



**St. Leonard Town Center Master Plan Update  
Survey Results  
Public Input Meeting**

**Oct. 6, 2025**

# Master Plan of Town Centers

First chapter is applicable to all master plan updates

Subsequent chapters address individual town centers

Eliminates redundancy in town center master plans

***Consolidates master plans into one document***

**Chapter 1:** Town Centers

**Chapter 2:** Prince Frederick Town Center Master Plan

**Chapter 3:** Dunkirk Town Center Master Plan

**Chapter 4:** Owings Town Center Master Plan

**Chapter 5:** Huntingtown Town Center Master Plan

**Chapter 6:** St. Leonard Town Center Master Plan

**Chapter 7:** Lusby Town Center Master Plan

**Chapter 8:** Solomons Town Center Master Plan

# Population Demographics

## Age Composition Percentage Breakdown

- 29% - under 25 years old
- 21% - 25 to 44 year old
- 37% - 45 to 64 years old
- 13% - 65 years and older

Between 2020 & 2023, the population  
65 years and older  
decreased from 15% to 13%.



## Calvert County Total Population

2020: 92,783

## St. Leonard Total Population

2020: 778

2023: 562



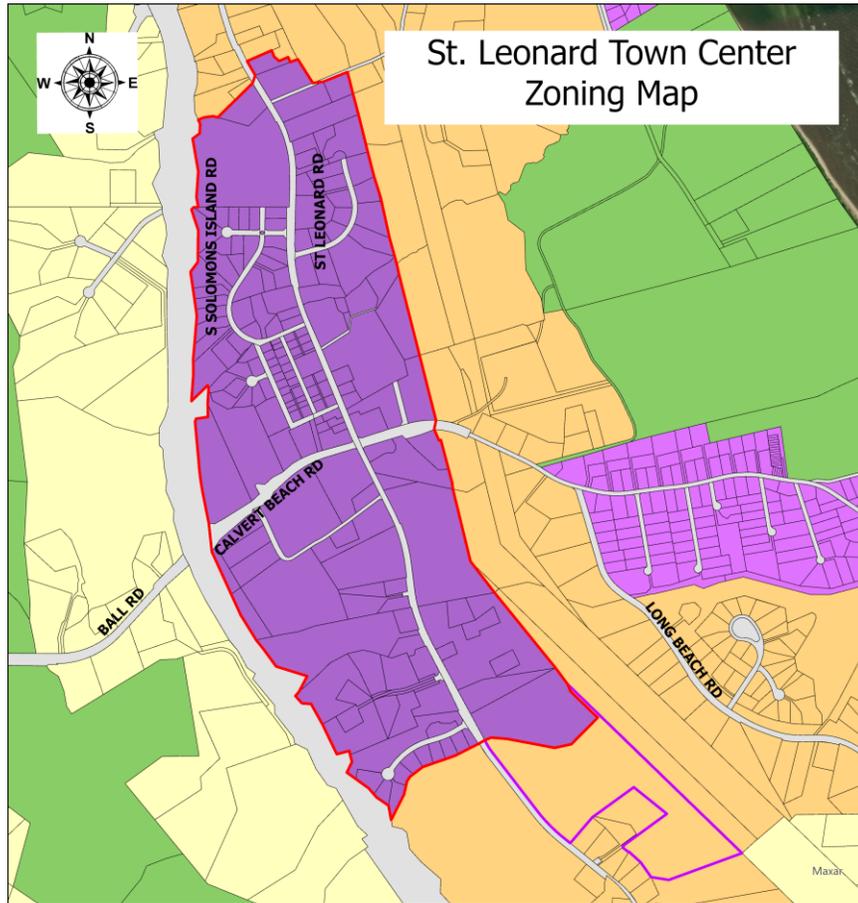
U.S. Census Bureau:  
St. Leonard, MD  
Census Designated Place

