



St. Mary's County Department of Land Use and Growth Management

23150 Leonard Hall Drive, P.O. Box 653 Leonardtown, Md. 20650
Phone (301) 475-4200, ext. 1500 Fax (301) 475-4672

REQUEST FOR CHANGE IN LAND USE DESIGNATION



Please carefully read the information provided before completing this form!

St. Mary's County is updating its Comprehensive Plan which will guide future land use decisions through 2050 and beyond. The St. Mary's 2050 Plan will help ensure that St. Mary's County continues to thrive while preserving its unique character, natural resources, and quality of life.

For over a year, residents have been asked to share their thoughts and ideas on the future of the County. In February 2026, the County released a draft of the St. Mary's 2050 Plan, which is available for public review and comment.

An important component of the Comprehensive Plan is the Land Use Map, which provides a high-level view of how certain areas within the County are marked for preservation or (re)development. Areas previously marked for development or redevelopment are located in Growth Areas: Development Districts, Town Centers, and/or Village Centers. In the 2010 Plan, there were 23 different land use areas, which were closely correlated with the various zoning districts (e.g., industrial, commercial, residential, etc.).

The St. Mary's 2050 Plan proposes to consolidate the number of land use categories from 23 to nine (as shown on page 28 in Table 2). To view the proposed land use category at the parcel level, residents should use the County's GIS map to locate their property. In the pop-up box called "Map Layers," click on the arrow next to the "Zoning and Other Regulatory" layer and select "Land Use (Proposed 2050)."

This form should be used to request a change of Land Use designation. In general, a property's Land Use designation could be changed if the requested designation is consistent with the Land Use designation of surrounding properties. Please note that this is not a request to change the zoning designation of a property. All requests for a change in zoning designation will be accepted and processed at a later date.

Note: At this time, properties in the Lexington Park Development District (LPDD) are not eligible for a change in Land Use designation.

Questions? Stop by or call our office (301) 475-4200, ext. 1500 and ask to speak to a member of our staff.

Submit form in person, via first-class mail, or via e-mail: StMarys2050@stmaryscountymd.gov

PROPERTY OWNER INFORMATION

Printed Name(s) of all Property Owner(s):*

Thomas Haynie

Tommy's Truck Service II Inc.

* If more than one, list the name of the primary point of contact first. If owner is an entity (e.g. LLC, Inc., etc.), print name and title of authorized person.

E-mail address: tommystruckser@aol.com Phone Number: 301-659-0948

Mailing address (if different from premises address):

PO Box 55, Avenue, MD 20609

PROPERTY INFORMATION

Tax Map & Parcel Number: 0046 0132
0046 0362

Property Tax ID: 1907023081
1907018983

Property Address: 21455 Abell Rd

Abell MD 20609
City State Zip

Proposed 2050 Land Use Designation

As shown on GIS map layer "Land Use (Proposed 2050)"

- ☐ Residential Low Density
- ☐ Residential Medium Density
- ☐ Residential High Density
- ☐ Mixed-Use Low Intensity
- ☐ Mixed-Use Moderate Intensity
- ☐ Rural Commerce
- ☒ Rural Preservation
- ☐ Industrial
- ☐ Marine Use

Preferred 2050 Land Use Designation

- ☐ Residential Low Density
- ☐ Residential Medium Density
- ☐ Residential High Density
- ☐ Mixed-Use Low Intensity
- ☐ Mixed-Use Moderate Intensity
- ☒ Rural Commerce
- ☐ Rural Preservation
- ☐ Industrial
- ☐ Marine Use

Reason for Request:

Requesting land use designation change to rezone a 1-acre and a 0.5-acre parcel adjacent to an existing commercially zoned 2.0-acre parcel.

The three parcels have frontage on Abell Road. The purpose of the request is to relocate a truck framing and repair business to St. Mary's County.

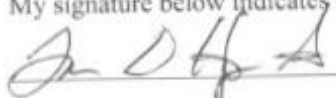
The goal is to expand the existing commercial footprint on the 2-acre parcel. To expand the existing commercial footprint, additional acreage is required.

The goal is to apply to the Board of Appeals for approval to expand the commercial footprint to 30,000 square feet and merge the three parcels.

Development and access on surrounding parcels are extremely limited due to existing wetlands and a pond. An aerial photograph showing the development limitations due to presence of wetlands around the site is attached for your review. A property map of the referenced parcels is attached.

As indicated by my signature below, I understand that this Application will be published in materials transmitted to the Planning Commission and/or Commissioners of St. Mary's County.

My signature below indicates that I am the person authorized to make this request.

 (signature of primary point of contact) Date: 9.2.2026

Date Received: _____ Staff Initials: _____



ST. MARY'S 2050
CHANGING OUR TOMORROW