



STAFF REPORT
Planning and Zoning Commission
March 17, 2025 at 4:00 p.m.

Video of Meeting Available on YouTube Channel: Town of Leonardtown

New Business:

Public Hearing for Ordinance # 227 - Leonardtown 2025 Comprehensive Plan Update with Recommendation to Town Council. (The Leonardtown Draft 2025 Comprehensive Plan is located at: <https://leonardtown.somd.com/docs/CompPlan2025.pdf>)

Executive Summary: The Land Use Article of the State of Maryland's Annotated Code requires the Planning Commission in each jurisdiction to review their comprehensive plan every ten (10) years. The Comprehensive Plan (The Plan) lays out the Town's vision and guides development and redevelopment through a series of recommendations, goals, and policies. The Plan helps set the framework for investments in public infrastructure and facilities that should be planned and sets the long-term vision that will direct community's expectations while identifying opportunities. The Town's current Comprehensive Plan was adopted in 2010 and is therefore required to be updated as part of the 10- year review cycle. The Town, along with our consultant, Mahan Rykiel Associates, Inc., has held public forums and stakeholder meetings to obtain input from the public on the Comprehensive Plan.

Maryland law requires that local jurisdictions forward copies of the comprehensive plan (or amendments to the plan) to relevant state agencies and adjoining local jurisdictions for their review at least 60 days prior to the planning commission public hearing (§3.07.c). Staff provided copies of the draft Comprehensive Plan to relevant agencies on January 10, 2025, and received comments on March 11, 2025, included as attachment #3. The Town Council introduced the Comprehensive Plan as Ordinance No. 227 on March 10, 2025, and their public hearing is scheduled for April 14, 2025, at 4:30 pm.

Staff Recommendation: In accordance with the Maryland Land Use Article, the planning and zoning commission must hold at least one public hearing and recommend adoption of the plan to the Town Council. The Town Council may adopt, modify, remand, or disapprove the draft that the planning commission sends to them. The legislative body does not need to send it back to the planning commission if it decides to amend it, but if it does send it back, the planning commission needs to work on it and hold another public hearing.

Sample Motion: *I move to (recommend or delay) to Town Council the adoption of the 2025 Leonardtown Comprehensive Plan Update in accordance with the Land Use Article of the State of Maryland Annotated Code.*

Reference Documents:

1. Comprehensive Plan Update Presentation
2. Leonardtown 2025 Comprehensive Plan Draft
3. Planning & Zoning Public Hearing Notice
4. Maryland Department of Planning Comment Letter (March 11, 2025)

Review of Monthly In-House Permits (January 2025 & February 2025)

Respectfully Submitted,

Michael A. Bailey, Sr. - Town Planning Coordinator