## St. Leonard Demographic Composition

White	435
Black	9
Other Races	118



# Zoning & Districts Maps



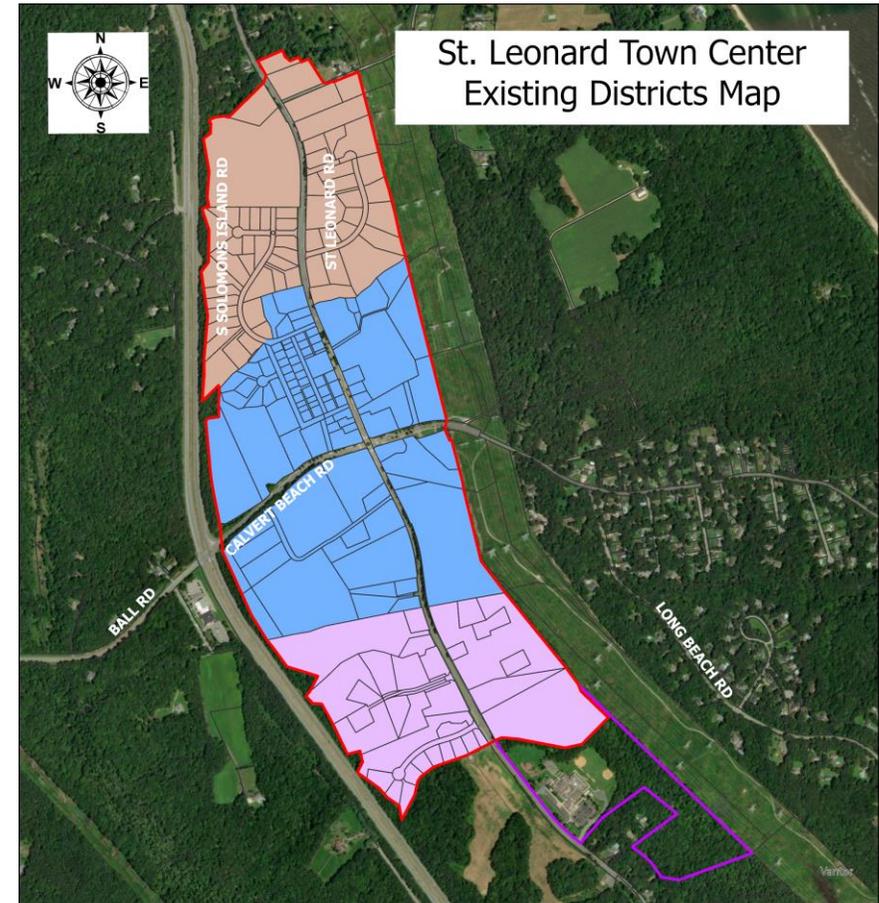
0 0.25 0.5 Miles

### Legend

- Town Center Boundary
- Proposed Expansion
- Parcels
- Farm and Forest
- Rural Community
- Rural Neighborhood
- Right-of-Way
- Town Center
- Waterfront Community

Prepared by Department of Planning & Zoning

7/25/2025



0 0.25 0.5 Miles

### Legend

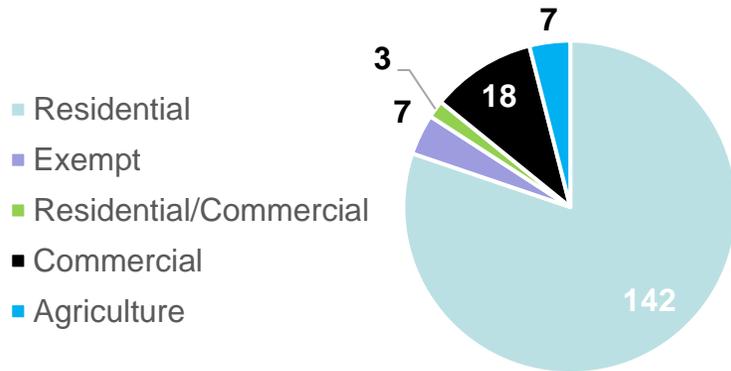
- Town Center Boundary
- Proposed Expansion
- Parcels
- MIXED USE
- CORE
- RESIDENTIAL

Prepared by Department of Planning & Zoning

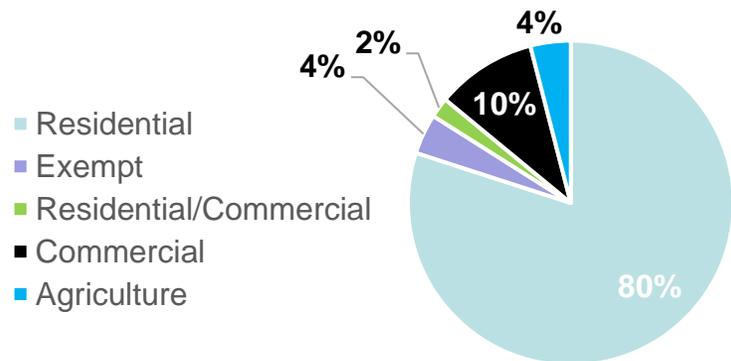
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# Designated Land Uses

