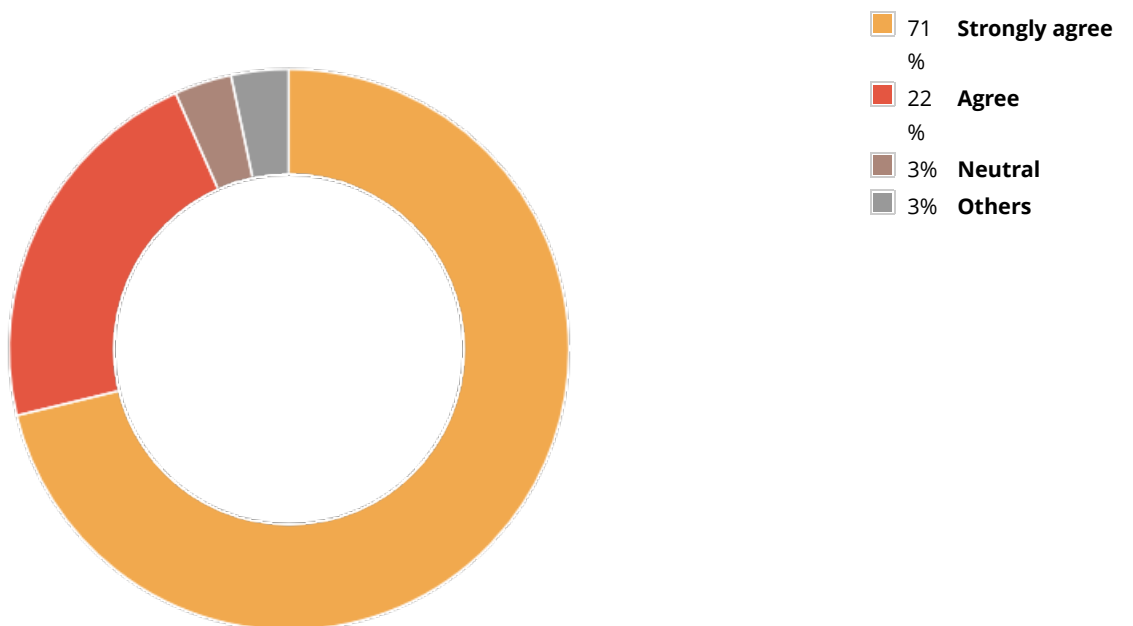
272 respondents

9. Providing new housing choices such as **manufactured and mobile homes** in growth areas is an important solution to ensure that families with young children, new professionals, and critical employees (fire, police, nurses, teachers) can find housing in the county.



270 respondents

10. Coastal areas, wetlands, creeks, rivers and other natural resources should be protected from the impacts of development.



271 respondents

11. Rank the following in order of priority for public spending by dragging and dropping the listed items into your preferred ranking order. The top item conveys your highest priority and the bottom item conveys the lowest priority. If you believe that an item is missing from this list, click on the word "other" and type your response.

**Important:** You must drag each item up to where the text **YOUR TOP PRIORITY** is until it turns bright blue. **You must rank all eight options.** Your response **cannot be recorded unless the items have been dragged all the way to the top and turned blue.** When you've ranked all the items, click the green Confirm Priorities box, and move on to Question 12.

98%	Public Schools (facilities and staff)	Rank: 3.29	113 ✓
98%	EMS/Fire/Sheriff (staff and equipment and vehicles)	Rank: 3.46	113 ✓
100%	Road improvements (improvements to unsafe or high traffic areas)	Rank: 3.75	115 ✓
100%	Land Preservation (conservation easements)	Rank: 4.17	115 ✓
24%	Other	Rank: 4.39	28 ✓
97%	Public Utilities (water and sewer)	Rank: 4.70	112 ✓
100%	Recreation (expanded programs and facilities)	Rank: 4.82	115 ✓
98%	Development Plan/Permit Reviewers (staff)	Rank: 5.95	113 ✓
98%	Zoning inspection and compliance (staff)	Rank: 6.82	113 ✓

115 Respondents

## 12. What topics were not raised in this survey that should be priorities in the new plan?

Public transportation- light rail to DC
22 days ago
Awareness of the base and asking our government leaders to make sure it stays for financial security.
22 days ago



---

Water supply. Today, nearly 100% of our water comes from wells that tap two major aquifers. Getting water from the DC system would be very expensive. So Md aquifers are under MD state management in some wells and the situation will only get worse with additional growth. We need to perform a study on how much water we are using per capita and extrapolate out to 2050 to estimate how big the problem will be.

22 days ago

---

Housing and transportation

22 days ago

---

Sidewalks. Ensure that developers and business and towns share the cost of the installation of sidewalks.

22 days ago

---

St Mary's is losing its rural nature. Too many people living in the county make the infrastructure & health facilities a challenge to deal with. Traffic congestion & dangerous drivers are a problem. More buildings adding more stop lights adds to the difficulty getting around. Feel like I'm living in a trafficked suburb. Sad to see the building such as 3 Aldis, numerous gas stations & other building duplicate businesses.

22 days ago

---

More business to occupy empty buildings directed to youth entertainment. Laser tag. Arcade. Bowling. Keep kids off the streets.

22 days ago

---

We need to limit population growth if we want to preserve our rural character and farm lands. This would also lead to fewer students so lower costs for schools and other public services. This can be done with tax incentives for fewer children.

22 days ago

---

Quality of life underlies all the above.

22 days ago

---

We need to have diversity in new businesses. It seems that once a new car wash (for example) is approved, then multiple more are being sought within a very short distance. Same for Dollar Stores, liquor stores, nail salons...

22 days ago

---

Public Transportation is vital and St. Mary's is light years behind where it should be. Commissioners should focus on that because STS is atrocious. Have the Commissioners and employees of the county only use STS for 2 weeks and there will be immediate actions taken.

22 days ago

---

More County funding should be assigned to hiring more police officers and staff for crime prevention. County needs to do more to keep the community clean (pick up trash, etc.) County employees (and school district employees) need to be paid and appreciated more.

22 days ago

---

Partnerships with other counties, state and federal programs to build high-speed public transit (such as light-rail) to metropolitan areas (DC, Baltimore, Richmond)

22 days ago

---

It was briefly touched on, but low-cost housing is a HUGE problem that needs to be addressed. This county has become increasingly unaffordable for workers, such as teachers, nurses, contractors just starting out. We need affordable housing alternatives.

22 days ago

---

Zoning regulations should be easily available online, and when updated residents should be aware of changes. Don't know what current zoning regulations are for private homeowners and if multi homes are built how will those new zoning regulations affect current residents.

22 days ago

---

You addressed the most significant priorities.

22 days ago

---

A way to curb traffic on 236 to protect the Amish or a shoulder for them to ride on. Libraries should be fully funded.

22 days ago

---

I just want to emphasize the need to research the ability to expand public utilities in areas where onsite septic systems are no longer the viable solution for sewage disposal.

22 days ago

---

We need more town areas spread throughout the county. The current planning has made us look like Waldorf. Please don't make it worse.

22 days ago

---

Use of innovative septic treatment systems. County does not support any uses for new development, this is an immature consideration.

22 days ago

---

Master Planning of Village and Town Centers, Reconsider Village and Town Center designations where infrastructure doesn't exist. Consider Work Force Housing Studies completed in 2007 and 2011, update those studies using recent census numbers, Update Accessory Dwelling section of current plan, Recognize we live in a fractured community. One supported by the economy supported by the navy, average salary (\$124k) and an economy supported by our service industries (32k/minimum wage \$15 hr) EDU's are of concern, Sewer expansion is unlikely given expanded discharge permits from the state aren't likely. Package plants might be considered but only if there is a place for the treated water to go. Treating the poop is the easy part. The expense of package plants is also of concern, their size, flow rates and economy of scale. Horses have left the barn in SMC, it will be difficult to corral them.

22 days ago

---

Historic preservation  
Environmental conservation

22 days ago

---

A transportation system should be planned alongside the reorientation of land use and development to enable trips between growth areas and town/village centers to be made without a car (all the time). Maybe something like microtransit, or even a right-sized bus network that gets people between the development nodes.

22 days ago

---

Need a major focus on code compliance. Entire county is filled with litter and abandoned signs. Looks terrible and discourages investment. Start fining chain businesses that do not maintain a clean environment.

