

**FOR THE PURPOSE OF ADOPTING AMENDMENTS TO THE ST. LEONARD TOWN  
CENTER MASTER PLAN**

**WHEREAS**, the Board of County Commissioners of Calvert County, Maryland, with the advice, recommendations, and input of the public and the Calvert County Planning Commission, have, heretofore, adopted the *St. Leonard Town Center Master Plan*, "...with the general purpose of guiding and accomplishing the coordinated, adjusted, and harmonious development of the local jurisdiction and its environs," Maryland Ann. Code, Land Use Article, §3-201(a)(2), to promote the public safety, health, and general welfare of the citizens;

**WHEREAS**, upon consideration of the input of the public and governmental agencies, the Planning Commission forwarded its findings that the *Proposed Amendments to St. Leonard Town Center Master Plan* are consistent with the Calvert County Comprehensive Plan, and recommendation to the Board of County Commissioners by Resolution dated January 15, 2025;

**WHEREAS**, by Maryland Ann. Code, Land Use Article, §3-204, the Board of County Commissioners "...may adopt, modify, remand, or disapprove: ... (i) the whole or part of the plan;

(ii) a plan for one or more geographical sections or divisions of a local jurisdiction; or (iii) an amendment to the plan..." upon public hearing if adopting or modifying the *Plan*;

**WHEREAS**, after due notice was published, the Board of County Commissioners conducted a public hearing on February 18, 2025, at which time public comment was solicited, received, and all persons wishing to be heard expressed their opinions regarding *Proposed Amendments to the St. Leonard Town Center Master Plan*; and

**WHEREAS**, upon due consideration of the comments of the public, staff, agency and local jurisdiction comments, comments of adjoining jurisdictions and comments of State units, and the recommendation of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners determined it is in the best interest of the citizens of Calvert County to adopt the *Proposed Amendments to the St. Leonard Town Center Master Plan* as set forth in Exhibit "A" attached hereto and made part hereof.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that the *Proposed Amendments to the St. Leonard Town Center Master Plan*, Exhibit "A" hereto, are adopted and incorporated into the official master plan for the St. Leonard Town Center;

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance is found to be unconstitutional, illegal, null or void, by a court of competent jurisdiction, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinance shall be enforceable and valid, unless deletion of the invalid portion would defeat the clear purpose of the Ordinance, or unless deletion of the valid portion would produce a result inconsistent with the purpose and intent of the Board of County Commissioners in enacting this Ordinance; and

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that this Ordinance shall take effect on the 1st day of March 2025 without publication of a fair summary.

**DONE**, this 18th day of February 2025, by the Board of County Commissioners of Calvert County, Maryland, sitting in regular session.

Aye:	<u>5</u>
Nay:	<u>0</u>
Absent/Abstain:	<u>0</u>

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND**

  
 Ashley Staples-Reid, Acting Clerk

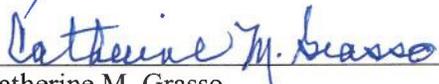
  
 Earl F. Hance, President

  
 Todd Ireland, Vice President

Approved for legal sufficiency:

  
 Mark C. Cox Sr.

  
 John B. Norris, III, County Attorney

  
 Catherine M. Grasso

  
 Mike Hart

Received for Record February 19, 2025  
 at 11:28 o'clock A.M. Same day  
 recorded in Liber KPS No. 75  
 Folio 302  
 COUNTY COMMISSIONERS  
 ORDINANCES AND RESOLUTION.



**C. MASTER PLAN GOALS & OBJECTIVES**

The goal of this Master Plan is to develop the St. Leonard Town Center as an attractive, convenient, and interesting place to live, work, and shop while protecting the natural assets of the area and preserving the historic character for future generations.

**GOAL #1: IMPROVE ROAD CIRCULATION AND TRAFFIC SAFETY.**

Objectives:

- A. Provide a second access route from Calvert Beach and Long Beach to MD 765; consider the inclusion of sidewalks, bikeways, and/or a shared use path.
- B. Promote a balanced, complete transportation system to enhance mobility of all users: pedestrians, bicyclists, motorists, and bus riders.
- C. Avoid permanent traffic signals along MD 4 and MD 765.
- D. Provide safe pedestrian access and safe bicycle access along the major north-south and east-west roads in the Town Center.

**GOAL #2: PROMOTE AN ATTRACTIVE IMAGE FOR THE TOWN CENTER.**

Objectives:

- A. Preserve the scenic beauty of the outlying areas of the Town Center.
- B. Use landscaping and existing natural features to provide buffers between incompatible uses and to enhance the appearance of the Town Center.
- C. Maintain the existing small town character of St. Leonard; avoid typical strip commercial development pattern.
- D. Adopt architectural and site design standards to help promote an attractive image.