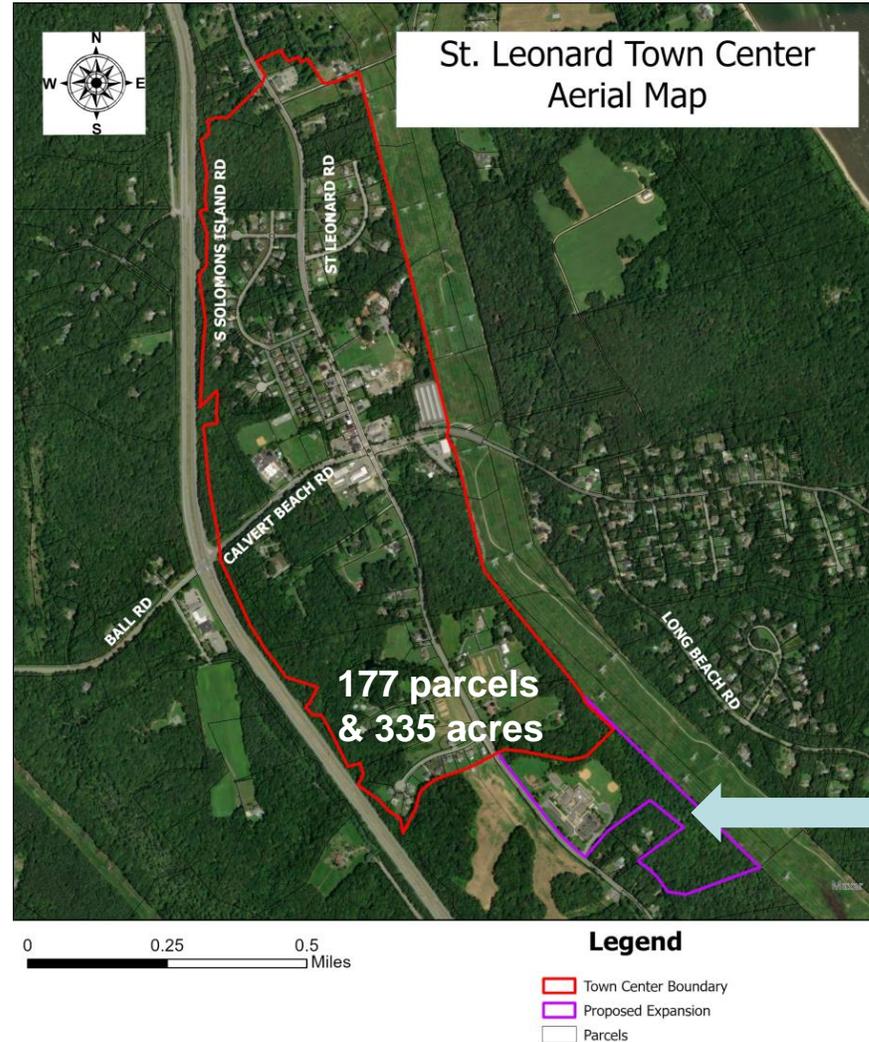
Existing Land Uses (Number)



Existing Land Uses (Percentages)



Source: MD SDAT



St. Leonard Elementary School (27.90 acres)

\* Not included in existing land uses graphic (1 parcel)

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

# Master Plan Update Survey #1

The Department of Planning & Zoning made an online survey available to the public from **July 23 until Aug. 25, 2025**, for the St. Leonard Town Center.