23 days ago

---

I agree that coastal areas and wetlands need to be protected but they need to be managed equally. You can't deny a permit for a shed on existing improved residential property and allow a large industrial operation right next door on the whim of one person. Large exceptions like that should be voted on. Provide easy to understand SOPs or guides to help average tax payer understand laws and zoning permit process and requirements.

23 days ago

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Addressing capacity of current systems/schools before allowing new residential development.

24 days ago

---

Addressing capacity of current systems/schools before allowing new residential development

24 days ago

---

Affordable housing

24 days ago

---

public access to water areas

24 days ago

---

Adding more zoning and development/permit reviewer staff will only add unnecessary bureaucrats and increase county taxes. To control crime, invest in public safety and less growth. Public/Private partnerships are a way to hide more government spending.

25 days ago

---

Rail and transportation facilities

25 days ago

---

I'm unsure as to what extent these considerations can be factored in due to our current administration, but it would be nice to see some DEI planning in relation to the desired development for the county. St. Mary's County is predominantly white and older, and it would be nice to see some resources and incentives to diversify the population.

25 days ago

---

Protecting cultural and historic resources. Incentivizing adaptive re-use of structures.

25 days ago

---

Unless crime is under control no one will visit new development and any new development will over time be destroyed if crime is not held in check.

25 days ago

---

HOW are e promoting and making art accessible and a part of our community

25 days ago

---

Supporting the arts is good.

26 days ago

---

Agricultural and forestry economic sustainability. Particular emphasis on protecting and encouraging expansion of our Amish and Mennonite communities.

26 days ago

---

We do not want to look like Billingsly Rd in a few years with nothing on the horizon but townhouses. Promote in-field housing development - in some older neighborhoods, there a lots that were never built on. They require private septic, which is fine, so focus on that instead of just building apartments and townhouses. More single family are needed.

26 days ago

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Continued support of St. Mary's County Library services

27 days ago

---

Small business incentives/development. Entertainment, dining, shopping

27 days ago

---

None

27 days ago

---

More options for biking and walking are terrific and should definitely be done, but these are not practical for many people, especially if also transporting children. Public transportation options and ad hoc transportation like shuttle vans need some subsidy so an emergency transport somewhere doesn't break someone's budget.

27 days ago

---

Plan to combat crime and cut down on accidents cause by impaired or road racers and ragers. More officers out on the roadway observing and pulling these highway bandits over. Possibly more undercover officers planted in some of the bars in the county making "friends" to find out criminals plans and be in the know. Observe drunks in the bars take notes, they will learn a lot.

27 days ago

---

Encouraging a more diverse population. We need to make sure that St. Marys county is a welcome place for all races, cultures, genders, lifestyles, religions, etc.

27 days ago

---

Focusing on family-centered businesses and services.

27 days ago

---

Ice rink and recreation/sports facilities

27 days ago

---

I think you need to consider bringing in some other retailers that would create a draw to the area, but also would be heavily appreciated by its current inhabitants. We are large enough to support a Costco and a Trader Joe's. I don't know why they haven't appeared here yet and some of our current chain stores could use the friendly competition in their pricing.

27 days ago

---

Public transportation

27 days ago

---

para obtener un seguro médico

28 days ago

---

Viviendas para gente con pocos recursos  
mejor planificación en el área urbana con prioridad, seguridad, e iluminación

28 days ago

---

Mejora para ayudar a indocumentados  
Daycares/guarderías  
Tener en prioridad a los animales en las calles

28 days ago

---

menos animales en las calles

28 days ago

---

Community activities.

28 days ago

---

Access to medical care. Services for seniors.

29 days ago

---

Public Transportation

29 days ago

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Many times when permits are issued, the ordinance is not being followed. This needs to stop. Why do we have an ordinance if it's not be followed?

29 days ago

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#### COMMENTS FROM MARGINS OF QUESTIONS 2-11

QUESTION 2:Development Districts: Yes Development of Town Centers: No

QUESTION 3: Village Centers: No. Any growth should be along 235 and Lexington Park only.

QUESTION 4: Water/sewer only serves to stimulate growth. Minimizing water/sewer expansion serves to restrict growth and maintain rural environment.

QUESTION 5: Same as #4

QUESTION 6: Only serves to support recreation - not transportation system

QUESTION 7: Only serves to promote growth away from rural environment

QUESTION 8: See #7

QUESTION 9: Providing housing to low income only serves to put a strain on middle class/single family owners via property taxes

QUESTION 10: however common sense needs to be applied - vice critical area criteria currently in existence

QUESTION 11: This looks like a self-serving question to support LUGM Growth which is NOT needed

QUESTION 12: in feedback section

one month ago

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#### Low-income housing development

one month ago

---

An aging populations needs are never mentioned. Why? There needs to be topics addressing the needs of older people.

one month ago

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Exploring options to create townships in areas that are currently incorporated within the county, such as Great Mills and Lexington Park, in a way that strategically manages population growth while maximizing community benefits. This approach could foster better local governance, improved infrastructure, and enhanced economic opportunities while preserving the county's rural character.

one month ago

---

Role of Planning Commission and Appeals Board; County Ordinances; Impact studies on proposed development such as on schools, traffic, etc. should age out and have to be updated. For example, a developer conducted a study for schools and traffic in the late 1990s for an area in/near Lexington Park. The area has grown—increase in traffic volume and residential density—they're using old data and old plans for the development that may or may not meet current needs and conditions; and the county government lacks a means to require the developer to consider and adapt their decades old plan to address the changes in the conditions.

one month ago

---

Ensuing that community is the main core value.

one month ago

---

Healthcare, drug abuse, equity of services and living opportunities

one month ago

---

Ensure all remote sites within the county get access to enjoy this participation.

one month ago

---

The unhoused and hungry, crime prevention, health care, and better care for our elderly (they can't afford to live here on their SSI income.) Build affordable and sustainable housing units. \*\*\*\*Ask the people who work in the trenches everyday what is needed. Allow policies to be shaped by the hand-on experts - not the politicians in government offices. Thank you.

one month ago

---

1. Moving from a volunteer ems/fire to professional/paid.
2. More internet options to create competition.

one month ago

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I am not sure.

one month ago

---

Paid fire/rescue

one month ago

---

Sunsetting the old PUDS. Making sure things do not get to stay with old plans for years and years. Having all new growth take into consideration traffic, education and spreading out low income communities instead of compacting them in one area.

one month ago

---

public room

one month ago

---

Rt. 4

one month ago

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None

one month ago

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The county's willingness to stand up to developers when the infrastructure isn't supported by available services.

one month ago

---

Allow Brew-Pubs to brew beer onsite within the county, promoting tourism. Add non-traditional sports courts, such as Bocce Ball, which is inexpensive and all ages can play.

one month ago

---

We need affordable and acceptable housing options for young professionals in public sector jobs such as education, fire and rescue, etc.

one month ago

---

You say this county is rural, that is a lie this county is not rural anymore. The over development over the years has made it difficult for county natives to be able to purchase property in st marys county.

one month ago

---

I am also extremely unhappy with the pot farm in the 7th District. That was an error and should have been corrected. Those people living near there are suffering.

one month ago

---

Senior housing, affordable housing, public transportations, community centers

one month ago

---

Social services targeted towards drug rehab, homeless shelters, reduced cost/uninsured medical and dental services

one month ago

---

Increased access to public transportation

one month ago

---

Healthcare access and attracting providers to a rural area like St. Mary's County, though financial incentives like tax credits.

one month ago

---

Public Art; Safety; Community Building

one month ago

---

Providing plant solutions for new construction

one month ago

---

Stop placing new stores, recreation, etc. in higher crime areas such as Greatmills and Lexington Park. The northern part of the county and the Leonardtown area deserve just as much or more consideration.

one month ago

---

Stop building so much! We love the little place we live now. You are turning it into a city! Stop it. Use the buildings that are sitting empty.. stop building low income housing we don't need anymore. You are ruining the county as a quite quant place.

one month ago

---

Better policing of high traffic areas, as the number of traffic fatalities in this county is ridiculous.

one month ago



---

Community feedback, especially in the overcrowded communities aka low income.

one month ago

---

Growth within the County must be managed better to identify the needs of the community. How many more Liquor Stores, Gas Stations/Convenience Stores, Nail Salons, and Smoke Shops does the County really need. Charlotte Hall which is experiencing growth like never before but truly how many more Liquor Stores and Gas/Convenience Stores are needed. The Mechanicsville/Charlotte Hall area would benefit greatly with more sit down dining options and an indoor recreational facility. There must be better balance instead of someone with money just putting a business in because they want to and have the financial means.

