

All Comments Received (Paper Surveys and Online Survey)

Growth Management Comments

Increase medical especially ER capacity. Ensure infrastructure; roads, schools, healthcare, etc. is available before allowing large housing developments. ; As a county we bring more people in than we can support we are far behind the curve already and allowing developers to dictate what they do hurts us all. 2-3 hour waits in the ER people driving to Calvert Health Center because of our hospital's reputation and capacity is unsatisfactory.

I am writing as a resident and homeowner who cares deeply about the long-term wellbeing of St. Mary's County.

I appreciate the effort that has gone into developing this plan and the stated intent to balance growth with preservation. I understand that communities evolve and that thoughtful planning is necessary. However, after reviewing the draft, I am concerned that while the plan speaks at length about vision and values, it does not clearly demonstrate how growth will be supported by preserved land, school capacity, and health care infrastructure, or how existing protections will be maintained over time.

Preservation of Land Must Be Guaranteed, Not Aspirational...

The plan repeatedly emphasizes protecting rural character, open space, and environmental resources. While I value that intent, the document does not clearly state that existing conservation areas, buffers, or required open space will remain protected regardless of future zoning or development regulation changes.

As a homeowner on a private road adjacent to open space that was required as part of an original development plan, this lack of clarity is deeply unsettling. Many residents worry that land held in trusts or preserved today is simply being "waited on" until laws or zoning change. Without explicit commitments, preservation feels conditional, and that undermines trust.

If preservation is truly a priority, the plan should clearly state that existing protections will not be weakened or eroded over time.

Growth Is Not Tied to School Capacity...

The plan projects significant population growth, yet it does not clearly tie development approvals to school capacity. Our schools are already overcrowded. Families see it every day.

Growth should not outpace our ability to educate children, and yet there is no clear policy stating that development will pause or be limited when schools are at or beyond capacity. Without that

connection, the plan feels disconnected from the realities families are already facing.

Planning for growth must include realistic, enforceable coordination with school infrastructure, not just acknowledgement after the fact.

Health Care Capacity Is Largely Absent from the Growth Discussion...

The plan references public health and community services in general terms, but it does not meaningfully assess whether existing hospital and health care capacity can support the projected growth.

Many residents already struggle with access to care, long wait times, and limited local options. Planning for growth without clearly addressing health care expansion places the community at risk. This omission is especially concerning given the scale of growth being discussed.

Health care infrastructure should be treated as foundational, not secondary.

Zoning Changes Without Guardrails Create Fear and Mistrust...

Language in the plan about evaluating and updating development and zoning regulations raises concern for residents who live near preserved land or open space. Without clear guardrails, this language creates uncertainty about whether long-standing protections could be weakened in the future.

Residents are not opposed to planning or thoughtful updates. What we fear is change driven primarily by revenue pressures, rather than care for the community. Growth should not come at the expense of stability, predictability, and trust.

In Closing...

I support thoughtful, intentional planning. I am not opposed to growth. But growth must be paced, supported, and constrained by reality... not just aspiration.

Before this plan moves forward, I would like to see clearer commitments that:

1. Existing land preservation and open space protections will not be weakened
2. Growth will not occur unless schools and health care infrastructure can support it
3. Development regulations will not be changed without strong safeguards for existing communities

Residents need confidence that decisions are being made to care for the people who live here, not simply to accommodate growth or increase revenue. Planning should protect what makes St. Mary's County a place worth calling home.

I don't agree with the 2050 plan for development of town centers, etc, so I cannot agree that development districts, town centers, etc, should be prioritized for further development. St. Mary's County does need to grow at all. I don't want my well to dry up. My septic has already failed. I love being on well and septic, however, public water system development will only turn out county into

a metropolis, we need less development and asphalt built in order to preserve wells and septic systems.
I do not think this plan is particularly forward looking, and does not account for the changing industrial and technology landscape, nor does it plan for smart development that will maximize protection of rural areas to ensure there is no selling pressure to industrial development. This plan perpetuates a status quo that works for too few.
Resources from elsewhere SHOULD not be diverted from elsewhere to alter our needs to implement this plan
NO high density housing in Charlotte Hall or Mechanicsville. The Traffic is already terrible and we do not want more crime.
We need to extremely limit development. Sprawl is already taking over our once rural county. The extreme development doesn't not bring any good to the area, just more crime, more traffic we can't handle and drives out the people that made this county what it was.
We love our rural areas and do not want to see them overgrown and crowded.
Keep St Mary's rural
AFFORDABLE HOUSING! THERE IS NONE IN ST. MARY'S~ PARTNER MORE WITH NON-PROFITS
No more development without infrastructure updates. St. Mary's county it too populated already.
It is critical for the county to prioritize redevelopment and utilization of existing structures and create walkable town centers over the sprawl of big box stores that do not add value to the county's rural character and instead fill out of state corporate pockets. I support mixed use housing and small apartments above commercial spaces. The county also needs to strike the "minimum size" single family housing language in the CZO so that small homes can be built again instead of just these giant homes that are out of financial reach for many county residents.
Hello Just finished reading the report. Even though the plan is still in draft form the information presented is clear, concise and exciting read. The county has done a great job recognizing the need to get ahead of future development and to control the narrative as opposed to making it up as they go. I am a long-time real estate developer that owns 30+ acres in the county, and we are always on the lookout for more opportunities to purchase more. From the perspective of a Builder/Developer these reports are critical to the success of the county. Developers and builders will do the heavy lifting when it comes to physical work transforming properties, but they are ultimately bound by market and financing conditions to make this happen. Projects take years to complete and tens of thousands of dollars will need to be spent in due diligence before the county even sees a site plan for approval. It is imperative that developers have a clear understanding of the by right land-use before they can begin. Over time counties develop a reputation to either being builder friendly or a county that is difficult to work in. Development friendly counties will attract highly quality builders while difficult counties will be only attract the subpar builders. A clear land-use plan is one of the ways to attract higher quality developers that are well financed which will then result is higher quality projects. Every town, every county, every state is in in competition with each other. Clear and concise land use guidelines will attract higher quality builders.

Eric Turner
Eric@turnerdevelopment.com

Hello, I am a resident of Piney Point on St George Island. I recently learned that the 2050 Plan designates Piney Point as a future Town Center. I am unable to attend one of the public forums as we'll be away so I am commenting here.

From the plan: 2) TOWN CENTERS. Secondary growth centers are Charlotte Hall, New Market, Mechanicsville, Hollywood, Piney Point: urban in pattern and form, designated for moderately intense residential, commercial and industrial development supported by provision of community facilities and services.
(Receiving areas for transferred development rights

I find it strange that Piney Point would be considered in the same vain as the other towns. It has little in common with the other areas designated, which are already commercial centers, and/or have much more land and aren't in such close proximity to the water.

There is nothing even remotely urban about Piney Point. It is a peninsula surrounded by water, the Potomac River and numerous creeks. I believe most of the land is in the critical area. It is low lying and prone to flooding with high tides. In addition, we are dependent on well water and this kind of growth will seriously affect our aquifers.

Piney Point is almost all residential and semi rural. Turning it into an urban center is ill advised. Many of us moved here to escape over populated and busy highly trafficked areas and to enjoy our river and creeks. Route 249, Piney Point Rd, dead ends in Piney Point. There is no alternative way off the peninsula until you get to the Valley Lee Fire house. More development will strain our roads and any incidents or accidents could trap us with no way out other than the water. Our commercial center is Callaway and there is no need for more development in Piney Point.

I have already spoken at one of the open forums about our concern over the drone testing complex being built at the site of the Piney Point Terminal. If one wanted to build a terminal today it would not be considered. We are happy to have the most of the tanks removed but not thrilled with having drones in our skies and waterways. This one area of development is enough. Restaurants and mom and pop groceries, crab and oyster suppliers are fine, but industrial development should be a no go.

Please reconsider including Piney Point as a Town Center.

> The Land Use Map (LUM) is largely a carry-over from the 2010 Plan and has not been vetted in detail. Overall Land Use category definitions and corresponding Zoning categories should be reviewed first, and then their application in the LUM re-evaluated.

> The Dev. District/Town Center/Village Center concept had great merit, but is not sufficiently defined for evaluation. How those areas are defined & determined, how they're to be planned & managed and consolidated into the County's framework are all TBD. Once definitized, these need to be referenced & applied throughout the CompPlan (Are they the "Growth Areas" mentioned? Unclear if they are).

#3: "Big-box style" - not sure what this is, please give concrete examples. This language is vague.
#4: What kind of Rural Services do these places need? Please give an example
#7: I like my well water. I don't want city water + sewer
#8: Do not force town centers to go to city water + sewer systems
#9: DO NOT MESS WITH OUR WELL WATER + SEPTIC SYSTEMS
#7,8,9 DO NOT MAKE US PUT IN CITY WATER + CITY SEWER IN VILLAGE AREAS
All of these are generic examples of things which hold very little value as we do not know the costs associated and plans. It's probably not worth asking without a scope.
Town Creek neighborhood - extending water and sewer services to this neighborhood.
New business is great but we don't want to lose the charm of our county. Invest in organizations based in this county first. Strike a balance between rural and development. Absolutely no data centers!
Involve residents of areas of interest when looking at planning and development! water is super important and should be prioritized, but please be cautious of how it will impact those around them. *NO DATA CENTERS*
#1 I do not mind sprawled growth I think that no more growth will allow families to thrive and possibly take over farm lands instead of moving. Make Farming Great Again. I do not think the Health Department is the answer to ensuring safety.
There needs to be a growth plan so that between 235 and Waldorf, it is more than just strip malls. There needs to be a plan to bury electric lines.
Please think about how to reach the public in more ways to get feedback.
I feel this project was rushed and not enough opportunity for public input.
Prioritize stormwater conveyance and management
Just stop building!! keep st marys st marys not make it a waldorf PLEASE
Yes, we need to make sure that everyone who wants to, can get what they need out of the county. But we have to make sure they we are safe, protected, and productive while we continue to grow.
none
A road to cut behind hunting quarter subdivision in callaway spanning from Rt 5, through Indian bridge, along the power lines to come out old rolling road would be nice to help with traffic communing across town. Also the road from piney point to chancellors as another alternative route for great mills road. Callaway needs restaurants. Food options in Callaway are very restricted, and travel to leonardtown, Lexington park, and California is a long distance. Would like to see fast food restaurants, dining restaurants, and one more department/ grocery store to support Weis.; A road to span from piney point rd just south of Happyland road to cut through flat iron and come out at the great mills road light would be beneficial to get to Lexington park quicker for those coming from piney point and St. George's island. Also, a road from medleys neck to Callaway would be nice near hickory bottom In if that road could connect up to buck Redmond and get to Callaway quicker, additionally the power lines behind Wei's if that road could go down to buck Redmond, it would make multiple routes to commute around the Callaway and Valley Lee area.
We should not be developing rural areas. There is already too much growth, too much congestion and too high of taxes with no benefits being seen. There are many vacant buildings that can be utilized before building new and we don't need a 100 mores gas stations, nail salons, dollar stores, liquor stores etc. When building roads and traffic should be improved. For example all the unnecessary duplicate businesses going into Charlotte Hall. Roads were not improved you

just dropped the speed limit and added more lights. Which just adds to the congestion and makes morning and evening commutes ridiculous.
and town centers. It seems that the Hollywood Town Center should go further north of the 295/235 intersection, since that is a major site for Planned Development/Master Plan. Strongly support solar on public buildings. It will save money and environment and set an example.
Goad 9: Sewer is circled say SEPTIC. P# =PDF page not document #'d page. P.40 - Shouldn't secondary uses list residential? P.41 - Shouldn't density shall not exceed (not extend) P.42 - General Residential Density - perhaps mention need to cluster rural residential development or to use farmstead or longer lots (needed to prevent sprawl that so fragments Ag & Forest that it isn't useable for intended resource uses P.44 - Do we care if its an SFD or should it say "1 dwelling" which will accommodate all housing types P.49 - Policy 3.3. "... that consolidate divine way access within a common development. Also require inter connection between adjacent developments for roads, bikeways, trails, and sidewalks
NCUs in the Village Centers should be made conforming/permitted uses to promote upgrade, redevelopment and adoptive reuse of existing buildings. Meet county's water supply needs - restricting data centers Goal 8 W/S needs in growth areas - Remove sewer agreements that prohibit sewer connections in Piney Pt Town Center for new development.
I support responsible growth, but would like to see new design standards met, to mitigate eyesores like Charlotte Hall and California commercial development.
Make developers pay more fees to compensate for our rural character destruction Please, we are already the Little Waldorf, no more variants for development in the Critical Areas!
Biggest issue in St Mary's is traffic and traffic related subjects. Concentrating development in certain areas sounds good in theory but that theory is being severely tested by the lack of capacity on roads and arteries. Rural communities such as Ridge, Valley Lee, Compton, Avenue and even Chaptico have few options for basic shopping needs and therefore residents in those locations are required to traipse long distances for simple everyday needs. Supportive development in their communities would be practical and efficient and help ease the burden on the already strained public roads. ; Support the Amish and Mennonite communities by considering building buggy lanes where practical. Drivers do t properly respect the " buggy society's " need to have proper and safe roadways.
Any agricultural development or activities should be planned with a view to minimizing impact on the quality of our waterways
Minimize/stop development in the Myrtle Point Park California area (specifically on Route 4). Development has put pressure on route 4 traffic pattern as this plan DOES NOT ADDRESS the bridge. We need replacement bridge with 4 lane highway. This plan should push development outside of the route 4 area as the highway cannot handle any additional traffic. Also, Myrtle Point Park area is a critical zone area and should not be disturbed. Plan should address redevelopment of the Great Mills area since infrastructure is available and is an eyesore in this county. Lastly, the county needs to think more broadly on what they approve for new builds (ie. stop building new gas stations, dollar generals, auto zones, etc).
LUGM employees are incredibly helpful and I love working with them.