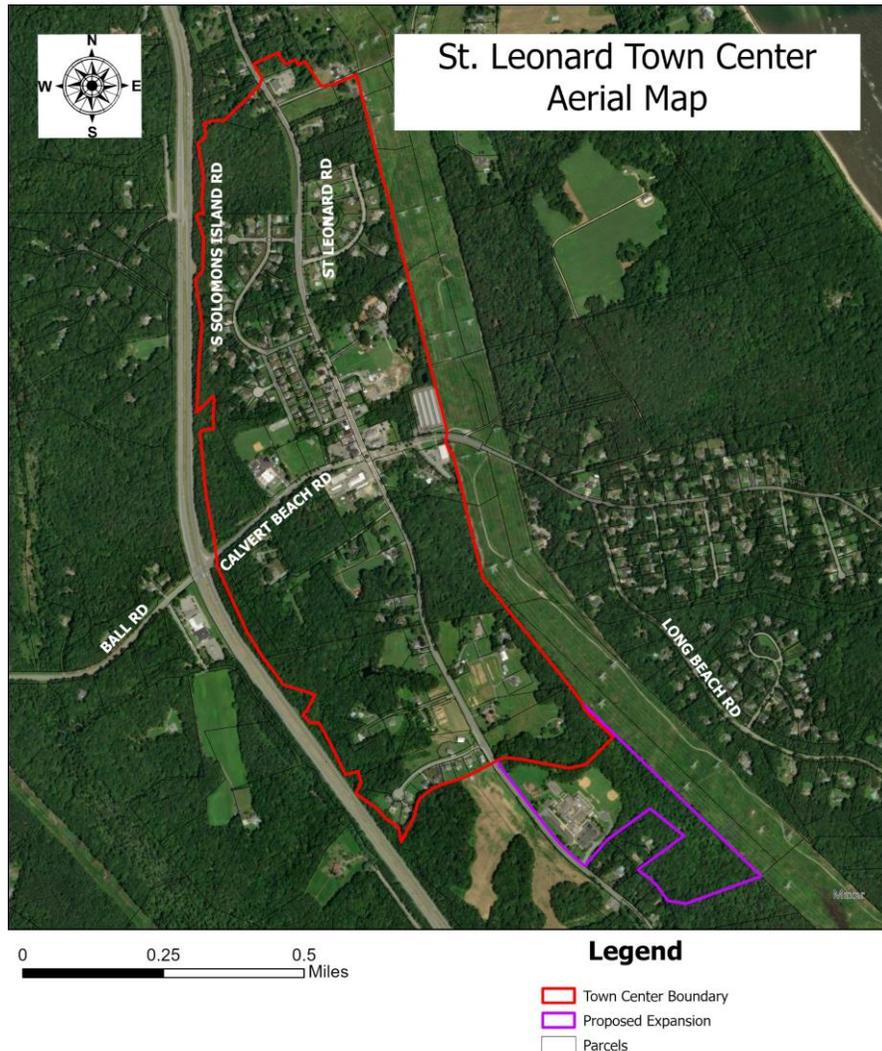
**Purpose:** To gather public feedback on the vision for the town center in preparation for its master plan update.

# Master Plan Update Survey #1 Questions

Each survey included 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



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 Town Center in 1983 and around 2010, it was designated a “Minor Town Center” to distinguish it from “Major Town Centers,” such as Prince Frederick and Solomons. The Town Center Master Plan and Zoning Ordinance were initially adopted in 1995 and updated in 2013. In 2022, 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.

# Master Plan Update Survey #1 Results

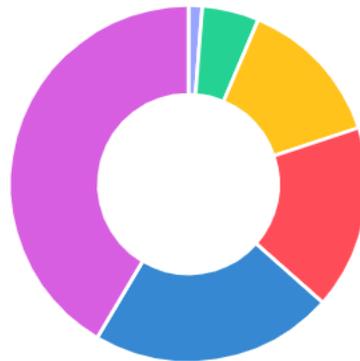
488 Participants

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%)