one month ago

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Youth entertainment and activities, attracting and retaining more medical staff (doctors, specialists, nurses, technicians)

one month ago

---

Senior housing

one month ago

---

Stop adding traffic, signals and continuous strip malls

one month ago

---

new or enlarged medical hospital as MedStar is woefully unprepared for the amount of people who live and work in SMC.

one month ago

---

The County having a funded plan dedicated solely to the purchase of open spaces (including shoreline) for public use.

one month ago

---

Roadway improvement plans. Currently, the roads are over capacity in the amount of traffic and accidents. I believe roadway improvement is critical to our county to ensure safe transportation of all vehicles/people. Housing developments built prior to roadway plans hurts the rural community as a whole. The town of Leonardtown road improvements took over 5 years to complete and that was completely too long and created so many frustrated drivers. Timing should coincide with the least impact on local drivers (i.e., at night time starting after rush hour and clearing before rush hour in the morning). Improvements come with some pain to residence, but it needs to be minimized timing wise. Additionally, community input is so important to receive prior to any decisions being made.

one month ago

---

public transportation, third spaces, affordable housing, solar panels, tree forest cover

one month ago

---

Senior center activities as our aging population continues to grow

one month ago

---

lower property taxes

one month ago

---

None

one month ago

---

I think it would be awesome to have more affordable housing on the north end of st marys county

one month ago

---

recreational access to waterfront for people who do not own waterfront property  
care and nurturing of the ecosystem and ways of the watermen

one month ago

---

public buildings and public recreation centers

one month ago

---

Climate change resilience, public art, community support and input, improving the quality of life of residents

one month ago

---

Road improvements

one month ago

---

Transportation (Modern Transit)

one month ago

---

Need another hospital and nursing home.

one month ago

---

N/A

one month ago

---

Another Hospital.

one month ago

---

The new plan can have a component to support sailing activities and sailing lifestyle. The county supporting sailing based communities on the Cheasapeake side of the peninsula. Additionally, the county supporting/ sponsoring racing from Annapolis to the Patuxent River and St. Mary's city. Also, an ice rink at the county fairgrounds from Thanksgiving to New Year's as a place for community to gather during the Christmas season. The temporary rink could have local vendors with food and mellow fair-style atmosphere. It would be a place for community "centering"during the holidays.

one month ago

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---

Eminent domain and how it is decided especially for entities/businesses that are not community (people) enhancements

one month ago

---

stop development  
more public transportation  
completion of fdr blvd

one month ago

---

Safety and maintenance

one month ago

---

Preserving our shore line  
Preserving our farm land

one month ago

---

Probably outside of scope but we need another hospital and nursing care facility.

one month ago

---

Transportation options to get around county not using personal cars leading to high traffic

one month ago

---

I believe st marys should focus on more help for disabled individuals blind etc and senior over 70 at reducing property tax or eliminating them as other jurisdictions due

one month ago

---

We need to attract more large businesses to build a stronger commercial tax base. To do this, we also need to diversity the industries represented in our county beyond DOD and retail.

one month ago

---

Preventing high traffic county wide

one month ago

---

Human Services issues (e.g. homelessness, public transportation, employment opportunities)

one month ago

---

More focus on coastline preservation

one month ago

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FROM MARGINS OF QUESTION #1

- county is too small for any additional developments

FROM MARGINS OF QUESTION #2

- N/A County has too much development already

FROM MARGINS OF QUESTION #3

- with limits

FROM MARGINS OF QUESTION #8

- not at additional taxes to County tax payers

FOR QUESTION 12:

- "Limiting" development to none since this County has no viable evacuation plan for the middle and south end of the county.

one month ago

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Health (clean air, water; health care availability) and safety (crime).

one month ago

---

1. Development Restrictions

2. A few more public access locations to the water and beaches

one month ago

---

Business development to entice those that are not directly tied to the base and supporting contractors. I lived in a town that was affected by a BRAC and when the base went the vacuum it created took over a decade to recover at the community's detriment. We need diversification of business development.

one month ago

---

Availability of health care, hospitals, doctors, etc.

one month ago

---

Safety when it comes to zoning.

one month ago

---

None

one month ago

---

- Rural legacy areas

- In mentioning multifamily housing developments, nowhere were actual numbers of units discussed. There's a huge difference between agreeing to 200 units and agreeing to 3000 units.

one month ago

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FROM MARGINS OF MULTIPLE CHOICE QUESTION 2

- Plan should not enable urban sprawl as seen in Charles Co.

one month ago

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FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

11. "This should be increased" in reference to public spending. "All are important" regarding the priorities. The priorities were NOT ranked at all, so no ranking was entered.

2 months ago

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Just finding ways for the county to remain profitable without new development. But that may have been covered. It needs to be considered that once you develop parts of the county, other parts will follow. Prince George's County, Charles County, etc didn't become what they are/becoming because they developed everywhere at one time. It happened over time as key areas became more urban. This county needs to strongly consider what kind of county it wants to be: A rural one or an urban one.

2 months ago

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Infrastructure support in rural areas to support transportation and Internet access. I agree that we should not spread residential development to rural areas but people who already live there could use support to remain in their current locations.

2 months ago

---

The most significant topic not otherwise addressed is strategies to avoid congestion on the main roads in these development zones. These can include express roads or by-passes, parallel access roads, traffic circles , and overpasses

2 months ago

---

When building townhouses. I would like to see smaller groupings of the number of homes built in any one place.

2 months ago

---

Less bureaucracy and red tape. Streamlined approval and disapproval processes.

2 months ago

---

Thomas Johnson Bridge

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTION 5:

- ? I'm personally on "city" water hookups and don't have a septic or well system. I would think people would want affordable options.

FOR QUESTION 12:

- Please look at the first two questions for some of my priorities. Libraries need support and funding. Commercial development should prioritize revitalizing vacant buildings and local small businesses. Take a look at how many gas stations are within a five to ten mile radius from base - we don't need more. Internet service needs to be more accessible and reliable but information distribution should not rely on internet access. Creating walkable communities need to be a priority. Health access is centralized and should be expanded to more rural areas. Cross county collaborations and transportation should be encouraged and increased.  
(CONTINUED IN FEEDBACK SECTION)

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

11. EMS/Fire/Sheriff priority: Commissioner funding stable at moment

2 months ago

---

More acces to the sea, beach improvements, outdoor activities, toursim, public transportation.

2 months ago

---

Historic preservation highlighting St Mary's past as a way to educate visitors and residents and preserve culture.

We also need to consider courting certain types of businesses to fill gaps and resident needs (aka: furniture stores) while deterring an over saturation of well represented types of businesses (aka: Dollar stores)

2 months ago

---

Public transportation, affordable medical and dental providers,

2 months ago

---

Support of independent education from county government is critical as public schools are failing to serve a large percentage of students as noted in continually decreasing enrollments. Students with special needs or those who do not thrive in public schools have little to no financial support if they choose alternative schooling options. A tuition-only model is not sustainable for our private schools or for most families who choose independent education for their students.

2 months ago

---

Housing

2 months ago

---

Funding and support for independent schools

2 months ago

---

Global warming and climate change impacts on development, such as increased flooding and fire danger. Maintaining evacuation routes for a growing population.

2 months ago

---

Unsafe roads that are poorly engineered and aren't taken care of.

2 months ago

---

Removal of red lights by designing overpasses. Removal of unsafe left hand turn on Rt5 in Leonardtown. Without center turn lane, force right hand turns only.

2 months ago

---

Process for permits must be more efficient, timely and effective

2 months ago

---

Shopping center planning

2 months ago

---

Medical! Please especially for young families with children

2 months ago

---

This survey did not address growth or funding of SMC Regional Airport and its interaction with the Innovation District in a separate category.

2 months ago

---

None

2 months ago

---

Transportation options other than via automobiles into and out of the County.

2 months ago

---

Bad planning.

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

1. Disagree w/current development map

FROM QUESTION 12:

Problems with the current development districts. The Myrtle Point peninsula should be taken out of the development district. The soils are so erodable. The traffic increases with every new townhouse complex. It is scary to take a left onto Patuxent Blvd, waiting behind multiple cars turning left + cars zooming by in both directions. County shouldn't do anything to make intersection at 4 + 235 worse. Should approved nothing between bridge + 4/235 until the intersection is fixed. Frequently take 3 times for lights to change before I can go straight to Leonardtown. On top of that stores/restaurants are only a mile away but no safe way to walk to them so everyone has to drive.