**GOAL #3: MAINTAIN A HIGH LEVEL OF ENVIRONMENTAL QUALITY WHILE BALANCING ECONOMIC DEVELOPMENT IN THE TOWN CENTER.**

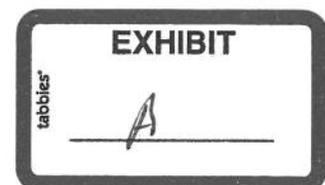
Objective:

- A. Protect sensitive natural areas (steep slopes, flood plains, wetlands) and incorporate them into the overall town design.

**GOAL #4: PROVIDE ADEQUATE PUBLIC FACILITIES.**

A. Objectives:

- Ensure that the St. Leonard Volunteer Fire and Rescue service can accommodate future development.
- B. Explore the feasibility of providing an upgraded water system scaled to the small town character of the Town Center. (The 2010 Comprehensive Plan allows both major and minor Town Centers to have water and sewer “when needed to support environmental health and/or support County-identified economic development goals, when and if cost effective and economically feasible.”)
- C. Provide public sewerage service and water service in accordance with the adopted Calvert County Comprehensive Water & Sewerage Plan, as amended. (Refer to the Town Center Master Plan’s Waste Management section.)
- D. Provide a public square within the Town Center.



based on these earlier precedents will address the concern that St. Leonard be given a clear identity and that it not be allowed to develop into a series of strip commercial shopping centers along the main road. It will also help reinforce St. Leonard's existing role as a community focal point for commerce and social interaction. The principle of this physical plan is to recapture the assets of our early town planning by using a traditional town design.

One of the primary purposes of Calvert County's Town Center concept is to concentrate commercial growth and employment opportunities in the Town Centers. The St. Leonard Town Center is comprised of a variety of land uses, including commercial, residential, institutional, and agricultural. Figure 5 Land Use Map shows existing buildings by building type: residential, commercial, agricultural and institutional.<sup>3</sup>

The 2010 Calvert County Comprehensive Plan sets forth ten visions. One of the Visions states, "Our Town Centers are attractive, convenient, and interesting places to live, work and shop." A benchmark was set: "35% of all new households are located in Town Centers or immediately around Town Centers." Ever since the first Calvert County Comprehensive Plan in 1966, one of the County's primary goals has been the preservation of its rural character. In order to preserve the rural character, growth has been directed away from farming and forestry areas and towards growth areas, including Town Centers. This goal is accomplished through zoning and the use of Transferable Development Rights.<sup>4</sup>

In 2009, the State of Maryland revised the State Economic Growth, Resource Protection, and Planning Policy to include 12 visions. The housing vision states "A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes."

Previous zoning adopted by the County in 1995 for the St. Leonard Town Center permitted one dwelling per 40,000 square feet and permitted one dwelling per 20,000 square feet with the purchase of Transferable Development Rights. (An acre equals 43,560 square feet, approximately the size of a football field, not including the end zones). Given the requirements for the amount of area required to be set aside for septic systems, it may be possible to achieve a density of approximately two dwellings per acre. Greater densities could be achieved with the provision of a public sewer system.

The estimated number of dwelling units existing in the St. Leonard Town Center in 2010 was 118 with an estimated population of approximately 340. The Town Center encompasses approximately 335 acres (approximately 364 with the inclusion of St. Leonard Elementary School). In 2008, staff inventoried the number of undeveloped parcels greater than one acre and estimated the number of dwelling units that could be accommodated at several density levels. Of the approximately 100 acres of undeveloped parcels, approximately 85 acres would be available for residential development, accounting for the subtraction of roads and wetland buffers. The potential number of dwelling units is based upon a range of dwelling unit densities, including densities higher than those permitted under the previous zoning (one dwelling per 40,000 square feet for the whole Town Center and one dwelling per 20,000

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<sup>3</sup> Aerial taken in 2007 with residential and commercial buildings built between 2008 and 2010 added.

<sup>4</sup> A Transferable Development Right is a right a landowner in an Agricultural Preservation District conveys to a person which permits that person to increase the density of residential use of land.

square feet with purchase of TDRs for the Village District).

Potential additional dwelling units for these undeveloped parcels at densities from 1 dwelling per acre to 4 dwellings per acre ranged from approximately 85 to 340. If these potential dwellings were built, the future number of dwelling units in the Town Center would have ranged from about 200 dwellings (at 1 dwelling/acre) to about 460 dwellings (at 4 dwellings/ acre) with population ranging from about 580 to 1,330 people. These calculations accounted for existing dwellings and potential development of undeveloped parcels. If undeveloped parcels included in the study (those greater than one acre) were to be developed for non-residential uses, such as commercial or institutional, then the number of potential dwellings would be reduced, corresponding to the amount of land that is developed for non-residential uses. There are large parcels with existing dwellings that could be further subdivided. The potential subdivision of these developed parcels was not included in these calculations.

