

BREAKING GROUND

Development Community News from the Calvert County Department of Planning & Zoning

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COMPREHENSIVE PLAN UPDATE

The Calvert County Planning Commission held a public hearing Feb. 26 on the Calvert County Comprehensive Plan, December 2018 draft (the Planning Commission's recommended plan). At the hearing, the Planning Commission voted to keep the record open until its next meeting on March 20. The Planning Commission closed the record on March 20 and voted to recommend that the Board of County Commissioners (BOCC) adopt the Calvert County Comprehensive Plan, December 2018 draft. The proposed plan would replace the current Calvert County Comprehensive Plan adopted in 2004 and amended in 2010 (chapter I was replaced) and 2017 (the Calvert County growth tiers map was added).

The BOCC held a public hearing to seek public comment on April 30 at the Calvert Pines Senior Center in Prince Frederick. Visit online at www.CalvertCountyMd.gov/FutureCalvert to view the plan in its entirety or to learn more.



PRINCE FREDERICK BOULEVARD SIDEWALK REPAIRS

The sidewalk along Prince Frederick Boulevard was in need of maintenance and repair to address deterioration issues and tripping hazards due to settling and heaving from the street trees. The project involved removing the street trees and replacing the sidewalk. Following the sidewalk replacement, eastern redbuds (*Cercis canadensis*) were planted as a more suitable tree for the area.



DID YOU KNOW? RESIDENTIAL STRUCTURE SETBACKS

Per the Calvert County Zoning Ordinance Section 4-1.01.B Exceptions to Building Permit Requirements:

If a proposed residential structure consists of less than 150 square feet and is not located in the critical area, stream buffers or cliff setbacks, then a building permit is not required. *(Any required historical or architectural approvals are still required.)*

Even though a building permit is not required, the property owner is still required to obtain any/all required architectural and historical approvals prior to installation.

The accessory structures are also required to meet the setback requirements outlined on Table 5-5. Click [here](#) to view the Accessory Use Setback Table in its entirety.



TRANSPORTATION PLAN UPDATE

The first public workshop on the Calvert County transportation plan update was held on April 2 from 6:30 p.m. to 8:30 p.m. at Calvert Middle School. At this workshop, Sabra & Associates shared their review of plans and studies conducted over the past decade and transportation conditions in the county as they exist today. Attendees then participated

in a small group exercise to prioritize specific locations of concern and responded to potential solutions at those locations by considering cost, environmental impacts and overall community benefit. The presentation given by Sabra and Associates is available for viewing at www.calvertcountymd.gov/transportationplan. The next public workshop date is to be determined. Follow [online](#) for schedule updates.



DEVELOPMENT REVIEW FORMS

Development review submission forms have been converted to a fillable PDF format. In addition, there is now a new transmittal form that must be part of each submittal package which is also in a fillable PDF format. Both forms are available on the county's [website](#). Please note the forms may not be available in browsers such as Microsoft Edge, but work well with Internet Explorer or Google Chrome.



APPROVAL BLOCK FOR SITE PLAN

The Calvert County Zoning Ordinance, Section 4-2.04, Expiration of Site Plan Approval and Vesting, specifies the terms of expiration and criteria for an extension, for Category I and II site plans during the review and approval process, up to and including vesting of the project. The following expiration provisions apply to all site plan applications:

Milestone of Site Plan		Expiration Date Category I Site Plans	Expiration Date, Category II Site Plans
1.	Site plans not yet approved, still under review	24 months from the date of acceptance	24 months from the date of acceptance unless final approval is granted
2.	Site plans that have reviewed conditional approval	24 months, unless final approval has been granted	N/A
3.	Site plans that have received final approval	See Initial Vesting Period	See Initial Vesting Period
4.	Extension of Approvals	One 12-month extension to either 1, 2 or 3, above	One 12-month extension to either 1, or 3, above
5.	Initial Vesting Period	36 months from the date of conditional approval	36 months from the date of final approval
6.	Vesting Through Construction (Category I & II)	At the end of the 36-month Initial Vesting Period, a site plan is vested if: <ul style="list-style-type: none"> a. Actual physical commencement of significant and visible construction; b. Commencement is undertaken in good faith and construction is continued through completion; and c. Commencement of construction is pursuant to obtaining all necessary permits and that remain valid. 	
7.	Extension of the Vesting Periods	N/A	N/A

Revisions to site plans either before or after the approval and/or vesting process do not affect the expiration dates. However, to help clarify the status of applications, staff is in the process of designing an “approval block” that will be required on each sheet of a site plan. The approval block will be used by review staff to log and track the approval/expiration dates of the milestones above as well as any revisions to site plans that occur subsequent to an approval. The approval block will be made available to the engineering community in the next month or so.



NEW FAST TRACK HOURS

The Department of Planning & Zoning has updated the hours of operation for accepting fast track permit applications. The new hours are Wednesdays from 8:30 a.m. to noon.

CONTACT INFORMATION

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