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

11. NOTE: This respondent did NOT rank after 4th - Road improvements. Priorities 5-9 were NOT ranked but had to be in order to submit the question.

FROM QUESTION 12:

Expanding on #7, the continued removal of mobile home options makes housing more expensive. Also, "tiny homes" should be considered in the form "smaller homes." (Written before I saw #9). Expanding #11, all the things listed are important I am not sure what my endorsements actually imply. That we should spend a HIGHER amount in one over the others? What we [?] should be funded FIRST, regardless of a higher or lower funding profile?

2 months ago

---

- Economic/technology development at St. Mary's County Airport.  
- Federal/state/local partnerships to leverage Pax River workforce and broader economic opportunities. And to DIVERSIFY the county's economic engine--current heavily weighted towards Pax River (a good thing) but diversification (technology/unmanned systems/etc) would benefit everyone.

2 months ago

---

The cost of homeownership is paramount, and reducing housing costs in any way in the county.

2 months ago

---

Not many topics listed here that don't fit almost every topic

2 months ago

---

Tap fees

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE:

#2 - My concern is high density housing, not conducive to rural areas.

# 5 - Businesses should be responsible for maintaining their own septic systems.

# 6 - But some rural areas are not suitable for this type of activity w/o disrupting existing private property.

# 7 - particularly if apartment complexes and other multi-family dwellings.

# 11 - Only top three were ranked. Other choices were not ranked. They responded "I feel I need more info. to prioritize the rest."

FROM QUESTION 12:

Impact on taxes. Do not need an exact number but what is the perceived impact on tax payers and will occupiers of hi-density housing units pay for a fair portion of the tax burden.

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

#3 - But with limits!!!

2 months ago



---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

# 5 - No, I like my septic system & well

# 7 - No

# 8 - No

# 9 - No

# 11 - Person only ranked 1 - 4. On other - walking/biking trails

FROM QUESTION 12:

Not crazy about high-density housing.

We should consider walking/biking areas.

2 months ago

---

FROM QUESTION 12:

None at the moment.

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE:

# 11 - other - medical/hospital

FROM QUESTION 12:

- Hospital/medical support

- Minimizing government facilities

- Using existing buildings vice approving new construct.

- Involving State (MDOT) highways in planning process.

2 months ago

---

That the info we provided is used and that what the consultant company that came to the county is not used entirely.

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTION 8:

if this the route we go, it should be mixed, large homes/small homes/townhomes/apartments in a mix - not all huge development of each type of home - the key beginning of Columbia followed this plan and it was successful until they went separately each type of home into its own development within Columbia.

FROM QUESTION 12:

- jobs that would encourage young people to stay, work, and live in St. Mary's - how can we attract companies here? tax incentives?

- surprised that libraries were not on the list for question 11

2 months ago

---

Make sure the consultants don't turn the County into a cookie cutter project that they have already implemented. They don't live here and they will go back to N.C.

2 months ago

---

FROM MARGIN OF MULTIPLE CHOICE QUESTION 7

- no townhouses in northern area

FROM MARGIN OF MULTIPLE CHOICE QUESTION 8

- ruins the rural setting

FROM QUESTION 12:

- sr housing

2 months ago

---

FROM MARGINS ON MULTIPLE CHOICE QUESTIONS 7, 8, & 9

- Not Northern

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

3. Not sure the identified village centers make sense.

5. We risk polluting the bay + our waterways

8. And keep height in mind-so that we retain our vistas + rural feel

9. We have too many as is [in reference to manufactured and mobile homes]

FROM QUESTION 12:

- Destinations + activities for pleasure + arts

- Food access (healthy, fresh veggies, fruits, meat, seafood)

- Less "DG"-style convenience stores which are more expensive than regular grocery stores + tend to be located in food deserts.

2 months ago

---

Na

2 months ago

---

Access to housing opportunities.

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

#7 - \_\_\_\_? \_\_\_\_?

# 10 also \_\_\_\_? to storms, rising water

#11 other - bicycle trails transit as well as \_\_\_\_?

FROM QUESTION 12:

- Eldercare & \_\_\_\_? of life

- cultural enrichment- public transportation-health care

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

#7 - & seniors

#8 - & seniors

FROM QUESTION 12:

Public Transportation - add to "Key Priorities" as a question.

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

#4 - future development in growth areas as assumed good. I don't know the extent to which current infrastructure is adequate. But I'm not fully on board with keeping all in development areas.

#11- All are important. priority for public spending -> This should be increased.

2 months ago

---

FROM QUESTION 12:

Climate change resilience - We need mechanisms for SOLAR - So That all parking lots, with black & hot asphalt in the summer, have solar above/roofed. That would keep cars cooler, saving gas/energy, & generate power. But The County needs to lead on this. Also solar on public buildigs.

We need changes to the zoning code That restrict liquor stores & Gas stations near schools & churches (Should not have 7-11 across from Great Mills High School.)

Need purposeful policy encouraging biking: paths, bike-share, etc. AND need bike trails to state parks. Need more prioritizing of using existing built areas, rather than razing trees for brand new areas. Why do we have multiple new churches cutting down trees...?!

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

#11 - other - road maintenance

FROM QUESTION 12:

Future Vision for the County Population & County Programs to benefit the Population.

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

# 7 - Establish additional Growth areas - south

FROM QUESTION 12:

Review what was desegnated as growth areas, e.g. Piney Point - why not some areas south of Lexington Park

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE:

#11 - Road Improvements - with a focus on active transportation

FROM QUESTION 12:

I think it is important to try and build some infrastructure that attracts young people down here. I, alongside many of my friends, struggle to find community ad things to do down here.

2 months ago

---

Public transport

2 months ago

---

Cultural awareness, workforce development, and financial stability

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

5. Cost (next to strongly agree)

FROM QUESTION 12:

Waterfront access + preservation

2 months ago

---

With the rise of E-VTOL, aviation should also be considered. Expansion to include electric aircraft charging stations (ubex air) & hangar expansion facilities. The runway does not need to be lengthened further but we need to develop VTOL landing sites, an expanded FBO & more hangars.

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

#2 - NEED MASTER PLANS

#3 - NEED MASTER PLANS

#8 - ADU'S

FROM QUESTION #12:

ACTUALLY WRITING MASTER PLANS

2 months ago

---

FROM QUESTION 12:

Health care.

2 months ago

---

FROM QUESTION 12:

Hiking/Biking trails throughout the county.

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

#11 Other - affordable housing

2 months ago

---

FROM QUESTION 12:

Clearer understanding and public knowledge of regulations for the planning: zoning commission and the Board of Appeals - How do we prevent another unwanted construction - such as the growth plant in the 7th district??

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

#6 - But need more trains & Bus transportation betw. rural areas & airports & DC

#7 - Need day care too!

#8 - proximate to public schools

#9 - These are other choices that are better for long-term maintenance.

# 11 other - Public Transport

FROM QUESTION 12:

1) Public transportation to & from larger cities, airports, & hospitals.

2) Providing Available, cost-effective daycare

2 months ago

---

Expansion of public transportation access. Any proposed sprawl outside to assist with traffic congestion

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

3. But existing uses that pre-existed prior to zoning in SMC should be allowed to continue and expand with specific criteria

6. Growth areas (in referencing to choosing Strongly Agree on this question)

7. Townhomes need more design standards.

9. And tiny homes and small lot 1,200 SFD cluster subdivisions (in addition to choosing Agree with supporting manufactured and mobile homes as outlined in the question)

FROM QUESTION 12:

Existing rural commercial uses, tiny home cluster development, real affordable housing.

2 months ago

---

**Please click this link** to view photos of the paper maps used during the Community Visioning Sessions and the digital maps from the online mapping activities.