without expanding the use of water, sewer into the rural area, to help manage future environmental concerns like rising tides etc some of these areas will be non functional for living spaces which is the opposite of the goal. The rural non development areas in the map restrict way too much of the county for minor development in these areas
Grow natural resources land in the area through permanent conservation easements. Increase walkability and mixed use development. No more apartment complexes or housing developments are needed to grow the population and economy, just innovate and expand what we already have.
This plan is a strong plan for guiding public decision making in the years leading up to 2050. It will be useful to not only county government but to the private sector and to public non-government organizations. For readers of the plan it would be helpful if each image could be labeled with a description of how it relates to the preceding text. It would also be helpful to provide at least one Action Item for each policy. A general suggestion for the Growth Management chapter would be to raise the profile of the importance of river/creek/bay systems including considerations such as: - o Historical legacy of river system, - o Fishing, - o Aquaculture, - o Recreation, - o Environmental stewardship (role of local non-governmental organizations) - o St. Mary's County has more than 500 miles of waterfront shoreline More specifically under Existing Growth Areas under Planning for Balanced Growth - o In the last paragraph of this section (page 19) include "and marine" in describing balance between protecting the character of the region and supporting economic and housing development 2050 Land Use Categories (page 28) - o Include "Critical Areas" under St. Mary's 2050 Plan Marine Use (page 39) - o Include "Public Access" under Infrastructure to Serve Development Need to eliminate ANY possibility of ANY data centers being built in the tri county area because it will significantly impact the quality and take away our precious natural resources (water/power/land) from the citizens. The resources that are used by these facilities would come from shared sources (aquifers, power grid) and will affect all in the region. It will also drastically increase the overall noise and air pollution that comes with the daily operations that severely impacts the health, longevity and well being all of the citizens in the region. Also need to ensure that ANY elected official, especially St. Mary's County Commissioners, that are conducting and engaging in backroom/behind closed door discussions and hiding behind Non-Disclosure Agreements NDAs) PERSONALLY be held CRIMINALLY and FINANCIALLY responsible

for any decisions that they do that is NOT FULLY OPEN and TRANSPARENT to the citizens of St. Mary's regarding the current and future land growth of the county. And that this be made retroactively.
Reduce the size of the Lexington Park Development District and growth areas. Instead of increasing them in size and adding more properties, the reverse needs to happen. Reduce the size of these development districts.
Stop trying to turn St. Marys into the next suburb of DC! Charles county already is and crime rate has drastically increased! There are so many vacant houses or people who own multiple houses now - there's no need to keep building! The schools are over crowded and aren't even receiving adequate help!
There is nothing for younger people in this area
I'm not a fan of urban sprawl into the smaller communities. Keep our county small and not allow so many gas stations, vape stores and cutting down trees and/or destroying agricultural land to build more homes. We barely have room in our schools to support the needs of our current population.
No more growth all the land is getting developed and we are losing the st Mary's charm
Regarding the definitions of Town Centers and Medium Density Residential: Under the definition of "Medium Density Residential" (on the Plan page 32 --online including Cover pages it's page 37) which Town Centers would be, it states · "1–10 dwelling units per acre (with TDRs)". However... Under the definition of Town Centers on Plan p24 (online doc p 29) it states that Town Centers are "designated for moderately intense residential, commercial, and industrial development" and further in the same paragraph states : "Town Centers are designated as receiving areas for Transferrable Development Rights (TDRs) and should be provided with infrastructure that supports densities of up to 5 units per acre." So it's kind of confusing which it would be. What's not confusing is that Piney Point should never be considered a Town Center. At most it should be Village Center. We're not a "Town" despite Joe Gardiner's whimsical "Downtown Piney Point" sign. It was a joke 30 years ago when he put that on the sign, and we don't want high density housing in the middle of the Critical Area on a very rural peninsula with a single ingress/egress . Callaway should be Town Center, Piney Point should be a Village Center.
The county should never placing Rural Legacy overlays on people's land without notice or compensation. This happened to my mother-in-law in Dameron, Md, when she was at the tail end of an expensive perc and plat survey project.
St. George island and piney point are very prone to flooding. I'm not sure if it makes sense to develop there. Additionally, we should avoid septic whenever possible due to its effect on the environment. However I understand that Marlay-Taylor is "at capacity" because of reserves from PAX River and St. Mary's college. This needs to be addressed so we can hook up more homes to the treatment plant.
As a life long Citizen living in Piney Point, MD my family and I strongly oppose any High Density, Moderate Density, or Mixed Use Commercial expansion as it would drastically and negatively impact our quality of life.
Additionally, due to our remote location, with our communities being part of a large peninsula,

with only one way access and egress for responding Fire, Resque, and Law Enforcement the resulting emergency response times shall go from POOR to DANGEROUSLY UNACCEPTABLE. Charles F. Shilling et.al. 301-535-8339 C c. : File
The questions or statements sound good however the development practices seem driven by developers with the planning and appeals board as a rubber stamp. It seems 235 is one long development district with sprawl and congestion as a result.
I think it is important that there be balanced growth for St. Mary's County using best management practices that consider water use, wastewater, and stormwater management, in order to protect the valuable land and water resources, which also includes groundwater.
Existing Growth Areas under Planning for Balanced Growth - o In the last paragraph of this section (page 19) include "and marine" in describing balance between protecting the character of the region and supporting economic and housing development 2050 Land Use Categories (page 28) - o Include "Critical Areas" under St. Mary's 2050 Plan
Very concerned about the delegation of "town centers" planned for future commercial and residential development, given that the roads, sewer, water for those areas already constrained, and that historically the county just keeps approving more gas stations and Dollar Generals for those areas. Completely agree with this statement: "There is a palpable concern that development is outpacing the capacity of public facilities, leading to issues like school overcrowding and increased traffic. Residents have called for infrastructure improvements to align with population growth and for a balance between growth and adequate infrastructure investments." Prior to additional growth the school problem MUST be addressed.
All growth must be balanced & sustainable - how many people can the fragile peninsula of St. Mary's County sustain. New growth will be directed to development districts, town & village centers, rural service centers as appropriate for the development proposed
Consideration of water (wastewater, stormwater and water use) is imperative as development and growth in the County continue.
After review of the St Mary's County 2050 Plan, especially focused on the Piney Point area, it would appear that the committee has assumed an extremely overstated ability of the area surrounding Piney Point to accept the levels of development as defined under the category of Town Center zoning. Comparing the designation for the Callaway area (slated for Village Center Zoning) with that for Piney Point (slated for Town Center Zoning), it is my strong opinion that the two designations have been swapped, i.e., Callaway definitely meets the criteria for a future Town Center; however, Piney Point absolutely does not. At most, Piney Point might meet the Village Center model.

My objections to the plan as recommended are as follows:

1) Environmental Incompatibility: Residential Medium Density which allows for 1-10 DU/Ac would be considered high density in most rural jurisdictions. We are a peninsula absolutely permeated with saltwater inlets, coves, creeks and rivers. There is almost no place in Piney Point that is not in Critical Areas. Much of Piney Point is low lying and prone to flooding during high tides.

2) Inadequate Infrastructure:

a) Lack of capacity in the sewer system and the lack of feasibility of treatment plant and sub-station/forced line expansion.

b) Inadequate road system- Piney Point is a dead end and a choke point for 11 miles until you reach Callaway. There is but a single egress for Piney Point to Drayden Road.

c) A significant strain on the water supply. Piney Point water is supplied by wells. Any commercial, industrial or residential density would overwhelm the water supply.

d) Incompatible Character- The model described under Town Center is denser, with concentrated commercial development and industrial uses permitted. These are incompatible with the highly residential nature of the area.

The majority of residents have either been here for generations or moved here for the quiet, proximity to water for fishing and boating, and to enjoy the rich sea and wildlife.

Accordingly, I respectfully urge you to seriously reconsider the decision to designate Piney Point as a Town Center.

Thank you for your careful consideration.

Piney is not a viable area for a Town Center. It is much more appropriate for a Village Center. It has little in common with the other areas being considered as Town Centers. These other areas are already commercial centers, have more road access and/or have much more surrounding land and aren't in such close proximity to the water.

There is nothing even remotely urban about Piney Point. It is a narrow peninsula surrounded by water, the Potomac River and numerous creeks. A large portion of Piney Point is in the critical area. Much of the land is low lying and prone to flooding during high tides. In addition, it is dependent on well water. This kind of growth will seriously affect its aquifers.

Piney Point is predominantly residential and semi-rural. Turning it into an urban center is ill advised. Many of us moved here to escape overpopulated and busy, highly trafficked areas, and to enjoy our river and creeks. Route 249, Piney Point Rd, dead ends in Piney Point. There is no alternative way off the peninsula until you get to the Valley Lee Fire house. More development will strain our roads, and any incidents or accidents could trap us with no way out other than by water. Residents consider our commercial center to be nearby Callaway, which is identified in the Plan as a Village Center.

Restaurants and mom and pop groceries, crab and oyster suppliers are fine, but industrial development should be a no go.

Please consider removing the designation as a Town Center from Piney Point.

I am a resident of Piney Point and concerned that you have designated Piney Point as a town center.

Piney is not a viable area for a Town Center. It has little in common with the other areas being

considered as Town Centers, which are already commercial centers, have more road access and/or have much more surrounding land and aren't in such close proximity to the water. There is nothing even remotely urban about Piney Point. It is a narrow peninsula surrounded by water, the Potomac River and numerous creeks. A large portion of Piney Point is in the critical area. Much of the land is low lying and prone to flooding during high tides. In addition, it is dependent on well water. This kind of growth will seriously affect its aquifers.

Piney Point is predominantly residential and semi-rural. Turning it into an urban center is ill advised. Many of us moved here to escape overpopulated and busy, highly trafficked areas, and to enjoy our river and creeks. Route 249, Piney Point Rd, dead ends in Piney Point. There is no alternative way off the peninsula until you get to the Valley Lee Fire house. More development will strain our roads, and any incidents or accidents could trap us with no way out other than by water. Residents consider our commercial center to be nearby Callaway, which is identified in the Plan as a Village Center.

Restaurants and mom and pop groceries, crab and oyster suppliers are fine, but industrial and commercial development should be a no go.

Please consider removing the designation as a Town Center from Piney Point.

Thank you for your dedication to developing the balanced plan for growth and development in St Mary's County that will be governed by the forthcoming Saint Mary's 2050 Comprehensive Plan ("the Plan"). We recently moved to Tall Timbers in part because we could see that the county emphasizes ensuring a healthy, natural environment while also carefully cultivating regional growth. While the main purpose of updating the Plan seems to be to identify new areas for growth, this review period also provides a golden opportunity to reconsider growth designations that might no longer be appropriate.

Along those lines, and as set forth below, we respectfully request that you use this opportunity to reconsider the designation of Piney Point as a "Town Center." We understand that this designation was applied some time ago, but, as we look around the various communities in St Mary's County and how they stand today, we believe that designating Piney Point as a Town Center for which "moderately intense residential, commercial and industrial development" will be prioritized is misguided and inconsistent with the rest of the Plan, including the designations for other communities in St Mary's County.

1. Geographic Constraints: Figure 1. "Planning Areas Map" (Comprehensive Plan at pg 26) identifies five Town Centers and seven Villages in St Mary's County. Piney Point is the only area designated as a "Town Center" that is not along a major inland thoroughfare like Three Notch Road. The other four Town Centers are all set at the intersections of major transit arteries, including Three Notch. And not just any part of Three Notch Road, but the most heavily trafficked areas of the road at the northwestern end of the county leading into the rest of the state. Not only is Piney Point not on a major artery, it is accessed by a single road and located in the middle of the small and narrow peninsula formed by the Potomac River and the St Mary's River – the only community farther south than Piney Point is the even smaller community of St George's Island. Piney Point simply is not geographically situated to be a Town Center. Compounding the apparently anomalous designation of Piney Point as a 'Town Center,' is the fact that Callaway and Valley Lee are both designated as 'Villages.' The only way to get to Piney Point today is to drive through these 'Villages.' And Callaway today has significantly greater commercial development than Piney Point. Directing increased traffic thru these two 'Villages' to Piney Point effectively creates a 'dead-end' traffic pattern that lacks the circulation necessary for a true urban node. Piney Point should not be classified as a "Town Center" that could invite greater development than exists today given Piney Point's geographic constraints, especially when compared to the other

four Town Centers and 7 Villages.

2. Infrastructure Efficiency: Moreover, areas like Callaway already possess a more robust commercial base and superior access to heavily traveled roadways. If more growth is needed, we respectfully suggest that it would be more fiscally and environmentally responsible to concentrate growth where existing infrastructure can support it, rather than incentivizing density in an isolated coastal area like Piney Point.

3. Environmental Vulnerability: Given its peninsular location, Piney Point is disproportionately susceptible to environmental concerns, especially when compared to the other four Town Centers, not to mention all seven of the Villages, none of which are as close to sensitive waterways as Piney Point. Indeed, although it's difficult to ascertain the precise geographic boundaries of Piney Point on the map included in the Plan, Piney Point looks to be bordered on 3 sides by water and perhaps 80% of its perimeter is directly adjacent to the Potomac and/or St Mary's River, not to mention the innumerable creeks, coves, inlets and waterways that encircle the area. Continuing to include an environmentally sensitive area like Piney Point as a "Town Center" for which population density, as well as commercial and industrial growth could be prioritized, seems contrary to sound resiliency planning and environmental stewardship, not to mention the heightened sensitivity that accompanies the well-policed 1,000 foot Critical Area "buffer zones" that all properties in this area must observe for even slight property variations.

Accordingly, we respectfully request that the Planning Commission use the opportunity of the 2050 Comprehensive Plan to re-evaluate the designation of Piney Point as a "Town Center" and to use this period to redesignate Piney Point, perhaps as a "Village," to better reflect its geographic and infrastructural limitations. We believe such a designation would be consistent with (and thus have no negative impact upon) the existing local businesses that currently populate Piney Point (and are much more modest than those in "Village Centers" such as Callaway or Mechanicsville) while preventing future unintended consequences that could come about if the commercial and industrial growth attendant to the Town Center designation remains in place.

Encouraging higher-density growth in an area with limited evacuation routes and significant vulnerability to environmental damage poses long-term safety and infrastructure risks. The updates the Commission is currently undertaking to the St Mary's 2050 Comprehensive Plan provide an ideal opportunity to amend Piney Point's current designation as a Town Center. We appreciate your attention to our comments and respectfully request that you address them in the future update.

For the love of god, stop the strip mall development of the county. There's too much garbage being built and too many McMansions. Greed driven growth needs to stop.

I was stunned to learn that Piney Point is under consideration as a "Town Center" and thus selected for high(er) development density. Whoever thought that is a good idea has literally never set foot in Piney Point.

- It is already developed to near maximum..there is precious little develop-able land left. To top it off, any and all new homes add to the loading of our small sewage treatment plant.
- One small elementary school..no other public schools close.
- Single roadway for access to/from the entire peninsula
- Virtually zero new home development allowed on St. George's Island.

Seriously??

Make more considerable investments in our schools, our infrastructure, law enforcement and ecosystem protection before encouraging sprawl and economic development.

stop trying to grow piney point into a town center - should be no additional edu's given out in this area - over populated now and straining sewer system

Housing Comments

Requiring developers to provide infrastructure sounds good but we should get the infrastructure first and be more aggressive in what infrastructure is provided.
I support the goal of maintaining existing neighborhoods and ensuring that housing in St. Mary's County remains attainable for seniors, the workforce, and long-time residents. However, I am concerned that the housing goals focus heavily on increasing supply without clearly tying new development to the capacity of schools, health care, roads, and other essential services.
Our schools are already overcrowded, health care access is strained, and infrastructure often lags behind growth. Housing should not be planned in isolation. New development, especially higher-density or "missing middle" housing, must be paced and conditioned on demonstrated infrastructure capacity so existing residents are not burdened with the consequences.
I strongly support conservation of rural lands and the protection of established neighborhoods. Maintaining community character means more than design standards; it requires firm commitments that growth will not erode open space, overwhelm schools, or shift long-term costs to taxpayers.
I would like to see clearer guardrails in the plan that ensure housing growth is thoughtful, incremental, and supported... not reactive or driven solely by market pressure.
Keep St. Mary's County the beautiful RURAL setting especially in the northern end of the county. No high-density housing. No apartments. No condos. Thank you.
I'm highly opposed to new development, especially subdivisions, cheaply made town houses, apartment buildings and such. We should not enforce the upkeep of houses. We should not turn St. Mary's County into a large HOA. We want freedom, not more oversight.
Please include housing for lower income residents and the unhoused - similar to intentional living, sustainable tiny home communities that provide an affordable 1st time buyer option and First Step Communities which provide young unhoused to remain safe and provide short term living accommodations while entrusting their communities and completing job skills training, mental health programming, and community service. Its an ambitious opportunity but with entrustment in our vulnerable neighbors, they will invest in our community. Community gardens and livestock tending in these communities promote rural stewardship and develop agricultural skill sets.
You are asking the wrong questions. Many will support these ideas, but you SHOULD be asking if we believe the plan actually works to achieve them.
No high density housing in Charlotte Hall and Leonardtown is already too over developed.
We don't need to make developers pitch in, we need to stop all the bullshit development. ; We need to stop development. We have to many people as it is.
Affordable housing is a must. There is none right now.
No taxpayer subsidies for any housing projects. No waivers of excise tax paid by developers to make housing more affordable.
No low income housing
In regards to protecting "neighborhood character", this should not be a reason to prevent development of higher density housing, businesses, or public spaces. Housing accessibility, mixed-use development, and nearby conveniences (walkable, bikeable) should be prioritized.

