



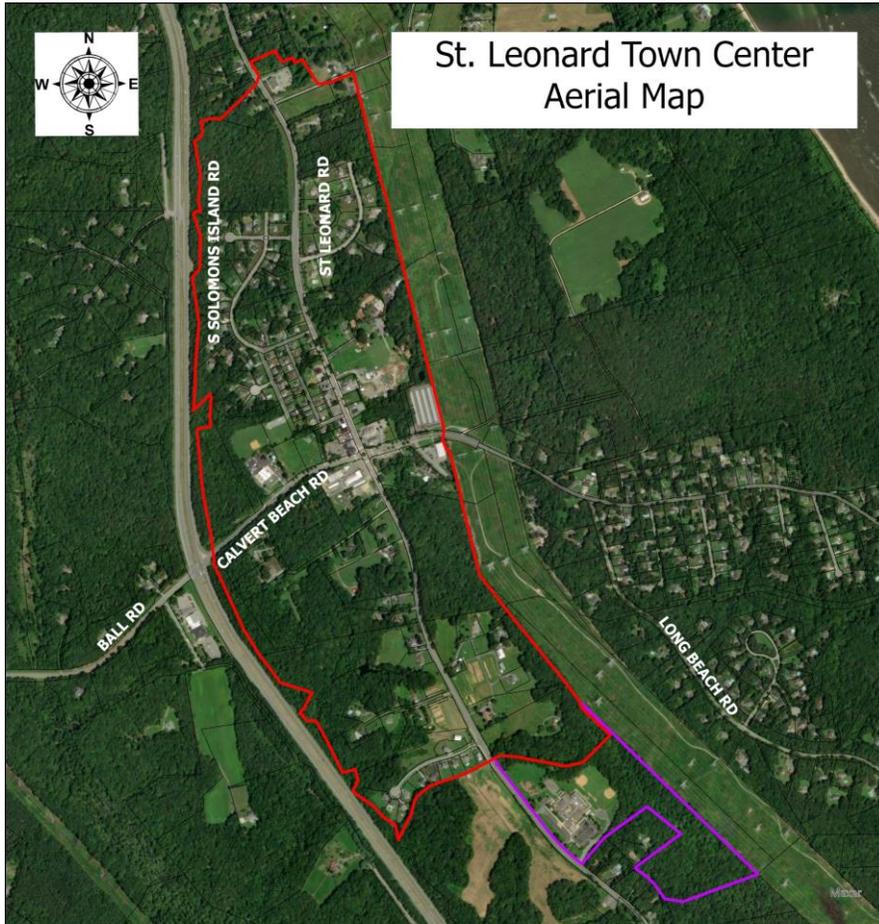
**St. Leonard**  
**Master Plan of Town Centers Update**  
**Survey Results**

# Master Plan of Town Centers Update Surveys

Each survey includes an aerial map with the town center boundary, a brief description of the town center and the following questions:

- How long have you lived in the town center?
- If you live outside of the town center, what is your zip code?
- What is your age group?
- What are the main draws to the town center (i.e., restaurants, shopping, education, etc.)?
- What do you believe the biggest challenge is for the town center?
- What is the biggest change you have seen in the town center in the last 10 years?
- In one word, what do you love about the town center?
- What are the three most important topics to be addressed in the town center master plan update?
- What is the one key element of the town center that you would like to see retained or enhanced?
- Do you think the town center should remain a designated town center zoning district or be a rural commercial zoning district?

# St. Leonard Town Center Description



0 0.25 0.5  
Miles

## Legend

- Town Center Boundary
- Proposed Expansion
- Parcels

Prepared by Department of Planning & Zoning  
7/25/2025

## What is the St. Leonard Town Center?

The St. Leonard Town Center is a small community hub in Calvert County. It was first designated as a “minor Town Center” in 1983 to accommodate residential and commercial growth. The Town Center Master Plan and Zoning Ordinance were initially adopted in 1995 and updated in 2000. In 2019, all town centers were renamed just “Town Centers,” without the major/minor labels.

## Where is It Located?

The St. Leonard Town Center covers 335 acres and includes 177 separate properties. The center of the area is where MD 765 (St. Leonard Road) meets Calvert Beach Road. It includes small businesses, churches, a fire department, homes, and farms.

## What’s the Vision for the Future?

The plan for St. Leonard is to keep it as a mix of homes, businesses, and farms. Future visions may include:

- Tree-lined streets and sidewalks
- A grid layout for easier navigation
- Special entrance signs (“gateways”)
- A plant-covered buffer zone along MD 2/4
- A service road along MD 765 for business access

## What Has Changed Over Time?

Since 1993, there hasn’t been much growth. A few key updates include:

- A traffic light added in 1997 at MD 2/4 and Ball Road
- A streetscape project started in 2003 to improve the Main Street area
- The establishment of a retail store
- Sidewalk repairs and tree removal started this year
- A water system expansion project is currently under construction to improve distribution system pressure and ensure sufficient fire suppression reserves.

## Water and Sewer Services

The Town Center has public water but no public sewer. Most residents want to keep it that way to avoid large, high-density development.