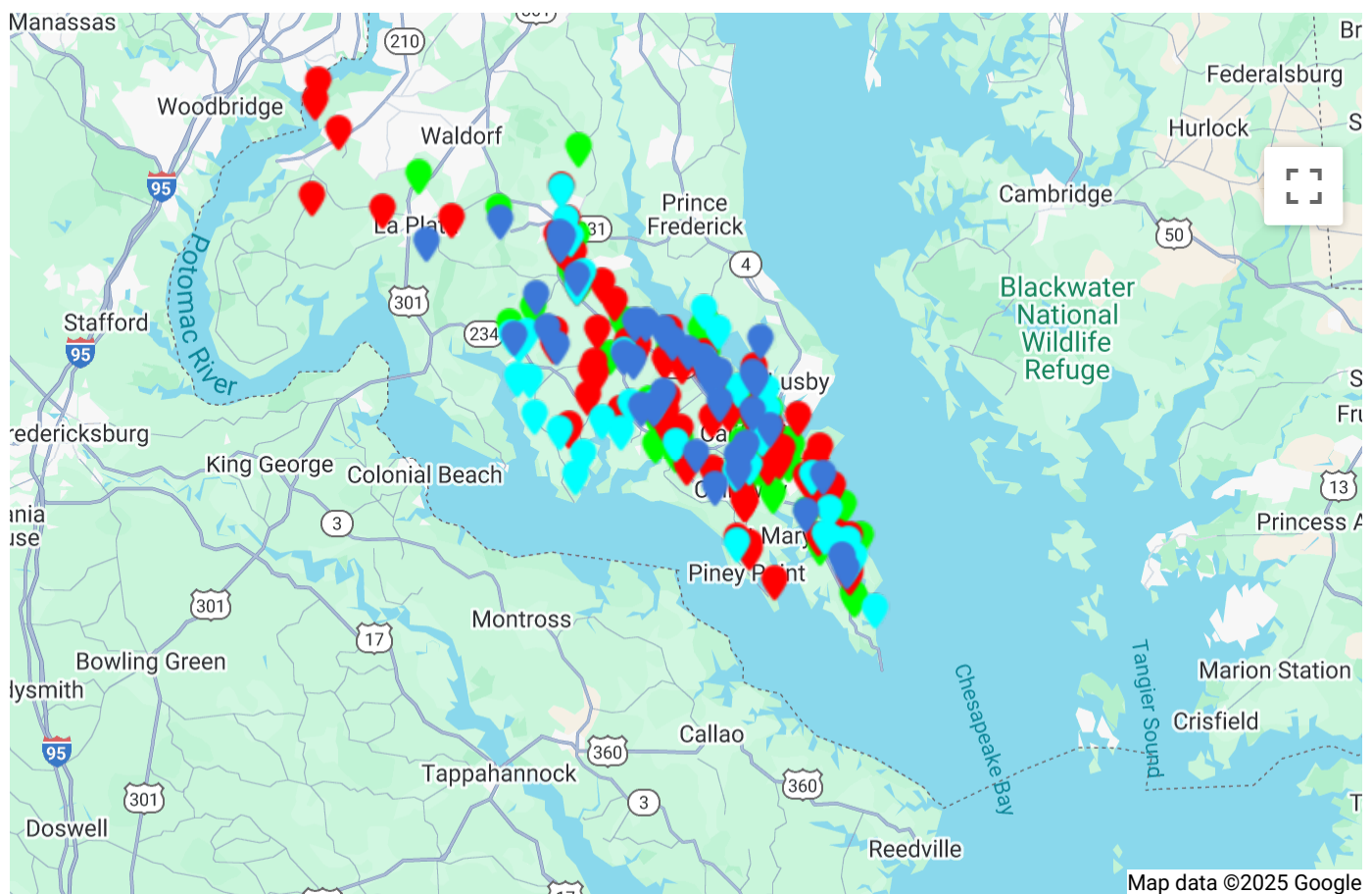
- Using the interactive map below, drag and drop pins onto places that, in your opinion:
- 1. Are in need of redevelopment/investment to improve the character, safety, and quality of development**
  - 2. Should be changed to a less intensive growth area category**
  - 3. Should be changed to a more intensive growth area category**
  - 4. Are in need of water/wastewater infrastructure investment to support future development or to alleviate problems with failing well and septic systems**

For each pin that you put on the map, include a comment describing what the place is that you are identifying and why you placed a pin there.

Tech tip: If you are using a smaller screen to complete this survey, like a cell phone, make sure to zoom closer into the map to be able to drag and drop your pins.

Once you have selected a pin to drop on the map, note that the pin selection area will temporarily disappear until you drag and drop the pin on the map. Once you drop the pin, you will be able to see all types of pins again and select another.

Limit of 20 pins placed per survey-taker.



Using the interactive map below, drag and drop pins onto areas on the map that, in your opinion are:

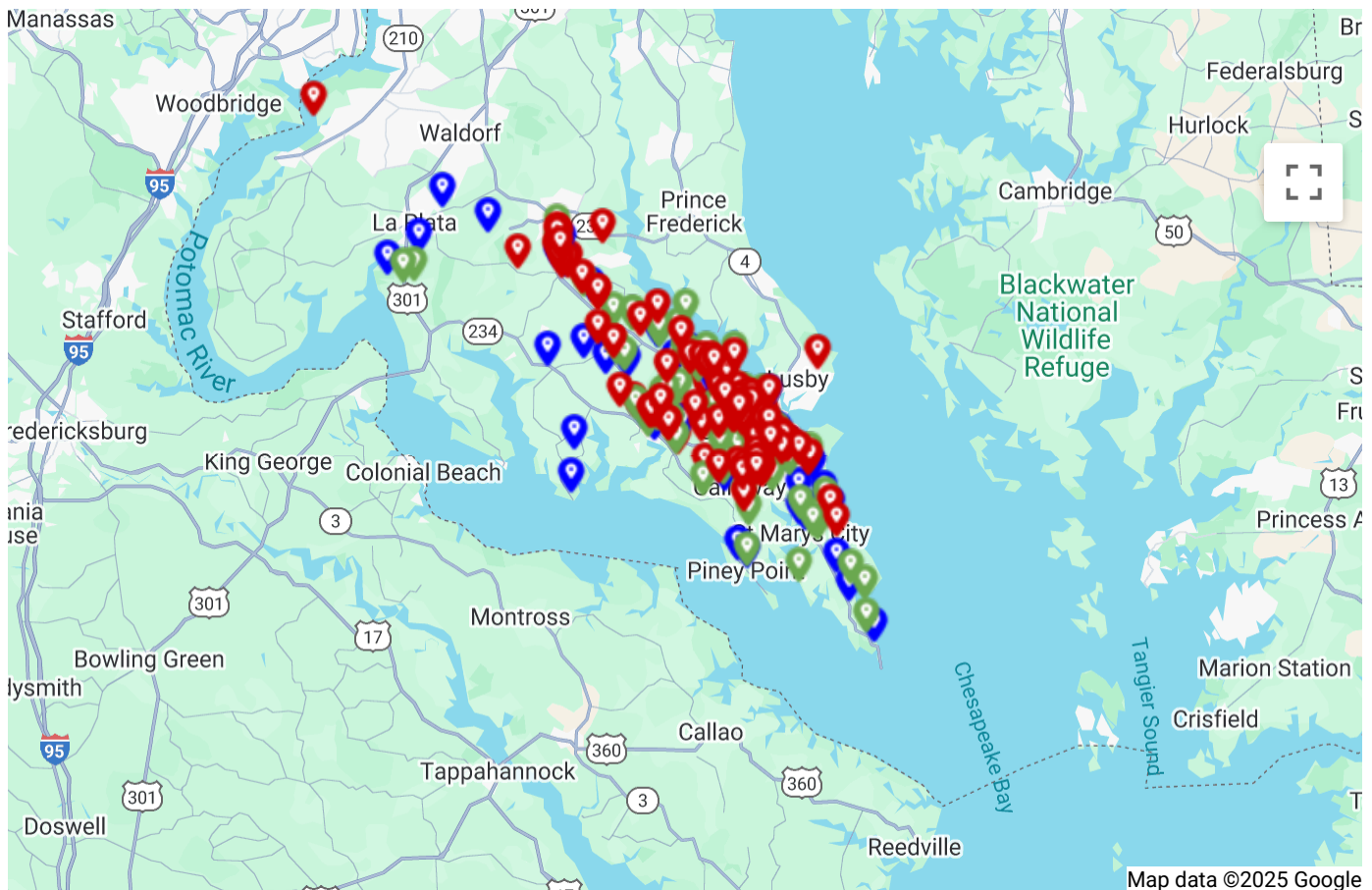
- 1. Experiencing safety or high congestion issues that need to be addressed**
- 2. Opportunities for adding more biking or walking trails or sidewalks**
- 3. Locations that could benefit from expanded public transit service**

For each pin that you put on the map, include a comment describing what the place is that you are identifying and why you placed it there.

Tech tip: If you are using a smaller screen to complete this survey, like a cell phone, make sure to zoom closer into the map to be able to drag and drop your pins.

Once you have selected a pin to drop on the map, note that the pin selection area will temporarily disappear until you drag and drop the pin on the map. Once you drop the pin, you will be able to see all types of pins again and select another.