Builders should not be able to squeeze in a ton of houses in a tiny area, leave one house with a ton of acres in a flood plain, and not have walkable access to schools or shops and force the whole community to be car-bound. Building multifamily homes should be transit accessible too.
Before all of the cost burden of new infrastructure is passed onto the developer, the county should be aware of what exactly the full cost impact equates to. For example, we have had to pass on several projects in the Lexington Park Development District because we could not get the numbers to work.
Projects that would been a huge positive to the community and would generate substantial new tax revenue to the county, but the infrastructure work is too expensive, and the land will not be built to it fullest potential. Road and utilities that are ultimately going to be turned over to the county are often time too expensive to build and we could not get projects to pencil.
more housing for the homeless.
> re: Upkeep of existing homes - this sounds like the County over-reaches & becomes a governmental HOA bully (re: remember the movie 'Over the Hedge?'). Not the County's job. Enforce the CZO? Sure. Enforce maintenance conditions? Too vague, open to over-enforcement.
> re: Investment in Infrastructure for new developments - If we want to encourage new developments, we need to invest in the infrastructure to make them feasible. Cost share? Low cost financing? Transportation/road networks? We should be helping them not burdening them.
Support affordable housing for all income levels.
Temporary housing needed for the unhoused.
More senior housing. Policy 1.2
#5: Can't the county offer incentives to developers (tax breaks?) Existing residents do not want to foot the bill for new development. The County should have the resources to entice developers or the vision to come up w/ funding; #1: I do not want high-density housing! Seniors have tax issues in MD; this isn't a retirement friendly state. Middle housing options rarely entice young professionals.
#4: If the county deems an area in need of revitalization, then the county should NOT require the residents to foot the bill. High-quality is subjective and usually expensive. Nobody wants shoddy, crappy housing. But, developers don't need to provide massive houses w/ granite countertops + stainless steel appliances!
#5: Developers usually already count on existing water, sewer + access to electricity. The county can offer incentives + work with builders. Existing Residents should NOT have to pay for new development. We already pay property taxes. Use that money!! The county commissioners should figure out if the county has the resources to build.
Town Creek neighborhood needs sidewalks on Town Creek Drive and other major roads in the neighborhood. Affordable single family "starter homes" needed - not luxury townhomes.
#5: Define "essential infrastructure"
Focus on affordable housing and complimenting infrastructure like schools. More options to help people transition from unhouse to supportive housing to long term stable housing.
Define essential infrastructure & missing middle housing
Many residents struggle to pay current rent/mortgage costs, so I recommend that we focus more on rent/mortgage control and programs/laws/policies that support those families who need assistance and ensure that we have more section 8 houses available vs investing in new developments, as this can drive up rent/mortgage costs for residents. We have many open/available houses that can be used for this purpose.

#2 How can we when we pay too much in taxes?
#4 Do tax payers pay for this?
I do not want anyone coming and telling anyone/home owner what to do with their home/property that is why people move to HOAs! We need many upgrades/improvements to our home, but pay too much in taxes.
Please encourage native landscaping plants that do best in the design site. Reduce laws.
Affordable housing is so not here. Kids who choose not to go to college do not make enough to afford even a small apartment. More housing based on income is needed.
STOP BUILDING
The northern half of the county needs housing/apartments for young adults that are affordable. When searching through the local housing market, Mechanicsville and surrounding areas, are difficult to find small (2 bed 1 bath) homes or apartments that are suitable for young adults and couples. With several low-income option available, and several elderly option available, lower-middle class to middle class young adults struggle to find housing. Many do not qualify for low-income housing but it's not by much, leaving them with housing options that are not at all affordable without several roommates. Three to four people in a two-bedroom apartment is not ideal.
Particular focus needs to be made on providing affordable and low-cost housing, with an awareness of the homeless community, and the connection between high housing costs and homelessness rates. I was happy to see some language about trailer park permits in the plan. The suppression of trailer communities is understandable in high-income communities, but it also removes essential low-cost options and leads to increased rates of homelessness. High homeless rates cost the government money by leading to increased public emergency service costs, crime rates, and overall degradation of quality of life across the community.
Provide housing for workers and their families - try to include proximate day care facilities near the housing units.
I purchased a house in this county 5 years ago because it was where I could afford to buy and had most of what I was looking for to purchase. It is great that the property taxes are low too. Not required to take vehicle emissions, which is great! Need to keep those factors so people who are looking and are serious to buy will consider our county.
Affordable housing should be in the forefront of the plan. Young adults find it extremely difficult to find any place to rent or purchase. I was raised here and over the years due to the growth of the base, I've seen housing prices soar due salaries of those on the base and the demand for bigger houses. There is very little inventory of smaller "starter" houses that can be purchased. I think for every development that goes in, builders should have to provide a mixed use of smaller houses (square feet) within the development with the same aesthetic/facade that would allow a diverse group of the people to purchase there. This could help to boost the inventory of and provide affordable housing.
none
Build more houses in callaway and south leonardtown along rt5.
St. Mary's government must reduce the review time and all burdensome review processes as these are major contributors to housing cost increases. Do not do this for just some special cases; it must be done across the board. The plan adds additional non-governmental groups who must have a say in housing development. Just adds more time and uncertainty for a builder.
Stop building if we don't have the schools, hospitals, roads and infrastructure to support it. We need to focus on the community that is already here and make improvements and provide

affordable housing to our existing communities. We don't need growth to support people moving in when we aren't supporting our existing community.
Need incentives for maintenance and disincentives for blight. How will the 2026 bills from state legislature impact housing recommendations and zoning limitations. Especially for rural residential properties and RNC. Will rural TDRs remain? Please keep them as an option to rural diversity and to offer extra ag/forest/sensitive area protection in RPD. P.67 of PDF - Goal 3 needs a Policy 3.2 Address protection of rural lands in relation to new housing in rural areas. Include ideas like clustering of new homes on small lots that minimize fragmentation and impact of development on agriculture, forest and sensitive lands include farmstead provisions, minimize fragmentation of rural areas by roads and other infrastructure. P.68 - Action 4.3.1 Action needs more than just a study - it needs action to address the finding of inadequate assets. P.71 - Policy 5.1 Need to add actions to address interconnection of roads, trails, sidewalks, and green and blue infrastructure retention and enhancement as necessary components for quality of life for residents, workers, patrons of no residential development, (as well as wildlife) who inhabit the development areas.
The Comptroller of Maryland has published a grant handout. State of the Economy Series: Housing & The Economy. Talks about the mass exodus of MD residents and the lack of bringing people back.
Work with State Ho to create viable septic systems for existing plated lot (i.e. Longview Beach, Leverings...) for landowners of a specific income. Create a PD-AHZone (Attainable Housing) or other provisions to allow cluster subd on 1/4 - 1/2 acre lots for people of specific income with incentives for added density, flexible design stds, waiver reduction to certain fees... Promote tiny houses and houseboats in attainable housing initiatives. Create incentives for developing active adult communities to support the growing young professionals, dorm type housing, communal housing
No more development
Every suggestion comes with a price. Recognizing this is a reality, over design and mandated construction practices must leave room for entry level family construction. Terms like community character can be overstressed and are argumentative at best, beauty is in the eye of the beholder. Rural development and community development are not one and the same. Maintaining a supportive process for rural development, which I suggest is development not in a planned community, shouldn't be held to a standard that is sought in a true community project. People still seek to build there future on small 1 to three acre lots. They want flexibility to design and construct their families dream home.
The County should take advantage of public private partnerships with landowners and/or developers when there is an opportunity to improve a County service or the safety and efficiency of a County road.
Pegg Road desperately needs a sidewalk or bike lane on the entire length to connect neighborhoods and provide safe transit for pedestrians and cyclists
Please see previous comment on Mrytle Point Park area. Development is big enough and we should not allow the additional 36 townhouses to be developed. Plus, it is also located in a critical zone area and should NOT be touched. Need to preserve the rural look of the area.
Affordale Senior housing and small single homes for new home owners and lower to middle income people should be a priority. We don't need more huge, expensive homes jammed up side by side and getting people locked into huge mortgages that they will never be able to pay off in

their lifetime. Get back to basic needs with new homes. I personally know family members that have moved from St. Mary's to another state because housing costs were too high based on their incomes. These are family members who are a part of families that have lived here from the start of this county. Sad thing that housing is unattainable and unaffordable for many. Consider tiny houses too with the basics .
We need more affordable housing, everywhere. The building of billion-dollar homes while others are housing insecure is unacceptable.
Simple "craftsman style" single family housing for new small families should be made available and not exceed a price point of \$100,000-150,000 range.
For communities that are already existing we do not want low income next to our neighborhoods that we've spent our whole lives working just to afford our retirement home. Not to mention the possibility of crime increasing.
As a life long Citizen living in Piney Point, MD my family and I strongly oppose any High Density, Moderate Density, or Mixed Use Commercial expansion as it would drastically and negatively impact our quality of life. Additionally, due to our remote location with our communities being part of a large peninsula with only one way access and egress for responding Fire, Resque, and Law Enforcement the resulting emergency response times shall go from POOR to DANGEROUSLY UNACCEPTABLE. Charles F. Shilling et.al. 301-535-8339 C c. : File
New housing should be focused in the Lexington Park area.
Goal 2 : require the maintenance and upkeep of existing housing.(zoning ordinance)
It seems easy enough to put up new housing, but the services necessary to support the people who will live there often seem to lag behind. These should really go hand in hand.
Do not agree with mobile homes being permitted in all residential zoning districts.
Can we fix what we have. Leave green space. Stop driving working members of the community out just because they don't have Navy housing allowances or inflated salaries from being bas-adjacent employees.
STOP BUILDING !!!

Economic Development Comments

In supporting fisheries our waters must remain clean and allowing septic spills into the water is not helping this
I support a stable, resilient local economy, but I am concerned that the economic development goals emphasize expansion and revenue generation without adequately accounting for the capacity of our schools, health care system, infrastructure, and natural resources.
Economic development should improve quality of life for existing residents, not place additional strain on already overburdened services or erode the rural and environmental character that makes St. Mary's County unique. Attracting new workers, expanding tourism, or promoting resource-based industries without clear safeguards risks shifting long-term costs to residents while offering limited community benefit.
I would like to see economic development strategies that are paced, intentional, and clearly tied to infrastructure readiness, environmental protection, and community well-being... not simply aligned to growth targets or revenue goals.
A strong economy should support the people who already live here, protect the land and waters that define this county, and ensure that growth does not outpace our ability to sustain it.
I strongly oppose any efforts to promote this county as some sort of urban employment center.
Farming and fishing needs to be supported 100%. Just don't allow pot farms or production facilities. It has not be welcomed down in Avenue and not wanted anywhere else in the county.
Goal 3: Small business is incredibly important. Incentivizing small business/disincentivizing the proliferation of chains, big box stores, etc. is a great idea - make shopping small easier! 3.1.2: Coworking spaces are invaluable! I'm from York, PA originally, which has a burgeoning downtown with a coworking space available to budding entrepreneurs. It fosters a culture of collaboration and connection to the community. Page 81 Photo: Summerseat no longer has their bison. Might want to change the photo? Grow commercial areas with intention - no strip mall city!
These questions cannot be answered until the Towson study is complete
maintain county's waterman heritage
Small locally owned independent business support should be #1 county economic development priority.
Goals 1 & 2 Comments: Give an example of CEDS Page 1 Comment: NO MORE MARIJUANA GROW CENTERS!! GET RID OF THE ONE IN ABELL & SAY NO TO THE ONE IN HOLLYWOOD! Goal 5 Comments: Unless you specifically say NO to marijuana farms Additional Comments: #1 & #3 Get RID of the Marijuana plant in Abell. What a joke that Baynet called it taking MD "back to its agricultural roots". What a JOKE, except it's not funny. And, DO NOT PUT ANOTHER pot plan complex in HOLLYWOOD. Get those potheads out of county!! #5 If you're calling potheads "diverse" you're in the wrong California, the wrong Hollywood. Get the marijuana grow plants out of here. That's not diverse. That's perverse!
> While I strongly support these initiatives, I strongly disagree with the approach in the Comp Plan, which appears to usurp the authorities and charters of existing County organizations, already developing & executing plans to accomplish these goals.

