

St. Mary's 2050: Charting Our Tomorrow

Spring 2025 Update

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

CSMC Meeting – March 25, 2025



ST. MARY'S 2050
CHARTING OUR TOMORROW

Project Timeline



LAUNCH PROJECT

Fall 2024

Kickoff Meeting
County Tour
Internal Interviews
Project Website



ESTABLISH VISION
AND GOALS

Winter 2024 - 2025

Community
Engagement
Window #1*



DEVELOP POLICIES
AND STRATEGIES

**Spring –
Fall 2025**

Community
Engagement
Window #2*

Community
Engagement
Window #3*



PLAN ADOPTION

Winter 2025-2026

Public Hearings
Adoption

*** Includes PC Briefings**

Project Kickoff

Interviews conducted with the following agencies:

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



Key Planning Themes



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

Key Planning Themes



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

Key Planning Themes



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

Community Engagement Window #1 Outreach & Participation



ST. MARY'S 2050
CHARTING OUR TOMORROW

Community Engagement Window #1

(Jan. 16 – Mar. 3)

12 Community Visioning Sessions

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

Visioning Activities included:

Small group discussions
Surveys
Mapping

Online visioning activities:

Avail. Feb. 3 – Mar. 3

* See project website for dates/times:

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



Community Engagement Window #1

Outreach Strategy

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



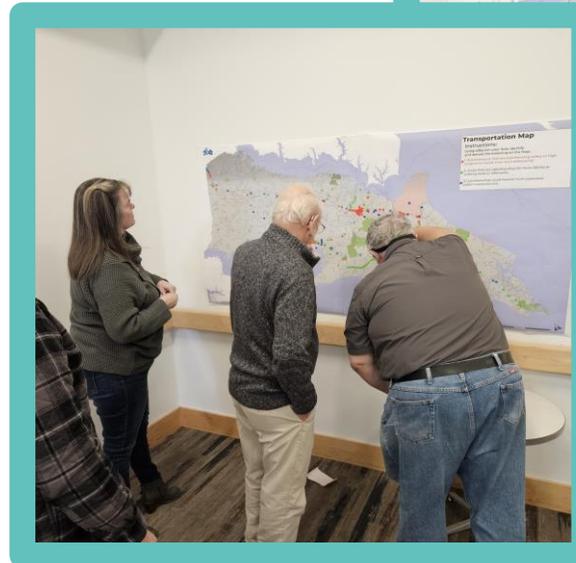
Community Engagement Window #1

Public Participation

Total # of participants: 288

In-person/virtual: 139

Online (asynchronous): 149



Community Engagement Window #1 Survey Results



ST. MARY'S 2050
CHARTING OUR TOMORROW

Community Visioning Activities

Results of Key Priorities Survey

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

Community Visioning Activities

Results of Key Priorities Survey (cont'd)

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

Recommended Plan Framework



ST. MARY'S 2050
CHARTING OUR TOMORROW

Recommended Plan Framework

1. Introduction

About the Plan

Key Planning Influences

How to Use The Plan

Glossary of Terms

Plan Monitoring Process



2. Plan Elements

Introduction

Guiding Our Growth Through 2050

Protecting Our Environmental and Agricultural Resources

Serving Our Community

(Goals, policies, and actions under each section)



3. Implementation

Implementation Overview

Monitoring and Updating

Action Plan

Recommended Plan Framework (continued)

Section 1: Guiding Our Growth Through 2050

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

Section 2: Protecting Our Environmental and Agricultural Resources

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

Section 3: Serving Our Community

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

More information is available
on the project website:

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



ST. MARY'S 2050
CHARTING OUR TOMORROW