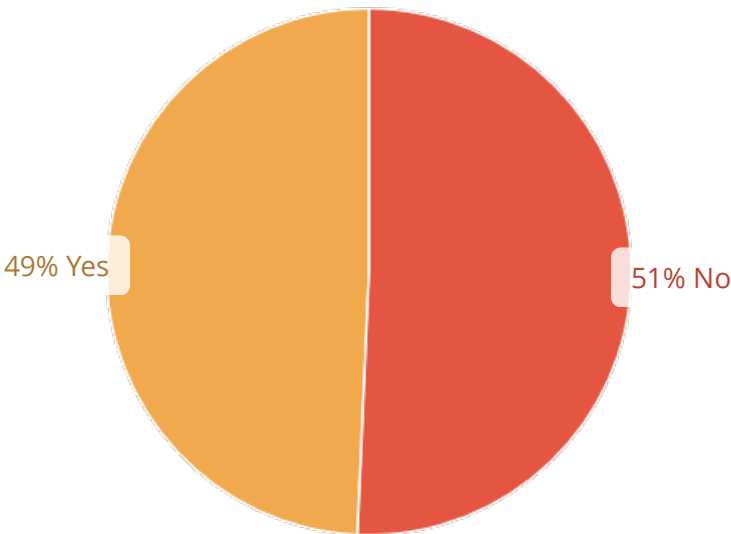
Limit of 20 pins placed per survey-taker.



\*\*\*\*\*

# PARTICIPANT FEEDBACK

1. Did you complete these online visioning activities during a Community Visioning Session?



213 respondents

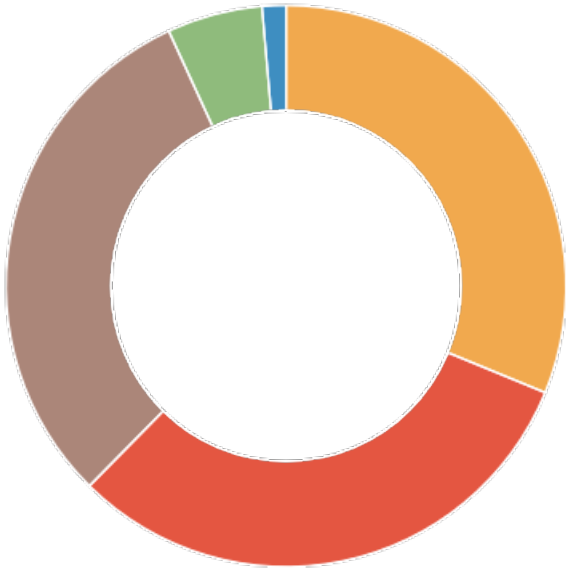
2. If you completed these online visioning activities during a Community Visioning Session, how did you hear about this event? Choose as many as apply to you.

25%	I did not attend a Community Visioning Session	50 ✓
22%	Word of mouth	45 ✓
21%	Email sent by County	43 ✓
17%	Other	35 ✓
15%	Social media	31 ✓
12%	Email sent by third party	24 ✓
10%	County public meeting	20 ✓
9%	Project website	18 ✓

201 Respondents

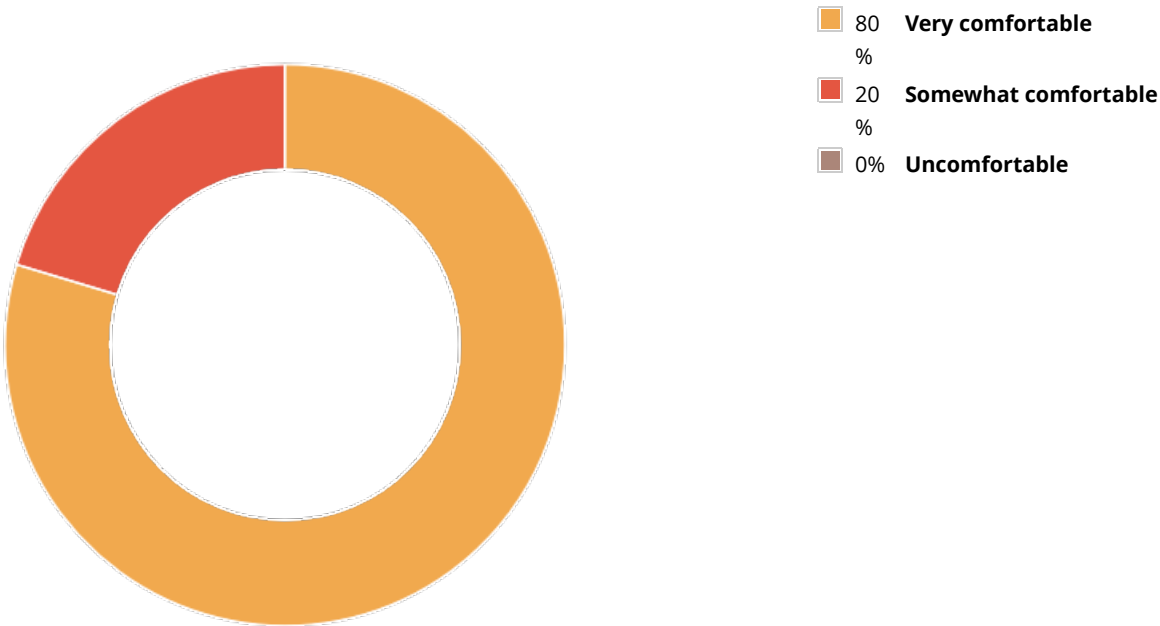


3. How likely are you to participate in future St. Mary's 2050 public engagement activities?  
Choose one.



218 respondents

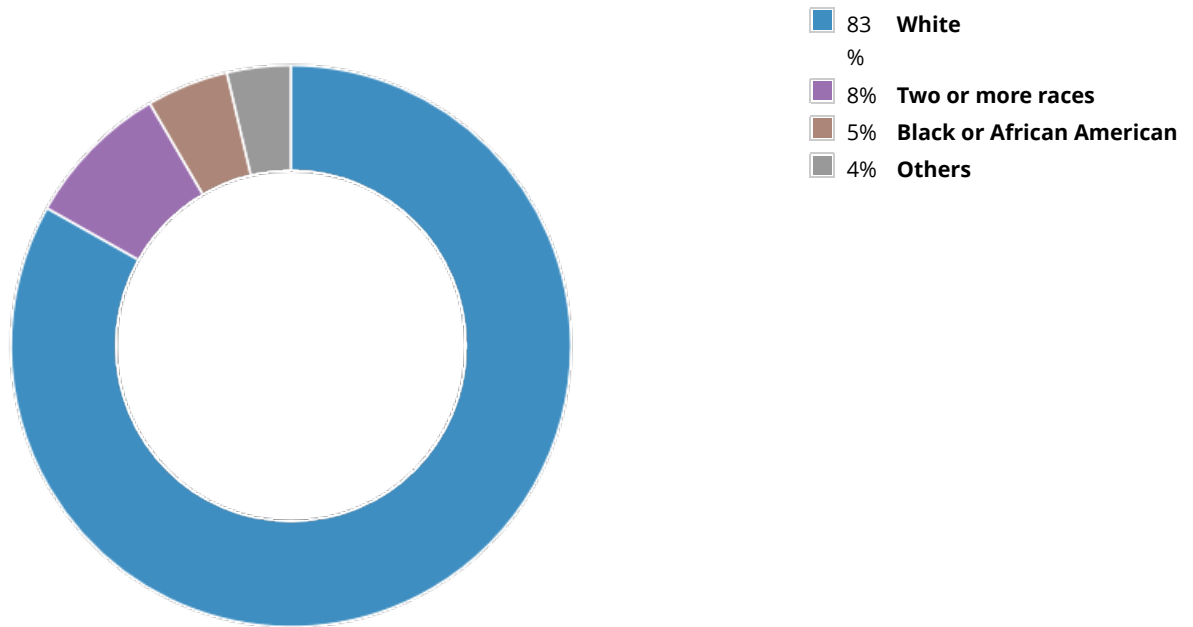
4. Were you comfortable sharing your ideas and opinions today? Choose one.