> Instead, the Comp Plan needs to clearly identify each plan already in force, acknowledge the goals & objectives, identify the leadership, supplement the CompPlan with features & aspects from existing plans not previously considered, and suggest course corrections where Key Inputs reveal anomalies/disconnects. > Outyear planning assumptions need to be clearly stated and vetted for credibility (e.g., the 34% growth projection needs to be adjusted, based on recent 2-3 year numbers).
Can we promote the county as an employment center if we do not have housing new hires can afford?
Tourism sounds good but does not supply large numbers of long-term good paying jobs. Light marketing is needed
#3-9 agree with contribution to small business however I want to have protection from large corporations like Walmart. I want this in and like to see the protections built in. #2 I did not see anything about Education, Scholarships, Helping Students? Add this in and have its own separate survey, thanks.
#1 Diversify - how? too vague #6 Who receives the benefits? There's a lot of us have live in this county for generations Keep families together. Do not drive children/grandchildren/great grandchildren from area with more tax burdens. Keep area small. Who said that we are growing?
For small biz to flourish, the min wage worker needs the transportation to get to work and an affordable abode is necessary. \$15/hour wage can't afford the existing housing options. For tourism, we need bikeways bridges (Nice + Johnson) need bike laws to support tourism Do sustainable agriculture - diversity encourage different crops: aroma, catnip, lemon balm, etc. To promote fishing - we need to clean up our affected waterways.
Taxes for seniors needs addressed. Once on fixed incomes does not match tax increases. Need to help seniors out by locking in their taxes.
Stop building
Leonardtwn's town square should be strictly small businesses, taking out chain options and providing more local opportunities with chains in nearby town centers. As much as I love this county, I grew up here and what it is today is not nearly as beautiful as what it was 20 years ago. Box stores, chain restaurants do not reflect the heritage and history of the county. Although necessary, the economy of the county should be centered around supporting locally owned and operated businesses and less to others.
For workforce development, provide affordable continuing education/certification opportunities. Opportunities to expand the skill-set of youthful workers!
I think the more development we have, that we maintain, and we add will be attractive to so many.
I understand that you want a dynamic workforce, but trade jobs and entry level employees are still vital to the county. I think the focus of agriculture and aquaculture is vital to the area. If you try to grow tourism without these two fields in mind you will lose out on a wonderful market. There are only so many museums and sites that people can go to, but if you play up the wineries, farmers markets and working farms, there could be a lot more tourism attractions.
This plan highly depends upon the Naval Air Station being here. there is no guarantee and in fact there have been many threats to move it. The County needs to diversify and grow technical skill sets that make it easier to defend keeping these facilities here. I think that the chances of keeping these bases here through 2025 are very slight, so what is the plan. This plan must address this contingency. I think we need to urgently plan and get a highspeed light rail system to get our

citizens to Washington Dc as well as Baltimore in under 1 hour so that people here don't have to move.
Again support the community that is already here. Our children should be receiving the higher education that is needed to fill these skilled positions. Stop bringing more growth in from outside the county and focus on those of us who have paid taxes and built this county for generations.
1) I haven't read CEAS. 2) I rated neutral due to lack of attention to blue collar work. CSM does a fair to good job supporting development of skilled blue collar workers. 3) See 1 above - Advancing policies to encourage new business is key. 4) Rural farm/business participation and willingness is key 5) Strongly agree despite not knowing context of CEAS
Particularly liked Action 4.1.1 and Policy 4.3 and Action 4.4.1
I am strongly in favor of compact town centers and the preparation of Master Plans for Town Center, especially Hollywood
I see a developing need for local students to keep an eye on the effects of the progress on the environment's local wildlife, rivers, and streams. We can incorporate this into the curriculum for this county. I would like to see more family activities promoted in St. Mary's such as: "fun zones, laser tags etc. I understand we have insurance liability as the main concern. I believe strongly we can come up with solutions.
Policy 1.6 - Policy needs to have stronger language. We don't only need to promote redevelopment but need to provide strong incentives to do so.
Economic Development office needs to work closely with LUGM early in the process
The word "sustainable" should be inserted "support sustainable fisheries and Aquaculture activities"
The County also needs to support the service industries, expand manufacturing capabilities and use our waterway for shipping and transportation
I do not agree with the County Commissioners' stance that commercial property owners can do whatever they want with their property. This position has resulted in an influx of gas stations and dollar stores that exceed the local need. Proper planning requires thinking beyond the new building and considering long term sustainment as commercial property ages.
Saint May's City is a wonderful scenic and historic attraction. Why is there no infrastructure such as a hotel, restaurant, or even campground to accommodate those wishing to visit this area?
Under - Planning for Economic Development o Add "and waterways" to end of last sentence in first paragraph (page 68) § Goal 7: Change FISHERIES to MARINE RESOURCES (page 84) § Include mention of "local organizations" under Action 7.1.1 (page 84) § Include a "Policy 7.4 Enhance Recreational Opportunities" (page 84)
St Mary's has TOO MUCH mining and digging up of natural resources. There are endless numbers of diesel polluting dumptrucks constantly moving throughout St Marys. There uis no reason our county should have these excessive number of dig and mining sites. Is that all we are in this county besides aquatic and farming? Where is the hi tech other than NAVAIR ?
We should not protect and enhance industries that exist to perpetuate violence. I would prefer "Promote a Robust, Diverse, and Environmentally Sustainable Agriculture and Forestry Sector".
The problem is the County's Comprehensive Economic Development Strategy (CEDS) of 2022 and the so called targeted areas of concentration. It is a very biased, highly manipulated document

that has been forged by few powerful groups with an eye to supporting long standing efforts that are based in maintaining control and power over the overwhelming majority of the citizens of the county. Techport is not an innovation technology hub area and the University of Maryland is not a leader in UAV technologies. Current County Commissioner as well as 2026 candidates and current board members of the Economic Development Commission (EDC) that have a personal/business/family tie stake in the Techport area or business with the University of Maryland should not be involved in ANY aspect of the County's Comprehensive Economic Development Strategy (CEDS) of 2026 update effort. They should be held PERSONALLY fiscally and criminally liable regarding ANY backroom deals associated with their involvement in this process.
Should we increase tourism to bring in more tax revenue what exactly does this additional tax revenue support? Our schools? Administration pay raises? Police departments? Lower property taxes? Mining - studies have shown that mining affects clean water within communities- do we really want to add to the headaches we already have with METCOM?
Aquaculture is the future of our fisheries, particularly oysters. We need to relieve the burden on the wild oysters for them to ever rebound. Residents need to understand their part in cooperating with the requirements of the industry.
As a life long Citizen living in Piney Point, MD my family and I strongly oppose any High Density, Moderate Density, or Mixed Use Commercial expansion as it would drastically and negatively impact our quality of life. Additionally, due to our remote location with our communities being part of a large peninsula with only one way access and egress for responding Fire, Resque, and Law Enforcement the resulting emergency response times shall go from POOR to DANGEROUSLY UNACCEPTABLE. Charles F. Shilling et.al. 301-535-8339 C c. : File
The public sector should be careful in picking business winners. Growth appears chaotic and unplanned.
I think it is imperative that we provide support for sustainable fisheries and aquaculture opportunities.
Planning for Economic Development o Add "and waterways" to end of last sentence in first paragraph (page 68) § Goal 7: Change FISHERIES to MARINE RESOURCES (page 84) § Include mention of "local organizations" under Action 7.1.1 (page 84) § Include a "Policy 7.4 Enhance Recreational Opportunities" (page 84)
Goal 5 - strengthens traditional farming - add traditional and NON traditional farming; Goal 7 - Enhance fish stock and markets for local watermen and enhance recreational fishing opportunities by supporting fisheries and aquaculture activities How will county government enhance fish stocks and markets?
With all the big box stores and national chains, St Mary's County increasingly looks like everywhere else. Small businesses should be promoted and supported as much as possible.

The support for fisheries and aquaculture should be committed to sustainability of those industries.

There's more than one type of talent, can we please recognise that the naval base alone isn't the golden goose of income generation. We need more opportunities for people that live here.

Environment and Natural Resources

Comments

I strongly value the protection of St. Mary's County's land, water, and natural resources, and I appreciate that this plan recognizes the importance of sensitive areas, working lands, and water quality. However, many of these goals rely on broad language about protection and coordination without clearly addressing enforcement, long-term safeguards, or how environmental priorities will be upheld when they conflict with development pressure.
Residents have seen well-intended environmental goals undermined over time by zoning changes, exceptions, or uneven enforcement. Protecting farmland, forests, wetlands, and water resources requires more than alignment with state mandates — it requires clear commitments that these resources will not be compromised in the name of growth or revenue.
I would like to see stronger assurances that environmental protections are durable, consistently enforced, and fully integrated into land-use and development decisions. Stewardship of our land and water should be treated as a foundational responsibility, not a secondary consideration.
Maintaining farming is a great and necessary thing for our county. In order to do that, we have to incentivize farming. Older members have not passed their farms to their children leading to those farms being redeveloped by developers who only want to fill their pockets. We need to find ways to attract farmers, and make farming/homesteading affordable. We also need sustainable and eco-friendly farming, not just big Ag.
Encourage watermen activities, fishing, crabbing, and oystering. Not marijuana farms or processing plants.
1.3.2 no net loss is a great goal, but must consider loss of mature trees beyond replanting. Minimize "unavoidable cleaning" to keep as much canopy cover as possible, require developers to work around as much existing forest cover as possible. A replanted sapling has nothing on the ecosystem services a mature tree has. 3.1.1 Protecting green infrastructure in development areas should include bird-safe infrastructure/architectural amendments. Migrating birds will not be protected fully without mitigating bird strikes on glass, which kills over 1 billion birds in the US annually. Yes to nature corridors!
no solar farms
Ensure that pristine natural environments are not degraded in the creation of tourist attractions.
> Again, the CompPlan appears to usurp the planning activities already underway, not acknowledging current efforts to accomplish much of what's identified in the Policies & Action Items. Existing actions & plans need to be recognized, supported & enhanced. > Where Env. Mgt. functions are not covered by existing plans, the CompPlan needs to recommend establishment of a County Env. Mgt. function, to develop the necessary plans, identify the responsible organization(s) & leadership, request & manage the resources needed, coordinate the activities and insure action item accomplishment.
#1: They're already protected enough. #3: Already protected enough.

#1&3: They're already protected enough. How much more protection do they need? Please provide an example of how they are NOT protected and need MORE!!
#1 "No" regarding state-designated habitats No green initiatives! MD State regulations & codes have excluded local residents from enjoying their land! I feel have have excluded us and pushed eminent domain.
If farming is an economical endeavor, then we need to focus on organic farming for the health of our environment. Farm for the people, not feeding animals grains 100% - need more partners
Use native plants when replanting
Reduce pollutants in stormwater runoff
Stop building
Continue partnerships with DNR and private conservation orgs.
It is so hard to keep the water clean it seems for the Chesapeake Bay and its tributaries. So yes, it is very important for all of us to practice good habits to get it to its cleanest point.
Farming is a dying business here due mainly to young people not going into it full time or at all. NAVAIR is a huge draw for them, as it should be. This plan reads like we are protecting the "Buggy Whip" industry. It should do much to protect the Amish/Mennonite farms as they actively work their own farms.
We need to protect our beautiful county and its air, water, habitats, sensitive area and eco system without going overboard and punishing those who don't have the money to avoid the rules. We are allowing developers and other influential people to avoid the rules in this county and the middle to lower class can't put a shed on pavers on their property without jumping through hoops and paying more. We have fee in lieu of payments that are made but money sitting there that doesn't get used for the purpose it is there for.
4) And adequate sanitary systems to prevent overflows. Systems should be planned to be replaced regularly (50 years?) The sewage overflow recently in DC highlights the need to plan ahead to prevent loss to the environment and economic impacts to "industries" involving local beaches and waters.
We waste way too much.
Exceed state guidelines. St. Mary's has a responsibility to the water shed environment as well as the farmland. I am grateful to be involved in protecting the natural resources.
St. Mary's county regulations should not be more intensive than state regs.
Supporting agriculture and aqua
Support for our local NGOs that are focused on these goals should be a key verbalized goal also
St Mary's County environmental regulations should be no more restrictive than the State or Feds.
Property owners of homes in critical areas should be granted waivers that enable them to sustain their homes and bring them up to modern standards.
see previous comments concerning Mrytle Point Park and its location in the critical zone area (Patuxent River and Tributaries). Need to stop and future development in this area.
Conservation easements to protect land forever.
If undeveloped areas are not protected now they will be gone forever. Protect our rural lands that are for farming and natural undeveloped woods and lands .
Under - Sensitive Areas & Areas of Critical State Concern o Need to make the point that these are more than state responsibilities, the county has significant interests! (page 91)

- o Policy 1.2 Conserve Critical Fish, Wildlife, and Plant Habitats § Include mention of river “Sanctuary” areas where oysters and other marine wildlife are being protected (page 92) - o Action 1.4.4 Restore Degraded Streams, Buffers, and Aquatic Vegetation § Mention “Sanctuary” areas (page 93) - o Policy 2.3 and Action 2.3.1 (page 97) § Mention “aquaculture” in both places - o Goal 3: Protect and Conserve Significant Resource Areas § Mention “marine resources” in introductory paragraph (page 98) § Add Policy 3.5 for “Marine Resources” (page 99) - o Goal 4 Protect and Enhance Water Resources § Policy 4.1 Include role of non-governmental organizations in stewardship of marine resources (page 100)
See my previous comment about excessive mining and digging sites, and the pollution these activities bring to our air and water supplies. There is no excuse for our county to have an excessive number of such sites.
I am confused. Question stated above talks about protecting farm land for the citizens of the county, yet the 2026 CEDS proposal does not indicate broad based farming for the citizens, supporting the roughly 67,000 acres of farm land, under the agriculture and aquaculture area, it states a decision to shift from such an effort to Modernization: Helping traditional farmers and watermen PIVOT to HIGH-MARGIN NICHE markets, agritourism, and VALUE-ADDED processing (like the gourmet food products seen in local "dark bakeries" or commissary models). How is this helping the ~120K people of the county by making more products unaffordable and only for a very few.
I still have concerns with anything dealing with mining within our county. Also, environmental is going too far in communities that are declaring “xxx” as habitat or preservation when some of that land could actually be used for growth
Specific targets need to be established beyond general statements, for keystone species such as oysters, crabs, rockfish, eelgrass, widgeon, and other SAV. Environmental education has been practically eliminated in our K-12 education, that needs to come back double what it once was.
Muddy run off from large construction projects has rendered Mill cove a mess. The county doesn't seem to care and environmental concerns are ignored at planning meetings.
I think that environmental stewardship if critical for St. Mary's County. We need to encourage and develop collaborations with local non-governmental organizations, to focus on environmental sustainability. As part of this I think we need to protect current sanctuary areas such as the one on St. Mary's River, and consider development of future sanctuary areas. The reduction of nutrient and sediment pollution is also critical to St. Mary's County, and impacts not only the health of fisheries, but also recreation, and in the long term the health of the farms themselves. Lower sediment inputs mean less soil loss from farms.
Sensitive Areas & Areas of Critical State Concern - o Highlight that the County has significant interests in addition to state responsibilities. (page 91) - o Policy 1.2 Conserve Critical Fish, Wildlife, and Plant Habitats § Include mention of river “Sanctuary” areas where oysters and other marine wildlife are being protected (page 92) - o Action 1.4.4 Restore Degraded Streams, Buffers, and Aquatic Vegetation § Mention “Sanctuary” areas (page 93)

- o Policy 2.3 and Action 2.3.1 (page 97)
- § Mention “aquaculture” in both places
- o Goal 3: Protect and Conserve Significant Resource Areas
- § Mention “marine resources” in introductory paragraph (page 98)
- § Add Policy 3.5 for “Marine Resources” (page 99)
- o Goal 4 Protect and Enhance Water Resources
- § Policy 4.1 Include role of non-governmental organizations in stewardship of marine resources (page 100)

Our way of life is so inherently tied to our bodies of water. Being good stewards of those and supporting the waterman and sport industry also critically important.

Page 84 - Policy 7.4 ; Enhance Water Related Recreational Opportunities

Develop additional recreational access to waterfront areas and improve safety on the water.

Page 91(to be included to the end of the introductory paragraph)

It also serves the interests of St. Mary's County which, with more than 500 miles of shoreline, has a rich economic and recreational maritime culture.

Page 99 Policy 3.5 (new) support the Development of Marine Resources

Focus on the development of Marine Resources including commercial fishing, aquaculture, recreation, marinas, and waterfront economic activities.