# St. Leonard Master Plan of Town Centers Update Survey Results

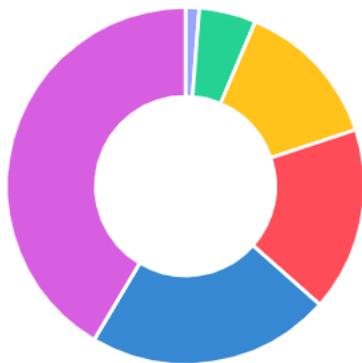
488 Participants

How long have you lived in St. Leonard?



- Less than 5 years (17.22%)
- 5-19 years (32.78%)
- 20-30 years (20.12%)
- 30+ years (24.48%)
- I do not live in St. Leonard (5.39%)

What is your age group?



- Under 20 (1.23%)
- 20-29 (5.13%)
- 30-39 (13.55%)
- 40-49 (16.63%)
- 50-59 (21.97%)
- 60 and over (41.48%)

# St. Leonard Master Plan of Town Centers Update Survey Results

What are your main draws to St. Leonard Town Center (i.e., restaurants, shopping, education, work, etc.)?

- **Restaurants and Food:** local spots like The Tavern, Happy Buddha, casual dining, takeout and cafes
- **Shopping and Local Businesses:** Dollar General, FastStop, liquor stores, Chesapeake Marketplace, small businesses, antique and thrift shops
- **Convenience Services:** gas stations, post office, childcare, convenience stores, ATM access
- **Community and Small-Town Atmosphere:** quiet, rural and close-knit community feel
- **Education and Work:** local schools, childcare and employment opportunities

# St. Leonard Master Plan of Town Centers Update Survey Results

## What is the biggest challenge you have seen in the town center in the last 10 years?

- **Limited Retail and Dining:** few grocery stores, restaurants, cafes; high business turnover
- **Infrastructure and Growth Constraints:** no public sewer, limited water, small lots, limited parking, traffic issues
- **Preserving Small-Town Character:** balancing growth with rural, quiet atmosphere; concerns about overdevelopment
- **Appearance and Maintenance:** aging buildings, vacant storefronts, poor landscaping
- **Community and Zoning:** zoning restrictions, slow permitting, keeping area safe and family-friendly
- **Limited Amenities and Walkability:** few sidewalks, parks or gathering spaces; concerns about pedestrian safety
- **Business Attraction and Viability:** hard to attract retail/restaurants; competition from nearby towns
- **Traffic and Safety:** single access roads, congestion, intersection and pedestrian safety

# St. Leonard Master Plan of Town Centers Update Survey Results

What do you believe the biggest change you have seen in the town center in the last 10 years?

- **Businesses:** new openings (Dollar General, Fast Stop, local shops); Wemyss Liquors relocated
- **Traffic and Infrastructure:** more congestion; traffic circle added; sidewalks, road repairs and lighting improved
- **Aesthetic and Environment:** tree removal for development; landscaping at traffic circle
- **Housing and Population:** residential growth; population increase
- **Community and Amenities:** loss of public events such as auctions and firehouse concerts

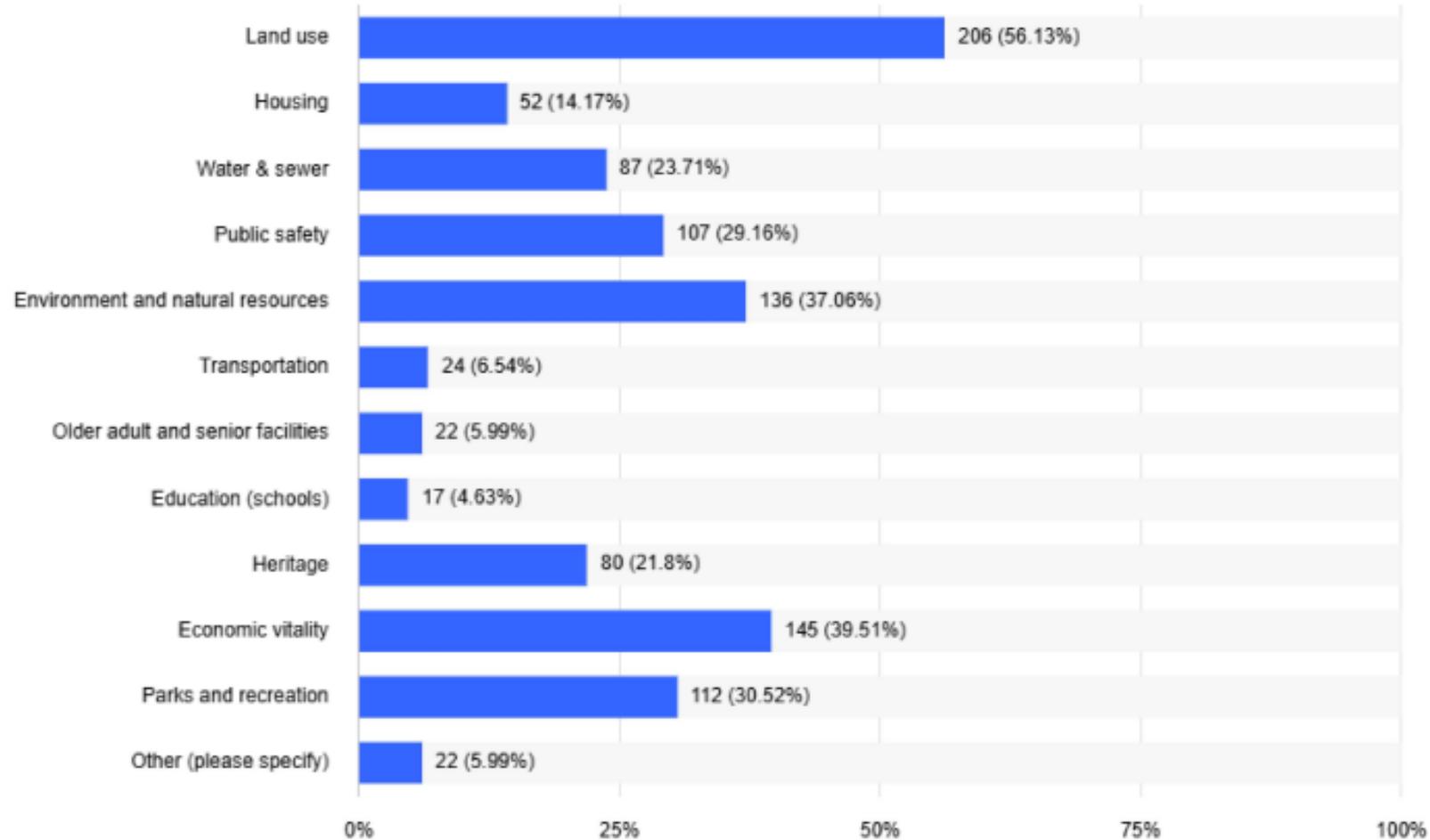
# St. Leonard Master Plan of Town Centers Update Survey Results