216 respondents

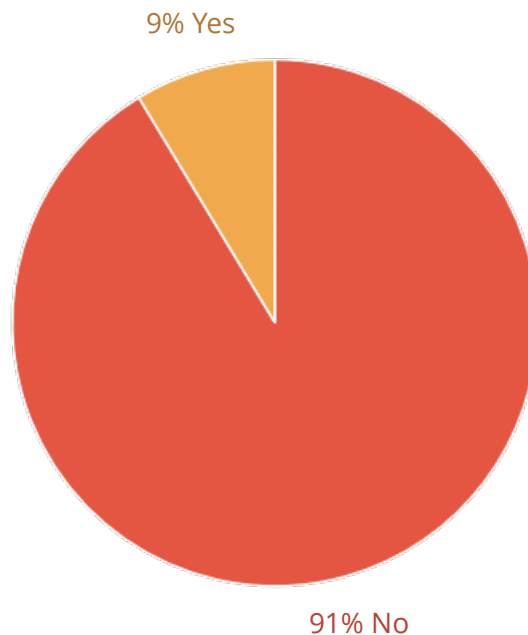
## ABOUT THE PARTICIPANTS

5. What racial group do you most closely identify with?



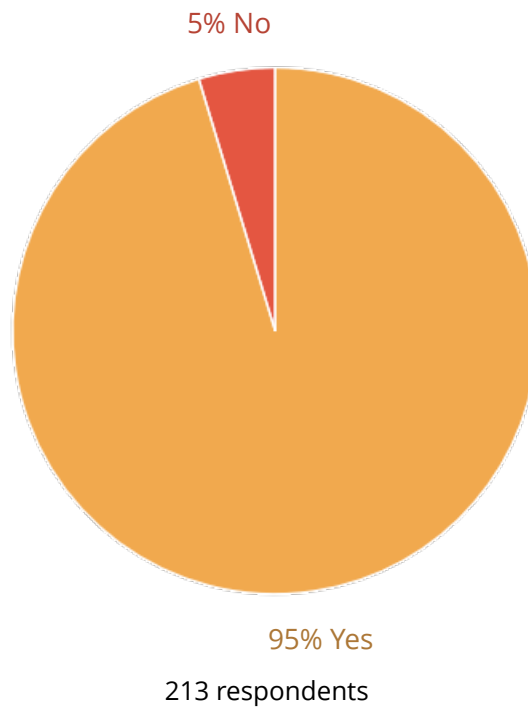
190 respondents

6. Do you identify as Hispanic/Latinx?

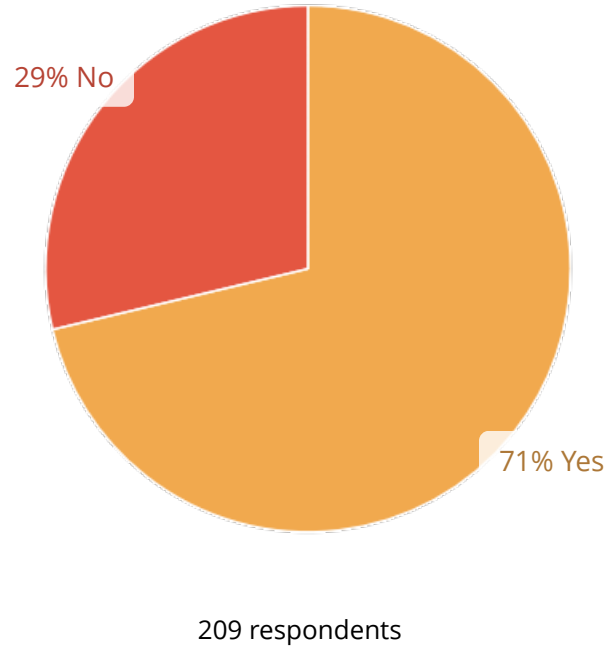


196 respondents

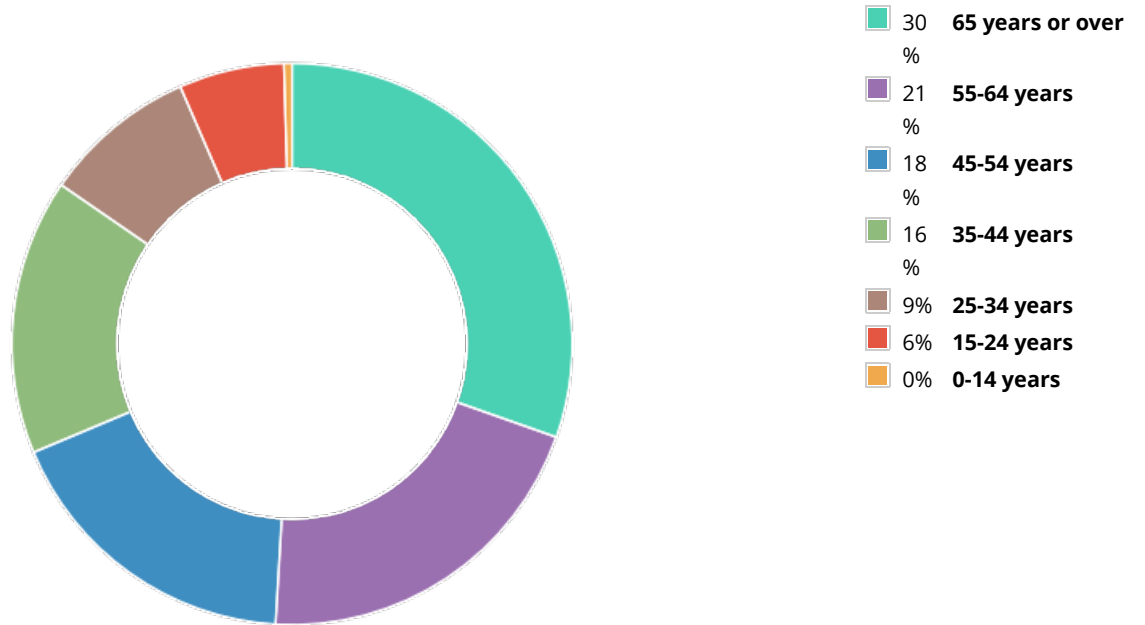
7. Do you live in St. Mary's County?



8. Do you work or are you seeking work in St. Mary's County?



### 9. What is your age?



214 respondents

### 10. What is your home zip code?

20650

22 days ago

20653

22 days ago

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22 days ago

20684

22 days ago

20618

22 days ago

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22 days ago

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11. Is there anything else you would like to share about your experience at the Community Visioning Session you attended (if applicable) or with completing these online activities?

---

Protection of our land and water is the highest priority for me. Once these resources are developed, they are lost forever.

22 days ago

---

Keep up the good work keeping our County Rural and Pleasant.  
The Land of Pleasant Living.

22 days ago

---

We need more government transparency in this County. Stop elected people on the liquor board or commissions that violate ethics rules. That makes our County look bad.

22 days ago

---

I couldn't use the drag and drop maps but I think there are areas of the county that could use business development - like Piney Point and St Marys City.

22 days ago

---

It would be helpful to me if I could add clarifying comments with some of my responses.

22 days ago

---

I'm so happy that you are involving the community and asking for our input. I hope we can keep St. Mary's County a beautiful safe place to live. Thank you!

22 days ago

---

The process seems to assume the whole County is monolithic in its character, needs and goals. Makes little if any distinction between the various distinct locales in the County. I know Lexington Park pretty well, and can speak to it, but am ill equipped or informed to speak to issues in Mechanicsville, Tall Pines or Scotland/Pine Ridge. Maybe splitting things up into the 9 Districts?

22 days ago

---

not sure if some of my comments are in there. There should be a walking trail from patuxent blvd/rt 4 to the shopping centers, with a walkway over rt 235. You've shoved thousands of people within easy walking distance of stores and restaurants but not given them a way to safely get there. If you are going to shove all the people close together you ought to at least make it more walkable, not have to get into their car and drive somewhere they could easily walk.

22 days ago

---

Good luck.... God speed...

22 days ago

---

I liked the maps, though it would have been a bit easier if the legend was somehow able to be shown when the map was made fullscreen.

22 days ago

---

I miss shopping at Halls Shoes and Clothing and Ben Franklin . I miss buying from Mom and Pop stores. The craft markets are quaint but they are mostly for hobbyist Etsy type businesses. Not a bad start but needs more variety and better quality of unique gifts. Better advertisement for what's in some shops. Need a less expensive family restaurant in Leonardtown besides Salsas in Leonardtown.

23 days ago

---

I think the wording of your multiple choice questions could use some improvement.

24 days ago

---

The questions on a scale of from strongly agree to strongly disagree were somewhat leading questions.

25 days ago

---

Bringing up race and ethnicity is ridiculous.