Page 137 - Need to Plan for Development of Marine Resources

St.Mary's County has always enjoyed a vital attachment the water. From the establishment of the first capital of Maryland along the shores of the St. Mary's River to being a bounteous source of epicurean seafood.It has always been closely linked to the surrounding waters in many ways. Looking ahead it will be important build on its waterfront assets.

Page 168- Action 1.5.5:

Work with Local Non Profit organizations to Strengthen Stewardship of Marine Resources

St Mary's County benefits greatly from the engagement of local organizations the stewardship of its marine resources. The significance of the roles these organizations play needs to be acknowledged and supported in planning for the future.

The County government would be wise to collaborate with local NGOs who work on environmental issues.

The County should continue to prioritize protecting current and future river sanctuary areas.

There needs to be a balance of environmental protections with the ability of property owners to use their waterfront property and install measures to protect it from erosion.

I fell in love with the county in the 1980s when I came here for college. Now, it's just like Baltimore County. If I wanted urban I'd have stayed in Towson.

Transportation Comments

The transportation goals in this section rely heavily on broad, aspirational language that does not reflect the lived realities or infrastructure capacity of St. Mary's County. While safety, maintenance, and coordination are important, many of the proposed goals assume growth, demand, and funding availability that have not been demonstrated and risk prioritizing expansion-oriented projects over the needs of existing residents.
In particular, repeated emphasis on transit expansion, ferry services, airport growth, and regional connectivity lacks sufficient analysis of cost, utilization, long-term tax impact, and downstream effects on land use, schools, healthcare, and local roads. Transportation planning should be grounded in demonstrated need, fiscal responsibility, and preservation of community character... not speculative economic development strategies or one-size-fits-all regional models.
I encourage the County to refocus transportation priorities on maintaining existing infrastructure, improving safety where it is demonstrably needed, and ensuring that any future investments are supported by clear data, transparent funding plans, and safeguards that place community interests ahead of private development.
Improving the transportation in the county is great but providing a system that encourages easy access to our county from counties that abut us is not advisable. I believe that the crime etc. needs to stay there and not be invited down here with easy access to transportation.
It's not clear what the real goals for the regional airport are and how they would benefit St Mary's residents. Unless Southwest or another real airline is going to actually provide commercial access to the area, it is a waste of taxpayer money to throw more funds into helping people who have enough money to own their own private planes.
Most of the goals on this survey will inevitably lead to our rural character being eroded.
> This section totally ignores County & Tri-County transportation and DED planning initiatives that already cover 90%+ of the CompPlan's ideas. The CompPlan needs to support these plans, not overlook them. Otherwise, there can be no value-added by CompPlan process. > Where's the discussion of projected County growth and its impact on the Transportation Infrastructure? > Where's discussion of Dev Districts, Town Centers & Village Centers and their impacts on Transportation planning? ; > Also, where are existing proposed projects considered in the Transportation Plans? These developments impact different parts of the county in disparate ways. Is that being taken into account in the long range outlook?
Goal 12 - Expanding transport outside of county
#2&3: NO WAY! GET A CAR!! #5: Trails are nice but they are NOT a necessity! #7: GET A CAR! #9: ? #11: The buses are now free! No! People should pay for this service #12, 13, &14: ? #15: NO!! If they want a ride, pay for it!! #16: PAY for the service! Yes!
Would be great if residents could use airport to access major airports in DC area. Install red light cameras and speed cameras along 235 and other major roadways. Ferry to the Eastern shore, but

do not want increased traffic from it along already congested roadways in St. Mary's County. Perhaps somewhere in Calvert county would make more sense.
Need to police the motorized scooters and the amish to clean up on the trail.
#4 "NO!" regarding public transportation #10 Reduce emissions not an option in regards to environmental risks #11 Start charging me #16 no more taxes Life is tough, no more expansion in public transit. That means more growth. Reduce emissions is not an option, let each individual choose their mode of transportation. It's their responsibility not the tax payers! Public Transportation needs to increase their fees or privatize it. Small business owners know how to make/create money, not government. No government should be creating businesses. No ferry!
When we build bridges on all sizes we need to maintain a lane for cycles and buggies. We need 3 notch trail to be completed. We need safe way to cycle from Point Lookout to Leonardtown
A ferry system between St. Mary's and eastern shore is something that would promote tourism and long term additional taxes to help support the roads. Traffic along the 235 has increased over and above what was planned years ago. Traffic at intersections is unsafe. Cameras need to be used to help it slow down.
The county "collaborates" too much with PRNAS as it is. Stop fostering more reliance on them. Stop expanding the airport at the expense of the local communities in the flight paths.
Build a roundabout in Great Mills at rt 5 and indian bridge road, and stop building low-income housing
Please do not develop the airport. Keep it functional for the most necessary needs and requirements.
We need an effective public transport (Bus or Rail) connecting southern MD to DC, and airports and Amtrak. M. DeLima
Goal #3: Integrated Public transportation system We need an effective public transport (bus or rail) connecting southern MD to DC, and airport, + Amtrak. M. DeLima
Improve available transportation to major hospitals, to the Washington DC metro system.
Living off of FDR Blvd has been a nightmare. My neighborhood has been cut in half and cars do not yield to pedestrians in cross walks when I want to cross my own neighborhood! Not to mention speeders and people who do not yield in round-about. Please have more public awareness campaigns or surveillance to ensure there are no issues at these intersections. More bike lanes are needed on Chancellors (widen it). They are way too close to cars. Yes we should have a ferry!
We all have somewhere to go and we need to make sure we can get there safely and by any mode of transportation that is available. We should have many options and be open to expansion and progress. We see the effects of workers being ordered back to work after being able to telework. It isn't pretty! We need many options.
There has been talk of getting a ferry in the county for 30 + years. If it's only a passenger ferry, I'm not sure how well it would work. If you don't have transportation in the towns that the ferries service, how would passengers get around.

Build a road that goes from Rt 5 in callaway behind hunting quarter Dr, cuts through Indian bridge, and connects up to old rolling to have an alternative route to get across town.; Build a road that continues great mills road by Sheetz to go through flat iron, and come out onto piney point road just south of Happyland road.
Ferry service to where and from where??? Very seasonal and very expensive. How would we compete with St. Michaels?
We don't need an airport. Too much air traffic now. Again we pay enough in taxes including ridiculous increase in tag fees. Where is this money going? We should be improving our roads and making all those developers pay for upgrades. Example Charlotte Hall what a mess. it should have been the responsibility of those developers to upgrade the roads instead of punishing the local drivers that have to deal with that mess trying to get to and from work. We should have more shoulders on back roads for bikers, runners and Amish. This share the road thing was good in the 70's but now it is just a hazard for everyone.
For goal 16 & 18 the reason I strongly disagree is that the goal is not at all written in a way that it is properly connected to the Chesapeake Bay Passenger Ferry Feasibility Study. Why do I say this? Route 5 = Leonardtown & St Mary's City are in with Solomons & Crisfield and Route 5 has the lowest ridership forecast of any of the routes. The study states that riders are saying they will compare personal car travel to ferry time (pg 3 Exec Summary) So this might mean travelers would drive from Solomons to Leonardtown rather than take the lengthy & more costly ferry. This needs to be studied more before \$\$ investment is made. The Feasibility Study page 8 concepts provides for testing routes with phased development. So it would be logical to test & develop higher ridership capacity routes 1,2,3. It is very important that the wording in the Transportation Chapter about goals 16 & 18 clearly be including important items from the ferry feasibility study including phased testing & implementation (& more) rather than just going very full speed ahead on St Mary's County ferry implementation.
1) Where it makes sense to do so. By the way a bike path along 235 between 237 & 235 is a poor idea it a turn lane is sacrificed. Do this along FDR instead where traffic is slower! 2) See 1 3) I like the concept. How it is done is key. 4) Agree = planning ahead is key! 5) Columbia MD envisioned a network of smaller buses on dedicated trails, this failed. But the trail network is good for bikes and pedestrians. In this county, we will see abuse by ATV riders and riders of other powered devices. Electric bikes might be okay. 7) See 1 9) See 1, Also, each development needs more than one way out. 16) Develop the interest, gain an appetite for 2-direction ferry travel, partnerships at away port destinations for travel of the other end. 17) See 16 18) See 16 21) Aren't we doing this now? 25) Primary driver?
Goal 17 & 19) Why does ferry warrant 3 goals? Goal 22) This should be econ development Goal 22 & 23) How are these different? Action 6.3.2 - Mandate roads stubbed to appropriate location for connection to adjacent parcels - Mandate that adjacent developments connect - Anticipate traffic volume for those roads chosen for these connections.

Action 9.1.2 See the comments for 6.3.2 above Goal 10 - Needs a policy for addressing and investing in adequate emergency egress by assuming existing major roads are protected from hazards. Goal 11 - County has gotten to a point where it needs urban hub routes/loops that are connected by spokes to connect these hubs thru rural routes
We have too many sidewalks to nowhere. Peg Road is a great example of no one filling in the gaps of sidewalks built by developers.
Areas near the airport should not be RPD - as the airport grows so is the noise from operations. Commercial might be more appropriate.
Take advantage of Public/Private partnerships to improve the safety and efficiency of known problem roadways/intersections (i.e. St Andrews Church Rd and Wildewood Pkwy). DPW entrance and Patriot Pt landowner should create shared entrance directly across from Wildewood Pkwy. Amish and Mennonite Communities should pay their share of APF and cottage industries allowed for them should be same for rest of rural residents. Establish airspace navigational regs for drones and drones industry outside of AICUZ & AE overlay zones. Protect AICUZ & PAX River. Create a PUD out of St. Mary's Research Pk or RPTC zone - Research Pk Town Ctr
Not aware of financially sustainable transit operations.
To improve safety and efficiency of major roadways, the County should take advantage of public/private partnerships with shared access solutions (i.e. County DPW facilities and Patriot Point LLC landowners could create a single shared entrance at the intersection of St. Andrews Church Road and Wildewood Parkway.)
Only a car ferry to the Eastern shore that provides an alternative to bridges should be considered. A tourist ferry for pedestrians will not be viable.; Our county's wide roadway shoulders already make roads safer for cyclists and horse buggy drivers than most places.
This plan needs to address the bridge replacement on route 4. This is a pain point that is getting worse. How are we engaging with Calvert County and Annapolis to ensure there is a funding stream for bridge replacement?
Make sure sidewalks are needed before spending money on them. The sidewalks along Rt 235 are rarely used and serve little purpose.
All of these options would be great, but it is not affordable
Goals 7 & 9 of the Transportation Chapter -take advantage of public/private partnerships to fix serious traffic problems. Specifically on St Andrews Church road where the back entrance to wildwood becomes a dangerous and congested hazard every rush hour as DPW, patrons of businesses in the area and individuals living in houses along the the stretch of road suffer a poorly planned intersection. A 4th leg to the light at wildwood parkway and widening go St Andrews Church should be done ASAP to manage congestion. ; The intersection of wildwood parkway and st Andrews church road is a massive hazard. there needs to be a widening of st Andrews to allow proper turn lanes into wildwood, DPW, businesses and residences in this area. It has been a hazard for years. The light should have a fourth leg to accommodate any activity at DPW, businesses and residences.
Unless you are going to build out airport for commercial travelers, please get rid of it.
Personally, I would never attempt to ride a bicycle, motorcycle or walk on a sidewalk on route 235 or any of our other major highways. It is way too dangerous. Somehow these other methods of

transportation need to be far separated from the regular vehicle traffic.

An overpass over route 235 in the California, Lexington Park area could be an option to separate regular traffic from other modes of transportation.

The county is in desperate need of improved public transportation infrastructure. STS should be free for all. I strongly support the extension of Three Notch Trail as an opportunity to connect Lexington Park to the rest of the County by foot or bike.

Disappointed that there are no comment sections for each goal but understand that the survey does not want real and accurate comment. Since this section had 23 goals, it should have been at minimum sectioned better to allow for least comments for each subsection section/area of concerns that specific goals supported.

Airport: As for the viability of the airport, that is a very niche effort supporting very few businesses and people, they want it, they pay for it. If it is for the citizens of the county, then the citizens should get a share of the pie in money since the businesses are asking for the citizens to foot the bill.

NAS Pax Rvr: Same story for the last few decades, same line from the leadership. Provides no support to the county for infrastructure and takes way more resources than it provides economically. Traffic is a complete mess because of it, developments for the citizens of the county have been significantly altered due to the whims of the base leadership and not the needs of the citizens. And now as stuff has moved off base to be accomplished within the local area, this effort has significantly degraded the county, infrastructure, community, etc. not just around the base, but has spread to all parts of the county.

Ferry Service: Totally Ridiculous. Would not push for the new bridge to connect to the Eastern Shore, but we will now consider a "Passenger" ferry service. Completely stupid idea. What Elon Musk wannabe is promoting this idea.

Public Transportation: Current System is completely inadequate. Apparently we value the few people on bikes and want to make huge infrastructure improvements to support, but we cannot run a more established, decent public transportation system which would serve 1000x the number of people versus bicycles. In fact, people are unwilling to come to this area because there is not reliable, expanded public transportation services.

Roadway Infrastructure: Complete mess. They saying a day late and a dollar short does apply to St Mary's County. It would be 20 years late and Millions of dollars short. This county has the worst road system and significant time and money is lost due to the extreme inefficiencies. For a county that states 80% of its economic development is from the base, sure make it nearly impossible for employees or businesses to properly interact, access and support the base, therefore huge opportunities are lost for future economic growth and development. FDR still not finished, rt 5/Great Mills not even started, extension of Pegg Road to Indian Head onto Callaway cancelled are all documented failures. Even the proposed "safety improvements to RT235 between Gate 1 and Chancellors Run" will make the traffic worse, reduce the ability emergency vehicles to be able to conduct operations due to removal of passing lanes and it does not even improve choke points at various lights on the route.

The CEDS is not supporting the near, mid or far term requirements of a majority of the St Mary's County citizenship. In fact, the whole Economic Development Commission (EDC) needs to be replaced. Here are basic numbers:

St. Mary's County maintains one of the higher income profiles in Maryland, though it varies significantly by household type

Median Household Income: Approximately \$119,446.

Per Capita Income: Roughly \$53,417.

To live in St. Mary's County without assistance, a household must meet the "Living Wage" or "Survival Budget," which covers housing, food, childcare, transportation, healthcare, and basic technology.

According to 2026 cost-of-living estimates and ALICE (Asset Limited, Income Constrained, Employed) metrics:

Single Adult: Needs approximately \$39,552 per year (~\$19/hour full-time) to cover basic essentials.

Family of Four (2 Adults, 2 Children): Needs approximately \$98,136 per year to cover costs, especially given the high price of childcare and housing in the region.

Housing Costs: The median rent in the county has risen to about \$2,275 per month, and the median home price is approximately \$450,000.

St. Mary's County: those in official poverty and those who are "working poor" (ALICE).

Federal Poverty Level (FPL): Approximately 8% of the population (about 9,500 people) lives below the official federal poverty line (\$30,000 for a family of four).

The ALICE Threshold: A much larger segment—roughly 29%—earns above the poverty line but below the actual cost of living.

Combined Total: When you add those in poverty to the ALICE population, approximately 37-39% of St. Mary's County households do not earn enough to comfortably afford the basic cost of living in the area.