Policies:

- I-1 Do not expand the St. Leonard Town Center along or across MD 2/4.
- I-2 “The St. Leonard Town Center serves as a center of commerce and a gathering place for the residential and rural communities surrounding the town.”
- I-3 Do not designate Agricultural Preservation Districts within the St. Leonard Town Center since the purpose of the Town Centers is to be focal points in the County for growth.

Actions:

- I-1 Consider modifying the St. Leonard Town Center’s northeastern boundary to follow property boundaries and site plan zoning line. [PC & BOCC]
- I-2 Consider expanding the St. Leonard Town Center boundary to include the St. Leonard Elementary School property. [PC & BOCC]

## 2. GATEWAYS, BUFFERS AND EDGES

Citizens asked that the area in and around St. Leonard be kept “visually attractive in a rural setting”. It is important for the Town Center to maintain clearly defined boundaries, or edges. People should know when they have entered the Town Center and when they have left. Finally, it is important to provide buffers between non-compatible uses. In particular, it is important to provide a buffer between MD 2/4 and the Town Center.

a. Gateways Distinct patterns of land clearing and architectural grouping define the rural character along MD 765 from the south and north into St. Leonard Town Center. The preservation of these patterns is critical to the enhancement of a sense of place in the Town Center. In addition to preserving rural character outside the St. Leonard Town Center, it is important to establish gateway features so that residents and visitors know that they have arrived to the Town Center. A gateway is “A point along a roadway at which a motorist or pedestrian gains a sense of

**Actions:**

- I-57 Require architectural review for construction of new structures, fences, and signs and remodeling of or additions to existing structures, fences, and signs. [CPB]
- I-58 Review the St. Leonard Zoning Ordinance's architectural requirements and guidelines and the design standards to ensure that new development is compatible with St. Leonard's character. [CPB]
- I-59
  - a. Establish and/or maintain an attractive entrance feature, including a sign with the Town Center's name, at each entrance to the Town Center. Consider using solar lighting to illuminate the entrance signs. [ED, F&B, GS, CPB, MD SHA]
  - b. Work with the State to provide signage near the access roads north and south of the MD 2/4-Calvert Beach Road/Ball Road intersection to notify drivers of the Town Center's existence (near Western Shore Boulevard and the southern intersection of MD 2/4 with MD 765 (St. Leonard Road). [ED, F&B, GS, CPB, MD SHA]
- I-60 Work with property owners and business owners to ensure the properties meet County codes regarding building and general property maintenance and sign regulations. [CPB]

	h. Work with property owners and the Calvert Beach and Long Beach communities on possible ways to make Calvert Beach Road and Long Beach Road safer for bicycling. [CPB, PW]
I-40	Install/maintain bicycle racks at St. Leonard Recreation Area and the St. Leonard Polling House Park. [GS]
I-41	Require the provision of bicycle racks at larger commercial sites. [CPB]
I-42	Encourage businesses to provide bicycle racks at existing commercial sites. [CPB]
I-43	Encourage green technologies including solar orientation, Low Impact Development (LID) design, bio-filtration, green roofs, and Leadership in Energy and Environmental Design (LEED) certification for new development. [CPB]
I-44	Review the St. Leonard Town Center Zoning Ordinance for ways to allow/encourage low impact development and energy efficient designs. [CPB]
I-45	Identify and protect a preferred location for an underground utility right-of-way to eventually move above ground power lines. [CPB]
I-46	Address the need for expanded water service in the St. Leonard Town Center. [PW]
I-47	Explore the feasibility of providing an upgraded water system scaled to the small town character of the Town Center. [PW]
I-48	Explore sewerage alternatives that will provide sewerage services while maintaining the small town size and scale of the Town Center. [PW, CPB]
I-49	Complete watershed management plans for the St. Leonard Creek and Calvert Beach Run watersheds. [CPB]
I-50	Move toward alternative technologies and approaches to reduce excess nutrients; for example, nitrogen reducing septic systems. [CR,GS, HD, CPB]
I-51	Encourage property owners who farm to consider participating in the Soil Conservation District's program for water quality and soil conservation. [SCD, CPB]
I-52	Conduct a tree survey of the St. Leonard Town Center. [CPB]
I-53	Establish a tree canopy goal of at least 40 percent for the St. Leonard Town Center. [CPB]
I-54	Maintain or establish habitat corridors between the Town Center and adjoining forested areas. [CPB]
I-55	Promote car-pooling, public transit, pedestrian, and bicycle modes of transportation and land use planning that would decrease automobile travel. [CR, CPB, TCC]
I-56	Consider requiring different environmental standards in the St. Leonard Town Center Zoning Ordinance to balance the need for economic development with the need for environmental protection. [CPB]
I-57	Require architectural review for construction of new structures, fences, and signs and remodeling of or additions to existing structures, fences, and signs. [CPB]
I-58	Review the St. Leonard Zoning Ordinance's architectural requirements and guidelines and the design standards to ensure that new development is compatible with St. Leonard's character. [CPB]