



**CALVERT COUNTY  
DEPARTMENT OF PLANNING & ZONING**

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**FROM:** Jenny Plummer-Welker, AICP, Principal Planner *Jenny P.*  
**DATE:** May 2, 2012  
**SUBJECT:** St. Leonard Town Center Master Plan—Reorganized and Updated, May, 2012  
Draft

Please review and comment on the St. Leonard Town Center Master Plan, Reorganized and Updated, May, 2012 Draft (enclosed). The Calvert County Planning Commission approved this draft as its "recommended draft" for distribution to the adjoining planning jurisdictions and the local, regional, State, and Federal agencies that may have an interest in the St. Leonard Town Center. We are requesting agency comments be submitted by **Thursday, July 5, 2012**. All comments will be provided to the Planning Commission and the Board of County Commissioners. Please address comments to Maurice Lusby, Chairman, Calvert County Planning Commission, 150 Main Street, Suite 304, Prince Frederick, MD 20678. Comments may be submitted by mail or hand delivery; by email: [pz@co.cal.md.us](mailto:pz@co.cal.md.us); or by fax: 410-414-3092.

The St. Leonard Master Plan was adopted in 1995. The draft plan has been updated to show accomplishments achieved since 1995. The draft sets forth policies and actions and has been

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**St. Leonard Town Center Master Plan–Reorganized and Updated, May, 2012 Draft**  
**May 2, 2012**  
**Page Two**

reorganized to follow the format of the Calvert County Comprehensive Plan. The Calvert County government initiated an extensive public participation strategy in January, 2008.

The draft plan includes proposed changes to the northern and southern Town Center boundaries. The northern boundary of the Town Center was established in 1984 based upon a tree line that has since changed. The modified boundary is proposed to follow recorded lot lines and a line based upon an approved site plan for a business. The Master Plan includes an action to consider expanding the Town Center boundary to include the St. Leonard Elementary School property. Maps indicating these proposed changes are included in the draft Master Plan.

Meetings have included a kick-off meeting, the results from the kick-off meeting, a walking tour, and a focus meeting on development patterns. Earlier drafts of the updated and reorganized plan were presented to the public in May, 2009, and May, 2010. A detailed list of meetings and links to slideshows and other documents, including the Recommended Draft, are available from the Town Centers web page:

<http://www.co.cal.md.us/government/departments/planning/towncenters/> (click on St. Leonard).

The Planning Commission and the Board of County Commissioners will hold a joint public hearing on the draft St. Leonard Town Center Master Plan in the latter half of July, 2012. You are welcome to attend. Notice of the public hearing will be advertised in the local papers and posted to the Planning Commission's web page:

<http://www.co.cal.md.us/government/departments/planning/planningcommission/>.

If you have any questions, please contact me at 410-535-1600 x 2333 or via email at [plummejl@co.cal.md.us](mailto:plummejl@co.cal.md.us).