Honestly, I do not see how the CEDS in its 2026 is actually helping a good portion of the citizens.; Disappointed that there are no comment sections for each goal. Would have allowed for better comments to specific subsections versus one overall comment section for 23 stated goals.

Airport: As for the viability of the airport, that is a very niche effort supporting very few businesses and people, they want it, they pay for it. If it is for the citizens of the county, then the citizens should get a share of the pie in money since the businesses are asking for the citizens to foot the bill.

NAS Pax Rvr: Same story for the last few decades. Provides little support to the county for infrastructure and takes way more resources than it provides economically. Traffic is a complete mess because of it, developments for the citizens of the county have been significantly altered, denied or modified. With more stuff moving off base to be accomplished within the local area, this effort has significantly degraded the county, infrastructure, community, etc. not just around the base, but has spread to all parts of the county.

Ferry Service: Totally unnecessary.

Public Transportation: Current System is completely inadequate. Bikes should not be more important than an established, decent public transportation system which would serve 1000x the number of people versus bicycles. In fact, people are unwilling to come to this area because there is not reliable, expanded public transportation services.

Roadway Infrastructure: Complete mess. This county has a terrible system where significant time and money is lost due to the extreme inefficiencies. 80% of its economic development is from the base, but nearly impossible for employees or businesses to properly interact, access and support the base. Huge opportunities are lost for future economic growth and development. FDR still not finished, RT 5/Great Mills not even started, extension of Pegg Road to Indian Head onto Callaway cancelled are all documented project failures. Even the proposed "safety improvements to RT235 between Gate 1 and Chancellors Run" will make the traffic worse, reduce the ability emergency vehicles to be able to conduct operations due to removal of passing lanes and it does not even improve choke points at various lights on the route.

The CEDS needs to focus on the near, mid or far term requirements of a majority of the St Mary's County citizenship. Why? Here are basic numbers:

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Combined Total: When you add those in poverty to the ALICE population, approximately 37-39% of St. Mary's County households do not earn enough to comfortably afford the basic cost of living in the area.

We've had numerous accidents on Point Lookout & Morganza Turner where a flashing light already exist. Jack Bailey helped get approved a traffic light yet it's still not installed.

We need to address issues on Budds Creek Rd and Three Notch all the accidents/fatalities. You want to improve safety on our roads let's start with just these two roads. Speed cameras?

Something needs to be done

Traffic Circles, Roundabouts, wherever they are utilized have resulted in very positive results and citizen approval. Let's have more traffic circles wherever possible.
We should be linking our transportation networks to the water and increasing public access to the water.
We are on a peninsula and road options limited to north and south. New roads are not being built, other than FDR, no new development until bottlenecks at great mills,TJ bridge, and rt4/235 are fixed.
Enhanced public transportation at a reasonable cost to residents benefits everyone.
Not sure a pedestrian-only ferry is the way to go. A car ferry with more interconnectedness to the eastern shore or up and down the Chesapeake would be fantastic, opening up work opportunities and economic growth. So would a more convenient metro spot, like Charles County.
Goal 5: Integrate Trails and Pathways into Community Development Require developers to provide a network of recreational and transportation trails into the fabric of the community. Incorporate them into all new land use and development projects. Goal 18: Promote the Successful and Sustainable Implementation of Ferry Service I'll believe it when I see it
We don't need more housing developments or shopping centres. We need a smart vision to use what we have and create areas that are pedestrian and cyclist friendly. Also, time the traffic lights.

Public Infrastructure and Facilities

Comments

While the goals in this section are well-intentioned, they appear to assume that continued growth is appropriate and manageable with incremental infrastructure improvements. As a resident, I am concerned that development in St. Mary's County is already outpacing our ability to support it with adequate roads, schools, public safety, utilities, and emergency services.
Quality of life depends not just on new amenities, but on reliable core services that are fully staffed, funded, and maintained. Before encouraging additional growth, the County should prioritize stabilizing and strengthening existing infrastructure, addressing school overcrowding, improving road conditions, and ensuring public safety and emergency response capacity can meet current demand.
Without clear, realistic plans that tie growth directly to funded infrastructure and service capacity, these goals feel aspirational rather than achievable, and risk further straining residents and taxpayers.
The northern part of the county has been overlooked forever. No things for kids to do. No YMCA, bowling alleys, movies, etc. Water + Sewer needs to be planned based on what the people want who live in the area. In the north and that would not be multi-family units or high density housing.
Better maintenance of bike trail especially in Charlotte Hall. Build new library and attach it to senior center. Have library and senior center operate in the evenings so people have a place to socialize without alcohol.
St. Mary's County should prioritize whatever keeps this county from becoming like Prince George's County and the Northern part of Charles County. Modernizing water/wastewater and other services will only support more growth and development. We do not want that. I'm not keen on building transportation as that will only urbanize this county. Public amenities will only make our county attractive to the wrong kind of people. Our county is already attractive because of its rural nature.
Keep citizens informed and involved in proposed changes to changes in zoning. Include smoke shops in a regulatory process to protect citizen's health, no more MJ FARMS w/o community approval. Keep Metcom from actions that kill individual housing. Regulate libraries so only morality and education programs are provided. LGBT and sexual programs should not be supported by tax dollars.
Almost all of these questions impact public spending, yet there is no mention of the impact each and every one of these questions will have on our tax burden.
Goal 5 Comments: NOT LIBRARIES Goal 7 Comments: PROVIDE SCHOOL CHOICE Additional Comments: #5 Do not pour any more money into local libraries. They're very modern. Lex PK library has expanded their computer room to easily accommodate a classroom! The Leonardtown library has a new, modern building and lots of computers. And the Charlotte Hall library is also very modern. Unfortunately, most of the time, those libraries remain quite empty. Creeps used them in the past for drag queen shows and condom give-aways to twelve year olds, so I'm not in favor of spending any more money on libraries around St. Mary's County.

#7 We have a school board that takes care of our public schools. We have school administrators that take care of our public schools. We have politicians in Annapolis that ARE SUPPOSED to take care of our schools. I don't think the 2050 crowd needs to add any more lookouts! If a community expands, then common sense will tell the county "Hey you will need another public school." Also STS buses should NOT be free of charge. People should pay to ride and if not enough people use the buses, get rid of them. Most of the time they have NO RIDERS! People can learn to have exact change or forgo getting change. Be responsible and demand that of others.
> Consider addressing the County's "Road Network" in this section as Infrastructure. > Where are Lacrimal Service & Communications (Phone) Networks addressed? > Public/Private Partnerships are discussed in general, but none are cited as examples. Doesn't the YMCA qualify? Southerly? St. Mary's City? Are there other worthy of being acknowledged? > The need for new community centers is mention as a Policy, but no Action Items were identified. What would be their tie into Dev. Districts/Town Centers/ Village Centers? Where? When? Who's in charge? > re: Expansion of recreation sites & assets - WHere's support for the existing Rec & Parks Strategic Plan? Where & how does the CompPlan tie in?
Make the county an attractive place to live and raise families.
Public water access for the Town Creek neighborhood.
#5 We have many opportunities Keep the county small!
Do pervious surfaces grey H2O recycling systems need hardwire internet, Verizon's push for just cellular is not going to help us w/ desolates -- they aren't reliable When the county builds, it needs to be long range. Ex: don't try to satisfy 2 different groups (Library + Office on Aging_ in one building that won't be large enough in a few years.
Stop building !! Keep St. Mary's from becoming a Waldorf
Countywide access to high-speed internet should be through SEVERAL providers. Breeze line is unreliable and is not affordable for many in the area. ; More focus should be on developing the county for the community that already lives here rather than making it more attractive to tourists and trying to bring more people in. If activities and attractions were focused on being affordable and accessible to current residents it may make a significant improvement.
It is very important to ensure that sewer/water is modernized. Look at what happened in the Potomac! Transportation needs to be accessible and well maintained houses, can it rely on Federal dollars in the long run? Why does Leonardtown get a trolley? Is this funded by tax dollars? Where is the Lexington Park trolley? We need to make sure the EMS and Fire are fully funded. End the Breezeline monopoly! Keep Verizon and comcast expanding in the county for quality broad band options.
Expand training. Sr Care Centers. Private Schools. 1) For Broadband access: provide training on how to use cell phones, laptops, other WIFI access. (trainings v support!) 2) Community Amenities-include Senior Centers! 3) School Capacity-consider impact of private schools v parochial schools on student populations.
I feel this is highly needed to attract new residents and businesses. Infrastructure is always important for maintaining and growing.
Need more amenities for entertainment. There isn't enough here for teens or young families. I think a business with

arcade games, ski ball, bowling alley, ping pong all under one roof with snack bar type could be affordable and provide entertainment.
Support volunteer fire departments and rescue squads to build more sub stations similar to Bay district California station at the mid points of fire stations example Charlotte Hall, Callaway, Chaptico, and satellite stations such as golden beach with supplemental resources in Piney Point, St. James, Oakville, and Compton. Additionally, have ems stations follow, and add an additional station near Outback off airport rd to offset the high call volume in the Wildewood area to elevate always calling Hollywood down there and taking their resources away from the Hollywood area. Bay District station 9 should move north near the new car wash, and the rescue squad on buck Hewitt rd should move up to FDR blvd near chancellors run rd to be more centralized to their response area. Additionally, funding for ems and als resources needs to be supported to get enough people to staff enough ambulances, especially during the day.
We do not need to be spending money to expand parks and recreation facilities.
The public school issue is one we fail to address. We punish our kids by allowing large developments to come in and take over our schools pushing out kids out of there school and forcing them to redistrict. Again we pay a lot in taxes so why aren't we updating our schools? Better yet developers should be footing the bill cover costs of school needs to bring their development into the community. We should also not be stuck with one crappy internet provider. If the provider was providing exceptional service that would be one thing but why would they if we can't get internet from any where else. Let's focus on our existing community members and improve schools, parks and access before worrying about how we bring more development and people into the county.
P. 7.2 Very important! stop locating schools where they impact rural areas. Put them where greatest growth is planned. Invest in safe routes to schools improvements at all existing schools.
Goal 3) Yes, but not at the detriment of volunteer orgs. Goal 6) Connected, what is meant here? Regarding goal #3, The contributions via volunteer organizations should be encouraged and not eliminated/hindered by replacement with strictly professional paid services Goal 6: Not sure what is meant by "connected." I think public accessibility is important. I don't know that each location must offer health and recreation and tourism. Sites that do one of these well shouldn't be adversely impacted by trying to shoehorn every feature into it. If facilities of different purposes are located within a short walk - if that infrastructure could exist - that could make sense to connect them. General - infrastructure needs to come before growth. Not necessarily 100% infrastructure before growth begins, but 100% of infrastructure proven/allocated before growth begins. Say 20% infrastructure is built before 20% growth planned begins. Gradually build infrastructure ahead of gradual growth but know what that 100% infrastructure looks like ahead of time.
County needs to fund equitable agreement with Town of Leonardtown on Excise Tax and stop pointing fingers.
Provide water and sewer service to DPW facilities and Patriot Point LLC property to secure public private partnership to improve safety and efficiency of St Andrews Church Rd and Wildewood Parkway intersection.
Are we ensuring that we are tied to Charles and Calvert concerning Data Center growth? This is a potential drain on power needs/requirements for St. Mary's? Need to push back on Data Center development.
Please invest in improving hospital systems

Maintain County Transportation Infrastructure AND expand coverage
On page 137 under Community Voices: Key Concerns and Priorities please add a paragraph along the following lines. St. Mary's County has always enjoyed a vital attachment to the water. From the establishment of the first capital of Maryland on the shores of the St. Mary's River to being a bounteous source of epicurean seafood, it has always been closely linked to the surrounding waters in many ways. Looking ahead it will be important to build on its water-oriented assets.
I think the county has too many schools. Public safety requires social services, not policing. To attract and retain workforce, we need to accept some changes to the county's rural character.
Need to foster growth in all areas and not just Leonardtown and immediate surrounding areas. Opportunities need to be in all parts of the county
We keep talking about infrastructure but we keep skirting around the current conditions of infrastructure within our schools. We think our idea of improving the schools is closing some down, over populating others because the "infrastructure" is lacking. Also you state improving infrastructures to support our communities. When are we going to do something for our children/teens. We basically have nothing for them to stay in safe environments. We keep approving gas stations, more vape shops, cannabis shops etc when are we going to do something for our future families?
Not enough waterfront parks. If you want tourism, give them someplace to go besides Solomons in Calvert County. How about a better kayak launch on the upper St. Mary's River for a start? The existing one is too shallow and too hazardous with trees blocking the waterway.
We need affordable daycares
The statements sound good, the execution seems to be random and chaotic.
It is important to maintain the historic legacy of the environments in St. Mary's County. For example, there are so many historic sites adjacent to St. Mary's River. We need to maintain and promote historic sites in this area and in St. Mary's County.
Under Community Voices: Key Concerns and Priorities, page 137, add paragraph "St. Mary's County has always enjoyed a vital attachment to the water. From the establishment of the first capital of Maryland on the shores of the St. Mary's River to being a bounteous source of epicurean seafood, it has always been closely linked to the surrounding waters in many ways. Looking ahead it will be important to build on its water-oriented assets."
Goal 3: Maintain and Increase Quality of Life by Investing in Core Public Services Maintain and increase the overall quality of life for county residents by investing in core public services such as EMS, public safety, and fire services. Add - ...public services such as public transportation, public education Goal 6: Expand and Connect Parks, Trails, and Public Water Access Build an equitable, connected park and waterfront system that supports health, recreation, and tourism, serving visitors of all ages - delete "equitable" & insert "accessible" add -serving visitors of all ages and abilities

On pg. 136 under "Demand for Enhanced Community Facilities"

Delete "professional, paid" and substitute "career". The term "professional" describes a level of performance, not an organizational attribute.

Many of the volunteers in the current system provide a "professional" level of competency and performance.

"Paid" does not denote a "professional" level of performance. It only denotes the granting of compensation for job performance at all levels.