# Master Plan Update Survey #1 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

# Master Plan Update #1 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

# Master Plan Update Survey #1 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

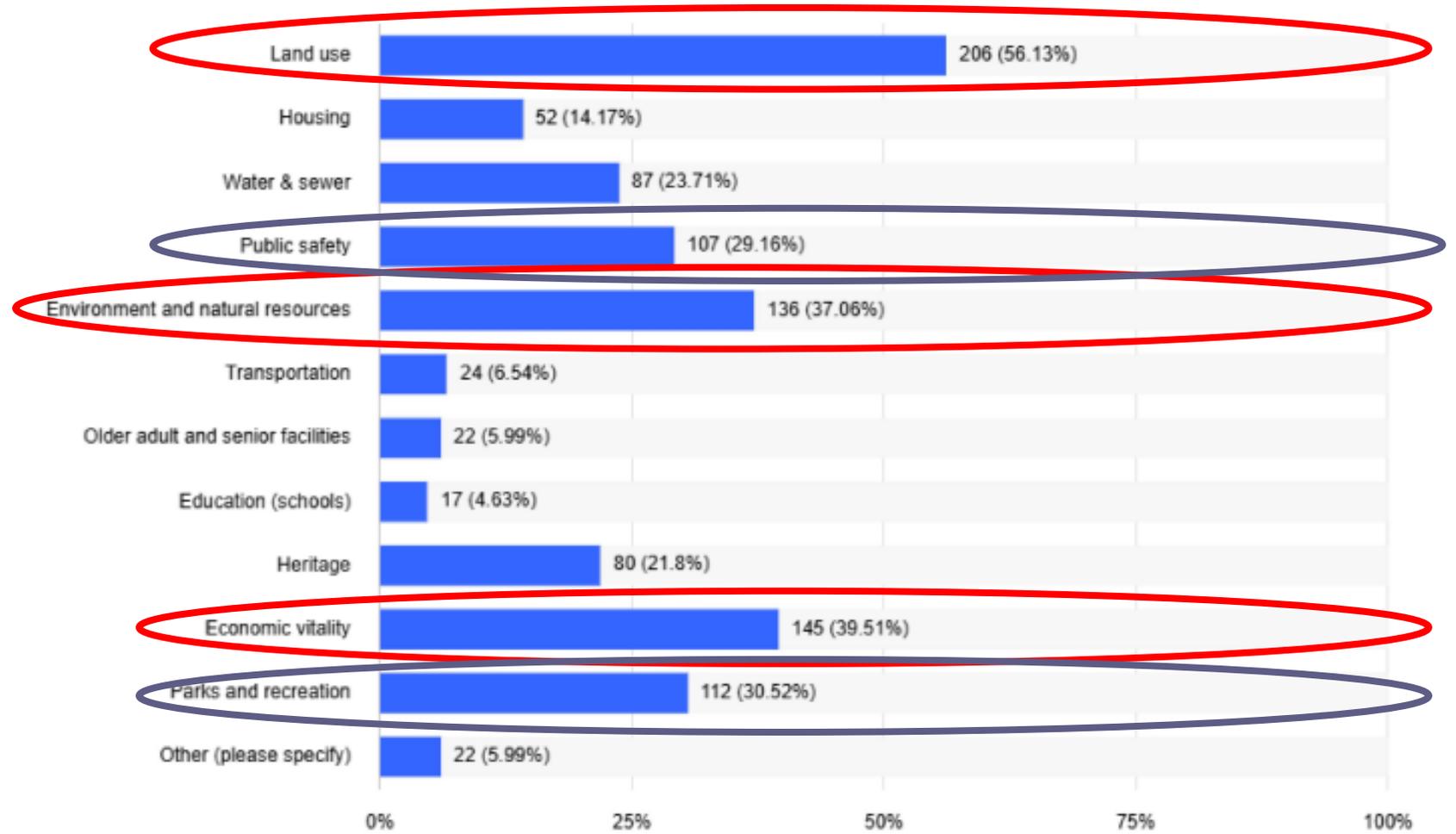
# Master Plan Update Survey #1 Results

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

# Master Plan Update Survey #1 Results

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



# Master Plan Update Survey #1 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

# Master Plan Update Survey #1 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 designed to be a mini town for a community. It combines different types of buildings and activities in one walkable area—such as shops, restaurants, offices, apartments or townhouses, parks, trails, and public spaces. The goal is to strengthen the local economy by bringing jobs and businesses closer to where people live. It is also intended to reduce traffic, since people can walk, bike, or take public transportation instead of always driving. Town Centers are where most new growth is expected to occur, so they are provided with quality roads, water and sewer services, high-speed internet, and inviting public spaces such as town squares or indoor recreation centers. Each Town Center has its own Master Plan that guides how it should develop to reflect the community’s vision.

### Intent of Rural Commercial Zoning District:

The Rural Commercial District covers businesses located outside of the Town Centers, usually along country roads. These may include small stores, local shops, or services that have operated for decades—such as roadside markets, repair shops, or local diners. They are important because they provide goods and services to residents in rural areas without requiring long drives into town. The regulations for Rural Commercial areas are designed to keep these businesses small-scale, low-key, and consistent with the rural character—ensuring they do not develop into large shopping centers that could compete with the Town Centers.

# Exploring Options

Depending on the feedback, The Department of Planning & Zoning may also explore other options, such as:

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

# Timeline

- **Oct. 6 – St. Leonard Town Center Public Input Meeting**  
6 p.m. at the Crossroads Christian Church (150 Ball Road in St. Leonard)
- **Nov. 19 – Brief the Planning Commission on the Public Input Meeting** to provide feedback and seek guidance on next steps.
- **Dec. 2 – Brief the BOCC on the Public Input Meeting** to provide feedback and seek guidance on next steps.
- **St. Leonard Public Workshop** (Date and location TBD)
- **Brief Planning Commission on Public Workshop** to provide feedback and seek guidance on next steps. (Date and location TBD)
- **Brief BOCC on Public Workshop** to provide feedback and seek guidance on next steps. (Date and location TBD)

# Status & Public Input

## Access to the Status of the Master Plan Update

### Master Plan of Town Centers Webpage

<https://www.calvertcountymd.gov/2567/Master-Plan-of-Town-Centers-and-Zoning-O>

### Notify Me

<https://www.calvertcountymd.gov/list.aspx>

### Quarterly Newsletter: Planning Perspective

<https://www.calvertcountymd.gov/3893/Planning-Perspective>

## Opportunities for Public Input

### Submit Comments by Email

[TownCenterUpdate@calvertcountymd.gov](mailto:TownCenterUpdate@calvertcountymd.gov)