26 days ago

---

This process started before the return to office order for Pax River. The changes in the County from the one change at PAX are huge and show how much the County depends on the base. If given the opportunity, possibly compare answers submitted before and after the RTO order.

27 days ago

---

Costco and Trader Joe's.

27 days ago

---

no

28 days ago

---

No

28 days ago

---

no

28 days ago

---

No gracias

28 days ago

---

No gracias

28 days ago

---

no

28 days ago

---

Not at the moment.

28 days ago

---

QUESTION 12: Interlace with the Town of Leonardtown and planning for hospital/medical expansion  
FEEDBACK SECTION COMMENTS

QUESTION 5: N/A DEI is dead.

QUESTION 6: N/A Again, DEI is dead.

one month ago

---

Thank you for giving me the chance to provide feedback. I am impressed with the vast opportunities members of the county have had to provide input on the Comp Plan. Keep up the amazing work!

one month ago

---

There needs to be more opportunity to interact with planners. Not just short controlled (limited discussion) sessions.

one month ago

---

The pins on the map were not user friendly for me.

one month ago

---

Great staff! Professional, knowledgeable, friendly. I really like this process and engaging the community. I love being a part of this!

one month ago

---

I forgot to mention earlier that we should have duplex housing options

one month ago

---

I found it difficult to answer the questions on the maps. And am not sure there is any choice about having zoning changed to have less dense growth areas, and more small village areas, while also preserving rural character. I think the dense growth areas are becoming a blight and do not offer attractive options for living or shopping.

one month ago

---

Seems like great efforts to get all involved and encouraged to participate. This on line process is exceptionally good but would still encourage the personal participation for the sharing of ideas.

one month ago

---

The mapping section was too difficult to use. Dragging the icons didn't work for me. I had to skip this section.

one month ago

---

I could not use the interactive maps. They were very frustrating and I couldn't do my input

one month ago

---

It was very informative. The presenters were knowledgeable and answered questions enthusiastically. The information and maps were well presented.

one month ago

---

Great session

one month ago

---

No

one month ago

---

Thank you for your time

one month ago

---

No

one month ago

---

This needs to be widely published and shared. I heard of it just days prior to the survey closing. How are people supposed to know about this?

one month ago

---

I could not figure out how to identify the map areas. So these were skipped.

one month ago

---

Great organizing with only an hour for the program.

one month ago

---

Just wish more people participated. Also, thank you for having a Spanish-speaking session so our community is inclusive!!

one month ago

---

Unable to drop pins in area of interest. South county area (e.g., Ridge) needs some development.

one month ago

---

Stop building so much! We love the little place we live now. You are turning it into a city! Stop it. Use the buildings that are sitting empty.. stop building low income housing we don't need anymore. You are ruining the county as a quite quant place.

one month ago

---

technology is good, but online work is still a challenge, harder to make inputs as we age.

one month ago

---

na

one month ago

---

no

one month ago

---

no

one month ago

---

good luck!

one month ago

---

No

one month ago

---

Great event. Energetic not boring

one month ago

---

Thank you!

one month ago

---

FROM MARGINS OF QUESTION #4

- I am sure my opinion will be "ignored"

FROM MARGINS OF QUESTION #6

- Why is this a separate question?

FROM MARGINS OF QUESTION #8

- Retired from SMC

FOR QUESTION #11:

- Some people are not a fan of "group" sessions.

one month ago

---

None

one month ago

---

Please don't ask my race.

one month ago

---

- Gabby was very good to talk to and explained things well!

- I appreciate the number of Visioning Sessions (and methods) offered in different parts of the county!

one month ago

---

I appreciate the opportunity to take part in the processes of county government.

2 months ago

---

Staff is doing a great job. Will there be more opportunities for larger group discussions or exchange of ideas? I don't see any information around the County, more advertising maybe?

2 months ago

---

I appreciate the county reaching out to get input from the people who are directly impacted by development plans. Those running the session were pleasant and seemed genuinely interested in getting our input.

2 months ago

---

Everyone was very helpful

2 months ago

---

---

County staff members were extremely helpful throughout the evening.

2 months ago

---

I think some of the questions were biased. It assumes that people want development. Perhaps many do, but not I.

2 months ago

---

depending on locations of meetings - should be expectation of technology/website/wifi not cooperating

2 months ago

---

(CONTINUED FROM QUESTION 12) The counties (Calvert and St. Mary's) should not depend on the state to finance replacing/repairing the bridge and both counties should come to an agreement to start setting aside money and making steps towards improving before the cost balloons further. Community building spaces and opportunities should be made available, especially considering the large amount of residential movement with the base - how do people (especially remote workforce) meet people and form community ties that encourage them to stay and invest?

I was really hoping for more interaction between participants and with staff. Walking us through completing a survey that is being made available online seem like a waste of time and resource.

2 months ago

---

Very well done! I enjoyed it. The maps are great to visualize everything (I am still learning the county)

2 months ago

---

I liked it. I would like to see more interaction between participants and hear other perspectives.

2 months ago

---

I would love to have a way to enter my email or text/phone number for future input and status updates.

2 months ago

---

Great job by staff and consultants

2 months ago

---

I am the chair of the Southern Maryland Sierra Club. Thank you for the opportunity to participate in this session.

2 months ago

---

Appreciate the chance to give feedback for the future of community

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

8. Museum volunteer but not paid.

2 months ago

---

None

2 months ago

---

Too much talking before filling paper.

2 months ago

---

FROM MARGINS OF MULTIPLE CHOICE QUESTIONS:

2, I happened to be looking at county website--s/b [should be] better publicized.

2 months ago

---

- It might be useful to have a general discussion so that one person's ideas could build on what someone else was thinking/suggesting
- Explain that land use planning is only one dimension of comprehensive planning

2 months ago

---

Well done session.

2 months ago

---

- No-thanks
- Thank you for the weekend session!!

2 months ago

---

First time attending this type of session.

I appreciate being able to provide my thoughts on my vision of St. Mary's County.

Very informative and understandable.

2 months ago

---

I think more notice about the sessions in advance would improve attendance. I heard about this the same week it happened.

2 months ago

---

Positive experience

2 months ago

---

Thank you

2 months ago

---

The place I think that needs the most improved development is St. Mary's college. Those students need a place to shop & hang out.

2 months ago

---

Friendly People.

2 months ago

---

Very informative session.

2 months ago



---

Since the County is responsible for schools - need to have established an interface with the Town of Leonardtown regarding their plans.

2 months ago

---

It is nice that you are asking for our input.

2 months ago

---

- presenters were personable, engaging
- answered questions

2 months ago

---

you all did a great job with the entire presentation. I was disappointed with the turnout, but not surprised. I hope all the ideas are incorporated in the final plan. Thank you for the info tonight!

2 months ago

---

- Well done. Looking forward to next steps -

2 months ago

---

Navy resilience study

2 months ago

---

Great opportunity to solicit input.

Suggest as much publicity & outreach etc. on these sessions for ex. Commissioners should announce sessions at their mtgs. are these sessions advertized on local Channel 95?

Explain what/how will commiss lead - govern using plan. Will they be held to using/ funding to plan or is it just a guideline?

2 months ago

---

Thank you - The intentions & process are appreciated!

2 months ago

---

- Need more focus on programs
- Need to break up the Lex Pk Dev. District into at least 3, maybe 4 development \_\_\_\_? (Town Center), each with its own venue/personel.

2 months ago

---

Good Introduction to planning process Maps - good - allows Focus

2 months ago

---

I loved how interactive it was! The only thing I would encourage is more promotion of these events!

2 months ago

---

I wish they was more notice given for these sessions. I think it excludes a large portion of people who work from some of the sessions when younger folks should have a fair proportion of input. I think the activities were interactive and had good discussion associated with them. Maybe too much explaining at the beginning. I'm excited to see what comes of this

2 months ago

---

Very well thought out + informative

2 months ago

---

These are a really good idea. I was impressed that you will be offering a session in Spanish

2 months ago

---

WELL DONE

2 months ago

---

- Try to get this session into the businesses in the area.
- Set up the questioners to be all inclusive so that it can be all done by using a pen.
- Get to the working person.

2 months ago

---

Quality of life is very important. schools, police, fire, EMS, recreation.

2 months ago

---

Very informative - more specific identification of needs to include public transportation for airports, hospitals, out-of-area medical needs.

2 months ago

---

Dots are confusing. But overall it's a good presentation.

2 months ago

---

Good session!

2 months ago

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