; On pg. 143 delete Action 3.2.1: Invest in Water Tanks and delete "Broadband and Electrical Utilities" out of Policy 3.3

Public Health and Community Services

Comments

I believe health care is the #1 issue in St. Mary's county our hospital is a punchline and deserved or not that is not good.
As a resident, I find this section largely aspirational and lacking in specificity. While the goals consistently reference growth, expansion, and economic opportunity, there is insufficient attention to the existing strain on core public services such as healthcare, schools, EMS, public safety, and infrastructure.
There is little acknowledgment of current capacity limits, no clear sequencing that prioritizes infrastructure and services before additional development, and no safeguards to protect existing communities, open space, or quality of life. Goals related to health, aging residents, transportation, and utilities read as high-level statements without measurable outcomes, funding strategies, or implementation timelines.
Growth without concurrent, enforceable investment in schools, healthcare, roads, utilities, and public safety is not sustainable. I strongly urge the County to refocus this plan on preservation, capacity planning, and responsible growth that prioritizes residents who already live here... not just future development opportunities.
I'm happy to help our senior community, who wouldn't? But not at the expense of tarnishing St. Mary's Rural Character.
Keep the trail open for pedestrians, no motor vehicles including golf carts, etc. off the trail. Health care should not include hospitals, helicopter landing zones, other than the heli-spots and (small area for take offs and landings only).
Sidewalks - pickleball is the most popular sport for seniors. Kids & young people love it too. I drive to Waldorf to play. 10 miles & will not drive to Leonardtown - 20 miles. Speed limit on Charlotte Hall Rd needs to be lowered & monitored. Better healthcare facilities - therapy, etc. Entertainment - movie theater - bowling etc. Shopping for clothing, etc.
Accessibility is essential. Town Center (of Charlotte Hall) needs to be developed to include favorable walkability rating, community center/senior, teen, family. Health Hub similar to Lexington Park, public library, community kitchen & emergency housing facility for use of unhoused and food insecure in 29A. Entertainment for all ages needed to ensure monies stay in 29A/SMC, to include bowling, ice skating, gymnastics, therapy pools (similar to PG County Facility) movie theater, etc. Increase public safety w/ updated street lighting, emergency call phones, sidewalks, enhanced sheriffs office & training facilities to include mental health employees on staff for Leonardtown and amongst those in custody. Mental health facility for children and seniors. Ambitious? yes - keep our neighbors health and they will stay here in 29A.
Need another hospital
Goal 1 Comments: ? Additional Comments: WE CAN'T ENSURE THAT. Get a job. Buy health insurance. Find out how expensive Obamacare made health insurance. We, the citizens of this county, cannot ensure healthcare for every resident. It's the responsibility of each citizen to get his own or her own healthcare.
More help for the homeless.

> Where do we address enhancing services for Families, Children & Youth, i.e., Childcare facilities, Clinics, indoor recreation facilities & family-supportive programs equal and comparable to Senior Citizen programs? . Where does the CompPlan review County age demographics, to secure equal attention is given to each age group is supported comparably? How do we account for this in the Dev District, Town Center and Village Center planning? > Based on assumed growth projections, do we have sufficient Emergency Services capacities? Healthcare services? Facilities? Potable Water/ Sewer? Fire Protection water? METCOM? etc. > This section, as written, is a good example of how the CompPlan can/should report on and affirm existing plans. and tie Policiis & Action Items to existing initiatives. > What value-add does the CompPlan bring to the initiatives around 'Expanding Access to Education, Employment, Housing & Other Social Services', beyond those already mentioned? Expound? > Are there changes needed to the CZO to enhance these areas & functions? > Many of these action seem to be repeats from previous sections. Anyway we can combine them of cross-reference them? (ps. - this reinforces the need for an indexing system throughout the Plan to provide citable references). > Is this the section where we can address the need to formulate a comprehensive housing program? If not here, where?; > Repeat question -What does the CompPlan bring to these discussions? > Are there CZO updates needed> If so where and addressing what? > Is the sufficient capacity & capability to handle the workloads that will come with the projected growth?
Youth - 18 and under are a higher % of the population than seniors
Would like to see more senior housing - Action 2.3.1 in particular (more 55+ housing) More resources for medical specialties, i.e. geriatric drs for the aging population
We desperately need another hospital or a large expansion of Medstar St. Mary's Hospital, especially for pediatric/neonatal services. Too many transfers are happening for simple pediatric issues because we don't have the necessary pediatric specialties, and moms and babies are getting separated at birth since we do not have a NICU. These both have long term impacts on families and children/babies. Families are having to pay higher costs, financially and with inconveniences like scheduling and driving far distances to get their children specialized or emergency care. Our healthcare system down here is overwhelmed and it is impossible to get an appointment locally or within a decent timeframe, creating barriers to seeking care. Mental health services are also abysmal, and it is impossible to find a provider that has appointment openings within a reasonable timeframe.
Lean on SMCHD for public health info. Utilize HSMP and help promote CHA/CHIP Aging in place is a priority! Wide variety of health needs in this county, it intertwines with other aspects like environmental health, housing, development. Outside influences like cost of living, access to care, education, and move all influence health. Get community input and use plain language.
Please work with the Health Dept. to obtain data that will help define actual issues and health concerns that are worth investing in. Consider social aspects as a part of health - planned activities should consider the social determination of health. Be bold and brave! Fight for what's needed and don't falter no matter what!

After covid, I do not want or need the health department focusing on what they think we should comply to their recommendations. I think that with all health is either paid by employers or tax payers, no other services are needed.
Develop more community gardens in dense population areas walkways that connect to other trails and county connectivity
A better system to assist seniors in getting around to shopping and drs. appointments. STS buses are not for seniors.
That's a sad, sad list of goals you've set for yourselves.
Stop building
Promote access to specialists and attempt to promote the area for new doctors. Promote better technology and doctors in St. Mary's Hospital. Most healthcare in the area is either overwhelmed with locals, or the practices are outdated and do not have the knowledge to support the needs of the younger generations.
Give healthcare and mental health workers in the county an incentive like a tax break. Incentivize quality providers to come down to St Mary's -Hopkins and Children's Hospital for out patient services. Build a crisis center in the area so individuals do not have to commute to Sheppard Pratt or another provider that is almost two hours away.
Assure access to vaccines across the lifespan.
Yes, very important as we are living longer and need focus on the items that will keep us living even longer in the best health possible.
There aren't enough health care facilities in the county for the aging population. Trying to make a doctor appointment to be seen immediately is almost impossible. I've used Urgent Care and the Emergency Room due to not being able to see my family physician. I also think that we need better mental health services in the county. There is a need but not nearly enough providers, especially children's services.
Build a trauma center in st Mary's county near Lexington Park, along with another hospital in the Mechanicsville/ Oakville area.
Meet the health and safety needs of our existing community. Provide services for our existing aging community and their caregivers.
Young adults struggling with mental health - housing are big concerns. All people maintaining access to health and dental care.
Action 1.2.2 - This is critical. These are excellent examples of doing this in other communities - use these examples to improve design and train for review of designs for development.
Health Dept is the only reason people obtain services here
Provide Affordable transport to medical care for seniors without family or other options.
Reduce tax burden on seniors so they can continue to live in their homes with dignity instead suffering under the weight of excessive taxation while retired on fixed budgets.
I agree that health services should be accessible to all residents. However how long are we going to continue being a reason why working "able" adults do not feel the need to get jobs and be productive within our county? If we continue to give things away or more handouts why work when they can stay home, do nothing and still have a house and food over their head?
It is very important to enhance public services for aging residents. This will make St. Mary's more attractive to new older residents.
Goal 2: Enhance the Availability of Public Services for Aging Residents Enhance the availability of public services for aging residents to ensure they can live and age well in St. Mary's County.

- add public services for aging residents and people with "disabilities"
The county needs an additional hospital.
On pg. 158 under Action 1.4.7, replace "standpipes" with "dry hydrants" and add "rivers, lakes, farm ponds, and streams"

Natural Hazards, Vulnerability, and Resiliency Comments

This section appropriately recognizes the increasing risks associated with severe weather, flooding, sea level rise, and environmental change. However, the goals rely heavily on broad language around resilience and adaptation without clearly addressing how these risks will meaningfully shape land-use decisions, development approvals, or infrastructure investment priorities.

True resilience requires more than preparation and education... it requires difficult but necessary choices about where and how development occurs. Without clear commitments to limit or prevent growth in vulnerable areas, require infrastructure and services in advance of development, and avoid shifting long-term risk and cost to taxpayers, these goals remain aspirational rather than actionable.

I would strongly encourage the County to more explicitly connect hazard and vulnerability planning to enforceable zoning policies, preservation of natural systems, and protection of existing communities. Resilience should reduce future risk, not simply manage the consequences of continued overdevelopment.

Prepare ahead of time. Better to have a plan and not use it rather than not having it and need it.

How are we prioritizing climate change mitigation when addressing county environmental concerns?

St. Mary's County is not a vacuum and our actions need to address the large (global) problem of climate change. What about county emissions, energy consumption, pollutants, etc. Building our resilience is important, but we must also work toward carbon neutrality and exploring "no adverse impact" Policy 1.2.3 beyond just floodplain management; For Land Use Map:

The phrase "Rural Preservation" is a misleading term and its general description should include "low density/rural development" to be more transparent.

Map of permanently protected lands should be included (in appendix/as a reference). Page 28 has "Protected Open Space Deleted" would be better said as "defined in its own map"

Hugely in support of Goal 3: Compact town centers! walkability is essential for a thriving, connected community. Policy 2.14 should also aim for walkable development and Goal 2 overall should take a critical look at minimum parking requirements and how they don't serve our community.

All of these trendy phrases are no more than trendy words. REMEMBER trends fade

A good mitigation to the risks of environmental catastrophes would be to restrict growth in the county more than the planners would like. The veiled reference to climate change in goal 2 (sea level rise) is a bit dishonest. Might want to reword.

I don't know enough about this issue to give you an informed opinion. Folks around here seem to take good care of things.

> Where do we address man-made hazards as well as natural? e.g., nuclear plant event? major pollution release? military asset accident? Events that would take 5? 10? or more years to cleanup/mitigate?

> Has the County adopted the Navy's Resiliency Study Findings? The draft is worded assuming it's a done-deal; not sure that's correct.

> Where's the community input on these policies & action items? > What specific risks are being proposed for mitigation? What's their probability of occurrence? Expected level of impact? Estimated cost and time to mitigate if no action is taken? Estimated cost & time to implement the action items, and expected reduction in risk probability & impact? Maybe we need a comprehensive Risk Assessment Analysis rather than a list of 37 action items that may or may not prove cost-effective? > Do all of these action items need CZO implementation? If so, who has the lead in identifying specific CZO changes needed with each? Will they require state &/or Federal coordination for implementation?
What about protecting the ground water?
- Have a County position for Chief Resilience Officer - Include specific numbers and targets for each goal Switch people from septic to the waste water treatment plan
sea level rising, is this a joke? Hasn't happened nor will it ever.
#2: How? Please define how these things will happen. It is easy to agree with the solution (end product) without knowing how we got there. Community input needed through each proposed process. Use plain language. No AI use. No data centers!
Please be sure to minimize harm to humans, animals, and the environment when planning interventions. They should be sustainable, ecoconscious, and should not utilize data centers or AI if possible, as they use energy and can create further issues.
We have too many regulations. To me it seems that planning and zoning needs to do a better job with their resources, which they already have to ensure their decisions are not negatively impacting all areas of their decisions including farms and other developed areas. I know someone who has had this happen to their home.
Review building codes to reduce flooding, erosion
Why does resiliency not have it's own list of questions?! St Mary's is surrounded by water, storms eat our shores every few years despite FEMAs 100-year threat labels, our septs are failing, and you lumped it all together in 2 questions.
Just stop building !! make what we have better but stop building crap like the pot growth that is destroying the area with the smell and what ever is going into the waters.. County commissioner needs to stop this
After experiencing some weather-related damages since living in St. Mary's, I totally agree. Preparation and knowing what to expect goes a long way.
Just continue what we are doing; no need to spend more tax dollars to "improve" it.
We have a problem with "base" run off. The chemicals being used on the base effects the water quality and soil. That and D.C. we have to work double to clean up the damage. More advocates pushing this issue is needed. Also, are we up to date with how we are recycling? Are we shipping out our "recyclables"? I have heard "we" recycle all materials but how and where?
Local regs should be no more restrictive than State and Federal Regs
More needs to be done to ensure no development in critical zone areas (specifically the areas within the county's defined "growth area").
One of the main ways to achieve this is to allow expansion of the water and sewer in these areas which currently is not allowed but if revised would allow for the expected future concerns
Under Policy 1.5: Strengthen Shoreline Protection and Hazard Mitigation add:

Action 1.55 Work with Local Organizations to strengthen stewardship of marine resources (page 168); Under Policy 1.5 Strengthen Shoreline Protection and Hazard Mitigation Add "Action 1.55: Work with Local Organizations to strengthen stewardship of marine resources" (page 168)
I hope we mean resilience for actual people, and not big business.
Based on the 2023 University of Maryland Center for Environmental Science reports and 2026 regional updates, the following increases are projected for the Southern Maryland coastline: By 2050: A "very likely" rise of 1.0 to 1.5 feet. By 2100: A projected rise of 2.5 to 3.5 feet, though extreme scenarios (depending on global ice melt) suggest it could reach as high as 5 feet. Nuisance Flooding: By 2050, "sunny day" or nuisance flooding is expected to occur 40 to 50 times per year in low-lying areas like Piney Point and St. George Island. The impact is measured by "land at risk," which includes permanent submergence and increased vulnerability to storm surges. Land Area at Risk: Approximately 10% to 15% of the county's total land area is considered highly vulnerable to a 3-foot sea level rise. Affected Communities: * High Risk: Piney Point, St. George Island, Golden Beach, and Tall Timbers. In these areas, even a 2-foot rise would inundate significant residential property and critical access roads. Agricultural Impact: Saltwater intrusion is already a documented issue, with "ghost forests" appearing along the coast as saltwater seeps into the soil, making it impossible to grow traditional crops.
The majority of St George Island is in jeopardy of being cut off from the mainland by the erosion at the site of Piney Point Rd and Crowder Lane. Hundreds of families could be stranded if a good storm takes out Rt 249 pavement there. Can you please identify it as a critical need?
A chief resilience officer would be an incredible resource for our county. Flooding and erosion potential should be included in each new development.
Is this something the county should be focused on?
Protecting structures from sea level rise makes sense not only from an economic standpoint, but also from and environmental one.
Policy 1.5: Strengthen Shoreline Protection and Hazard Mitigation § Add Action 1.55 Work with Local Organizations to strengthen stewardship of marine resources (page 168). Something like, "St. Mary's County benefits greatly from the engagement of local organizations in the stewardship of its marine resources. The significance of the roles these organizations play needs to be recognized and supported in planning for the future."
Goal 2: Strengthen Community and Environmental Adaptation for Long-Term Resiliency Prepare the County's residents, ecosystems, and built environment for long-term risks such as sea level rise, storm surge, flooding, and shifting habitats. add long-term risks such as climate change ...

