

## **St. Leonard Town Center Master Plan Update Adoption Process**

### **State Law**

State law specifies the process for developing and adopting a plan (general, comprehensive, master, functional, or community plan). During 2012, the State passed a law adding a new article to the Annotated Code of Maryland, the Land Use Article which revised, restated, and recodified State laws regarding planning, zoning, subdivision, etc. The new Land Use Article became effective October 1, 2012. Previously, the County's planning authority came from Article 66B of the Annotated Code of Maryland.

The Land Use Article specifies that a planning commission shall prepare a plan to guide and accomplish the harmonious development of the local jurisdiction. "The plan shall serve as a guide to public and private actions and decisions to ensure the development of public and private property in appropriate relationships" (§3-201 (A) (3)). A planning commission shall make and approve a plan and recommend the plan to the legislative body for adoption.

Before recommending the adoption of a plan or amendment, the planning commission shall hold at least one public hearing and provide copies of the recommended plan to all adjoining planning jurisdictions and State units and local jurisdictions responsible for financing or constructing public improvements necessary to implement the plan. The planning commission shall include the recommendation of each unit and jurisdiction that comments on the plan in its report to the legislative body.

### **St. Leonard Town Center Master Plan Update**

#### Public Meetings Held on the Master Plan Update, Kick-off Meeting to Town Hall Meeting

- Kick-off Meeting
- Results Meeting
- Walking Tour
- Development Patterns Focus Meeting
- Presentation of Master Plan, 1<sup>st</sup> Draft
- Presentation of Master Plan, 2<sup>nd</sup> Draft, and presentation of Zoning Ordinance updates, Sets 1 and 2
- Public forum on Master Plan, 2<sup>nd</sup> Draft, and presentation of Zoning Ordinance update, Set 3, plus an open house
- Public forum on Master Plan, 2<sup>nd</sup> Draft, and proposed changes to the Zoning Ordinance, plus an open house
- Joint Public Hearing on Master Plan, 3<sup>rd</sup> Draft (Planning Commission's Recommended Draft)
- Town Hall Meeting on Master Plan, 3<sup>rd</sup> Draft

#### Review by State and Local Agencies

The Planning Commission's *Recommended Draft of the Reorganized and Updated St. Leonard Town Center Master Plan (May, 2012 Draft)* was distributed to the adjoining planning jurisdictions and the local, regional, State, and Federal agencies that may have an interest in the St. Leonard Town Center, as required by State Code. The draft was distributed to 21 agencies. Agencies were requested to submit comments by July 5, 2012. Three agencies submitted comments: Prince George's County Planning Department/Maryland-National Capital Park and

Planning Commission, Maryland Department of Planning, and Maryland Department of Transportation.

### Public Hearing

The Planning Commission and Board of County Commissioners held a joint public hearing on July 31, 2012, on the Planning Commission's *Recommended Draft of the Reorganized and Updated St. Leonard Town Center Master Plan (May, 2012 Draft)*. Seven people signed up to speak at the public hearing; six people spoke, one chose not to speak after signing up. All members of the Planning Commission and all members of the Board of County Commissioners were present at the hearing. The Planning Commission held the record open for thirty days, until August 30, 2012, for submission of additional written comments. The public hearing was recorded.

### Town Hall Meeting

Commissioner Weems hosted a town hall meeting on the Town Center Master Plan update on August 20, 2012. Over fifty people attended. The meeting began with a slide presentation by Commissioner Weems and staff on planning for the St. Leonard Town Center – past, present, and future. The master plan process steps were described. Attendees asked questions. The slideshow is available on the County's Web site:

<http://md-calvertcounty.civicplus.com/DocumentCenter/View/1539>

### Planning Commission's Review of Comments

The Planning Commission considered the agencies' and the public's comments at a special meeting on October 3, 2012. The Planning Commission reviewed the staff analysis of substantive comments. The analysis summarized the comments, presented options, and provided recommendations. The Planning Commission took action on the substantive comments. The commission directed staff to prepare a revised draft master plan for its consideration.

### Planning Commission Approval of the Updated Town Center Plan

The Planning Commission reviewed the revised plan at its meeting on January 16, 2013. The commission voted to approve the St. Leonard Town Center Master Plan and recommend the plan's adoption by the Board of County Commissioners.

### Town Center Zoning Ordinance Update

After the proposed St. Leonard Town Center Master Plan is adopted, the next phase will be to prepare proposed amendments to the St. Leonard Zoning Ordinance in order to implement recommendations in the updated Town Center Master Plan so that the zoning ordinance is consistent with the adopted master plan.