In one word, what do you love about the town center?

- small-town
- community
- convenience
- local
- rural
- history
- variety
- safe
- potential
- beautiful
- farms
- firehouse
- slow growth
- simplicity
- small business

# St. Leonard Master Plan of Town Centers Update Survey Results

What are your three most important topics to be addressed in the St. Leonard Town Center Master Plan Update?



# St. Leonard Master Plan of Town Centers Update Survey Results

What is one key element of the St. Leonard Town Center that you would like to see retained or enhanced?

- Preserve small-town charm and community feel
- Support local businesses and family-owned shops
- Enhance walkability and access
- Maintain green spaces and parks
- Protect historic landmarks and heritage
- Manage traffic and infrastructure
- Provide essential amenities and services
- Ensure safety and comfort
- Focus on aesthetics and beautification
- Promote sustainability and protect natural resources

# St. Leonard Master Plan of Town Centers Update Survey Results

## Designation preference

**Do you think St. Leonard should remain a designated Town Center zoning district or a designated Rural Commercial zoning district?**



■ Town Center (60.82%)  
■ Rural Commercial (39.18%)

### Intent of Town Center Zoning District:

A Town Center is designated to be like a mini down for a community. It mixes different types of buildings and activities all in one walkable area – like shops, restaurants, offices, apartments or townhouses, parks, trails and public spaces. The goal is to help the local economy grow by bringing jobs and businesses closer to where people live. It's also meant to cut down on traffic because people walk, bike or take public transportation instead of always driving. Town Centers are where most new growth is supposed to happen, so they get good roads water and sewer service, high speed Internet and nice public spaces like towns squares or indoor recreational centers. Each Town Center has its own Master Plan that guides exactly how it should develop to fit the community's vision.

### Intent of Rural Commercial Zoning District:

The Rural Commercial District covers businesses that sit outside the town centers, usually out along country roads. These might be small stores, local shops or services that have been there for decades – like a roadside market, a small repair shop or a local diner. They're important because they help people who live in more rural areas get what they need without having to drive far into town. The rules for Rural Commercial areas are meant to keep these businesses small, low key and fitting in with the country look and feel – so they don't turn into big shopping centers that could take businesses away from the Town Centers.

# Exploring Options

Depending on the feedback, Planning & Zoning may also explore other options for these communities in the future, such as:

- Retaining the Town Center designation
- Retaining the Town Center designation while distinguishing between minor and major town centers.
- Converting a Town Center to a Rural Commercial and residential district (would require Comprehensive Plan changes), or
- Creating a new “small town center” style district, such as a Community Mixed-Use District or Village District.

# Timeline for Meetings

- **Sept. 9 – Present survey results to the Board of County Commissioners (BOCC)** for feedback and guidance.
- **Sept. 17 – Share results with the Planning Commission**, provide BOCC feedback and seek confirmation to move forward.
- **Oct. 6 - St. Leonard Town Center Public Informational Meeting\***  
6 p.m. at Crossroads Christian Church (150 Ball Road in St. Leonard)

\*The meeting will be broadcast live at [www.youtube.com/@CalvertCountyGov](https://www.youtube.com/@CalvertCountyGov) or use the link to watch the meetings on demand.