Land Use Map Comments

For LAND USE MAP: Too much development in my city of Charlotte Hall. Also, too much development anywhere in the County including Lexington Park will overwhelm our roads, create traffic on rts 5, 6, 4, and Three Notch. Traffic is already increasing.
For LAND USE MAP: Additional restrictions for marijuana farms
Theres too much RPD property making it difficult for citizens to buy or build in the area they reside or grew up in
No new development; No new development; No new developmet; No new development ; I do not support the draft Land Use Map as shown. While it identifies growth areas, it does not adequately demonstrate how infrastructure, schools, healthcare, transportation, and public services will support the proposed density before development occurs.
The map places increased development pressure near existing communities and rural areas without sufficient buffers or enforceable protections. It also does not clearly align land use decisions with hazard vulnerability, school capacity, or the preservation of open space and agricultural land.
I would strongly recommend revising the map to: 1. Prioritize infrastructure, school, and healthcare capacity before additional density is approved 2. Strengthen protections for rural preservation and existing neighborhoods 3. Explicitly limit development in vulnerable and high-risk areas 4. Ensure land use decisions reduce long-term public cost and risk rather than shifting them to future taxpayers
Growth should be deliberate, phased, and sustainable... not speculative.
only single family houses in charlotte hall; leonardtown is already over-developed with housing; only single family houses ; low density only; single family only; single family only
Needs more residential choices
Saint Andrews road is already very busy. It is already hard to turn on to saint Andrews road if you live off it. With out improving the road capacity and making it easier to live off of less development in this area might be better
Less growth. Too congested now.
Stop building homes in golden beach, the more homes the more flooding; There are already several crashes here weekly, stop building in this area. The lights are not helping stop the crashes
More density
Make it more like Lexington park with commercial development of restaurants including fast food, sit down, and grocery stores to give st Mary's more diversity and help solve the 235 conjection. Build a road from old rolling through Indian bridge, to come out in callaway behind hunting quarter to give another option for vehicular travel across town.
More density. Leonardtown has the infrastructure already for walkable neighborhoods and towns
this area is already heavy with development and the current highway system can NOT support further development. This is also a critical zone area and should be protected. Development should be pushed back into the great mills area.; this area is already heavy with development and

the current highway system can NOT support further development. This is also a critical zone area and should be protected. Development should be pushed back into the great mills area.
Sewers already fail in the Tall Timbers area often enough, and land that percs is at a premium. Limit growth in Valley Lee, Tall Timbers, and Piney Point. We have development now.
Too much mining and dig sites.
Piney Point should not be a town center. Too much is in the critical area, low lying and prone to flooding. Rich with bird and other wildlife. It's a peninsula surrounded by water and creeks and very residential. Water is all well and increased commercial, industrial and even residential would stress the aquifers. There is only one main road into Piney Point, Rt 249, which dead ends in Piney Point. It is not a place people pass through. It is a very different area than the others mentioned as targeted to be town centers. Village center would be more appropriate though it is fine as it is. ; Callaway meets the criteria for a future Town Center, though you have it as a Village Center, and Piney Point most definitely does not. At most, Piney Point would meet the Village Center model. Reasons why: 1) Environmental Incompatibility: Residential Medium Density which allows for 1-10 DU/Ac would be considered high density in most rural jurisdictions. We are a peninsula absolutely permeated with salt water inlets, coves, creeks and rivers. There is almost no place in Piney Point that is not in Critical Areas. Much of Piney Point is low lying and prone to flooding during high tides. 2) Inadequate Infrastructure: The infrastructure is inadequate to support this category- a) due to lack of capacity in the sewer system and infeasibility of treatment plant and sub-station/forced line expansion; b) due to inadequate road system- Piney Point is a dead end and a choke-point for 11 miles until you reach Callaway; c) the water supply is completely supplied by wells. Any commercial, industrial or residential density would strain the water supply. d) Incompatible Character- The model described under Town Center is more dense, with concentrated commercial development and industrial uses permitted. These are absolutely incompatible with the solely residential character of this area. With the exception of a single local establishment of high reputation, and a local individual's very small machine shop, and one very tiny mini-market, there is not a single instance of other commercial activity in this future "Town Center". This has to be a mistake. Thank you for your careful consideration.
Apparently the committee has mistakenly swapped Land Use Categories with regard to Piney Point (slated for Town Center Zoning) and Callaway (slated for Village Center Zoning) . Callaway meets the criteria for a future Town Center and Piney Point most definitely does not meet those requirements. At most, Piney Point would meet the Village Center model. Here are my objections based on your plan as presented: 1) Environmental Incompatibility: Residential Medium Density which allows for 1-10 DU/Ac would be considered high density in most rural jurisdictions. We are a peninsula absolutely permeated with salt water inlets, coves, creeks and rivers. There is almost no place in Piney Point that is not in Critical Areas. 2) Inadequate Infrastructure: The infrastructure is inadequate to support this category- a) due to lack of capacity in the sewer system and infeasibility of treatment plant and sub-station/forced line expansion; b) due to inadequate road system- Piney Point is a choke-point for 11 miles until you reach

Callaway;

c) Incompatible Character- The model described under Town Center is more dense, with concentrated commercial development and industrial uses permitted. These are absolutely incompatible with the solely residential character of this area. With the exception of a single local establishment of high reputation, and a local individual's very small machine shop, and one very tiny mini-market, there is not a single instance of other commercial activity in this future "Town Center".

This has to be a mistake.

Larry O'Brien

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1) Environmental Incompatibility: Residential Medium Density which allows for 1-10 DU/Ac would be considered high density in most rural jurisdictions. We are a peninsula absolutely permeated with salt water inlets, coves, creeks and rivers. There is almost no place in Piney Point that is not in Critical Areas.

2) Inadequate Infrastructure:

The infrastructure is inadequate to support this category-

a) due to lack of capacity in the sewer system and infeasibility of treatment plant and sub-station/forced line expansion;

b) due to inadequate road system- Piney Point is a choke-point for 11 miles until you reach Callaway;

c) Incompatible Character- The model described under Town Center is more dense, with concentrated commercial development and industrial uses permitted. These are absolutely incompatible with the solely residential character of this area. With the exception of a single local establishment of high reputation, and a local individual's very small machine shop, and one very tiny mini-market, there is not a single instance of other commercial activity in this future "Town Center".

This has to be a mistake. Thank you for your careful consideration.

Larry O'Brien

Piney Point does not have the roads or the sewer system for more density.

Less density here;

As a life long Citizen living in Piney Point, MD my family and I strongly oppose any High Density, Moderate Density, or Mixed Use Commercial expansion as it would drastically and negatively impact our quality of life.

Additionally, due to our remote location with our communities being part of a large peninsula with only one way access and egress for responding Fire, Resque, and Law Enforcement the resulting emergency response times shall go from POOR to DANGEROUSLY UNACCEPTABLE.

Charles F. Shilling et.al.
301-535-8339

C c. : File
Definition of town center is not appropriate for Piney Point. Village center is appropriate. Piney Point is a critical area that cannot withstand intense development as defined in the planning document, and has water/sewer limitations. Thank you.
While it's difficult to understand the legend -- the colors are pretty close together -- it appears that St Mary's is proposing to make Piney Point a high residential zoning area, which would negatively impact the current character of the area.
Charlotte Hall should be a development district
I object to continuing to designate the Piney Point Area as a Town Center. This will result in continued development of this ecologically and environmentally sensitive area. Much of the land south of Dryden Road leading to Piney Point is surrounded by water from the Potomac River, Herring Creek and St. George's Creek. A substantial portion of this land also lies within the critical area. There is only one through traffic artery. The area's wetlands are endowed with substantial wildlife worth protecting. Within the past year I have observed, beaver, otters, muskrats, eagles, osprey, blue heron, migratory, swans, ducks, geese, pelicans, and loons. There is also an occasional bear, many deer, foxes, coyotes, turkeys and songbirds of many types and other species of mammals. All of which will be adversely impacted by further development. Many area residents are familiar with the dysfunctional sewer system and the all too frequent overflows. Additional development will compound the problems. One of the reasons that Piney Point was selected for the fuel terminal was the impermeability of the clay soil which also makes it poor for septic systems. It's doubtful that the Metcom sewer system and septic can support significant additional commercial, industrial and residential development in this area. Smart development in the county is appropriate. But it doesn't appear that the Piney Point area makes much sense for that development. There are better sites to consider that would not offer the same impact to the ecology, to wetlands, to traffic density, and the quality of life in the Piney Point area of Saint Marys County. I choose to retire here because the area is special. That's worth preserving.
[NB: WE EMAILED THESE COMMENTS EARLIER TO "stmarys2050@stmaryscountymd.gov" AND WISH WE HAD KNOWN ABOUT THE PLAN SOONER -- WE JUST FOUND OUT ABOUT IT AND SO ARE COMMENTING ON THE ISSUE OF MOST IMMEDIATE CONCERN TO USE WHICH IS THE PINEY POINT DESIGNATION -- WITH MORE TIME, WE WOULD HAVE LIKED TO LOOK INTO SOME OF THE OTHER ISSUES AS WELL.] Dear St Mary's County Department of Land Use & Growth Management, Thank you for your dedication to developing the balanced plan for growth and development in St Mary's County that will be governed by the forthcoming Saint Mary's 2050 Comprehensive Plan ("the Plan"). We recently moved to Tall Timbers in part because we could see that the county emphasizes ensuring a healthy, natural environment while also carefully cultivating regional growth. While the main purpose of updating the Plan seems to be to identify new areas for growth, this review period also provides a golden opportunity to reconsider growth designations that might no longer be appropriate. Along those lines, and as set forth below, we respectfully request that you use this opportunity to reconsider the designation of Piney Point as a "Town Center." We understand that this designation was applied some time ago, but, as we look around the various communities in St Mary's County and how they stand today, we believe that designating Piney Point as a Town Center for which "moderately intense residential, commercial and industrial development" will be prioritized is

misguided and inconsistent with the rest of the Plan, including the designations for other communities in St Mary's County.

1. Geographic Constraints: Figure 1. "Planning Areas Map" (Comprehensive Plan at pg 26) identifies five Town Centers and seven Villages in St Mary's County. Piney Point is the only area designated as a "Town Center" that is not along a major inland thoroughfare like Three Notch Road. The other four Town Centers are all set at the intersections of major transit arteries, including Three Notch. And not just any part of Three Notch Road, but the most heavily trafficked areas of the road at the northwestern end of the county leading into the rest of the state. Not only is Piney Point not on a major artery, it is accessed by a single road and located in the middle of the small and narrow peninsula formed by the Potomac River and the St Mary's River – the only community farther south than Piney Point is the even smaller community of St George's Island. Piney Point simply is not geographically situated to be a Town Center. Compounding the apparently anomalous designation of Piney Point as a 'Town Center,' is the fact that Callaway and Valley Lee are both designated as 'Villages.' The only way to get to Piney Point today is to drive through these 'Villages.' And Callaway today has significantly greater commercial development than Piney Point. Directing increased traffic thru these two 'Villages' to Piney Point effectively creates a 'dead-end' traffic pattern that lacks the circulation necessary for a true urban node. Piney Point should not be classified as a "Town Center" that could invite greater development than exists today given Piney Point's geographic constraints, especially when compared to the other four Town Centers and 7 Villages.

2. Infrastructure Efficiency: Moreover, areas like Callaway already possess a more robust commercial base and superior access to heavily traveled roadways. If more growth is needed, we respectfully suggest that it would be more fiscally and environmentally responsible to concentrate growth where existing infrastructure can support it, rather than incentivizing density in an isolated coastal area like Piney Point.

3. Environmental Vulnerability: Given its peninsular location, Piney Point is disproportionately susceptible to environmental concerns, especially when compared to the other four Town Centers, not to mention all seven of the Villages, none of which are as close to sensitive waterways as Piney Point. Indeed, although it's difficult to ascertain the precise geographic boundaries of Piney Point on the map included in the Plan, Piney Point looks to be bordered on 3 sides by water and perhaps 80% of its perimeter is directly adjacent to the Potomac and/or St Mary's River, not to mention the innumerable creeks, coves, inlets and waterways that encircle the area. Continuing to include an environmentally sensitive area like Piney Point as a "Town Center" for which population density, as well as commercial and industrial growth could be prioritized, seems contrary to sound resiliency planning and environmental stewardship, not to mention the heightened sensitivity that accompanies the well-policed 1,000 foot Critical Area "buffer zones" that all properties in this area must observe for even slight property variations.

Accordingly, we respectfully request that the Planning Commission use the opportunity of the 2050 Comprehensive Plan to re-evaluate the designation of Piney Point as a "Town Center" and to use this period to redesignate Piney Point, perhaps as a "Village," to better reflect its geographic and infrastructural limitations. We believe such a designation would be consistent with (and thus have no negative impact upon) the existing local businesses that currently populate Piney Point (and are much more modest than those in "Village Centers" such as Callaway or Mechanicsville) while preventing future unintended consequences that could come about if the commercial and industrial growth attendant to the Town Center designation remains in place.

Encouraging higher-density growth in an area with limited evacuation routes and significant vulnerability to environmental damage poses long-term safety and infrastructure risks. The

updates the Commission is currently undertaking to the St Mary's 2050 Comprehensive Plan provide an ideal opportunity to amend Piney Point's current designation as a Town Center. We appreciate your attention to our comments and respectfully request that you address them in the future update. Sincerely,
I really in between the "yes" and "no", but overall I agree. My main concerns are Piney Point, Mervell Dean Road area, and Joy Chapel Road. Piney Point is my concern because of all the cost of infrastructure. If it would be used as recreational facilities, I might reconsider. Mervell Dean Road has enough development as-we-as Joy Chapel Road. Keep them like they are; there's enough growth already in Hollywood!
Need higher density in Hollywood area. Mervell Dean/Clarks Landing Road
A lot of the area in red is residential, such as the Town creek neighborhood. These existing neighborhoods need to be protected from increased development and traffic. I'm not sure what "village centers" really means/entails, but I am worried that it will destroy the rural nature of those areas which makes them valued. Many people live there because it is rural/remote, and do not want "village centers" being built there.
I live in Leonardtown + love the results of the tow's planning. Please make sure you get feedback from residents in each of your categories.
Just stop building !!!
If it is feasible and wanted by the community, yes, use it and build it.
Include the callaway in the Lexington park developmental district to give the rt5 side of st Mary's some more options, also to resolve some of the 235 corridor congestion.
I am concerned by the building of businesses grocery, hardware/tractor supply in excess. Overwhelming this area with big box stores and out pricing local business. I see the need, farmland etc...; however, it's as though that is the only business plan/module. Could we rehab more spaces versus new construction? I appreciate the opportunity to share.
The land use category map is not legible to evaluate specific property land use category
The descriptions of each of these nine uses are too vague for lay people to grasp the differences. I suggest adding specific examples of at least one existing area that typifies each of these nine uses nine uses.
Continue to preserve rural areas, but PLEASE develop (with mixed use development AND LESS GAS STATIONS) the pockets of the county where there's literally nothing.
Perhaps expand the rural commerce areas so local small businesses can grow as needed. Support small businesses in rural areas especially when they propose to expand or provide a necessary community service. Cottage industries should be promoted and assisted in start up.
Elaborate Marine Use section to include "Critical Areas" (e.g.: development setbacks from waterfront)
Reduce the size of the LPDD area, and stop the encroachment of that growth area toward the Hollywood and Leonardtown areas. Hollywood Road should also not be encouraging more and high intensity growth outside of the Leonardtown city limits. The RM zoning along properties on Hollywood Road should be Rural Preservation District (RPD) instead.
Too much development in the route 4/ 235 intersection.
As noted above, it's a bit difficult to understand the designations on the map and what they mean, but it appears that St Mary's is considering expanding the Piney Point area to be a 'high residential' area, as opposed to its current 'medium density' status. Increasing the residential

density of Piney Point would have a negative impact on the relatively rural character of the area. Route 249 is a pretty small road and can just about handle the traffic as it currently exists. Expanding the residential density would make it very difficult to navigate the area.
Piney Point can not handle growth to medium density.
Preparations for the 400th anniversary of Maryland (2034) should be emphasized, especially in the the Economic Development section
oops! Maybe we should have added our comments here rather than in the box above. Apologies!