

BREAKING GROUND

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

VOL. 2, Summer 2020



A Message from your County Administrator

Calvert County Government (CCG) understands the toll this pandemic is taking on families and businesses in Calvert County and all over the world. During these uncertain and unprecedented times, we remain committed to continue providing services to our customers.

To accommodate social distancing recommendations, we are offering many services remotely as our offices are currently closed to the public. The safety of our employees and the citizens and businesses we serve remain our top priority.

We are in daily contact with Calvert County Health Officer Dr. Larry Polsky and local, state and federal officials. To make sure you are aware of the latest information about Calvert County's COVID-19 response, I encourage you to monitor our [virtual resource center](#) and the CCG Facebook page for the latest information.

We look forward to returning to "normal" as soon as safely possible. Until then, thank you for all you do every day to make Calvert County a great place to work and live. We are in this together. Together, we will persevere.

Be safe.

Mark Willis
County Administrator

Meet Public Works Director Kerry Dull

The BOCC is pleased to announce the appointment of Kerry Dull as the county government director of Public Works. Dull's appointment is effective May 11, 2020. Dull previously served as the general services director.

Dull has an extensive leadership and military background. He served in the U.S. Army for more than 28 years in a variety of positions beginning as an aviation officer in 1989 before being promoted to the rank of major and assigned to the Pentagon as an airborne reconnaissance officer in January 2001. Dull quickly moved up the ranks becoming a battalion operations officer in June 2003, battalion executive officer in 2004 and material management and logistics officer in October 2006.



In November 2007, Dull joined the National Guard Bureau Joint Staff where he served as a strategic analyst/counter-narcotics program manager. There, he served as lead strategist for the joint staff, identifying and bridging gaps between policies while providing reports and analysis on key information and objectives to senior leaders.

Dull later became commander for the 29th Combat Aviation Brigade and ended his career with the Army National Guard as the chief of staff for the 29th Infantry Division. In this role, he was responsible for leading organization activities and operational planning by successfully supporting and implementing a strategic framework with more than 500 executive-level staff for three chief executives. He identified necessary resources and managed budget constraints to meet established priorities and goals.

Dull replaces Rai Sharma, who retired earlier this month after serving 10 years in Calvert County Government; the last five years as the director of public works.

Dull holds a bachelor's degree in marketing and management and a master's degree in business administration, with a concentration in finance.

CALVERT COUNTY ANNOUNCES LOCAL GUIDANCE IN ACCORDANCE WITH STAGE TWO RECOVERY

In response to Gov. Hogan's announcement this week that Maryland is moving to Stage Two of reopening, the Board of County Commissioners (BOCC) confirms Calvert County will take parallel actions to include expanded services for indoor dining and outdoor amusements.

Stage Two of Maryland's Roadmap to Recovery includes the reopening of indoor dining at 50% capacity and outdoor amusements, including mini golf and outdoor pools at 50% capacity, and the reopening of child care centers with up to 15 individuals in a room, effective 5 p.m. on Friday, June 12, 2020. Restaurants which added outdoor seating during Stage One – and which intend to maintain this option during the state's reopening phases – must work through the Calvert County Department of Planning & Zoning to ensure adherence to zoning, safety and building code regulations. Guidance is available by email at pz@calvertcountymd.gov.

In addition, Gov. Hogan announced that at 5 p.m. on Friday, June 19, 2020, indoor fitness activities, gyms, dance and martial arts studios may safely reopen at 50% capacity. All must maintain strict attention to health guidance, distancing and sanitation measures.

Local businesses may review the complete list of Stage Two state guidelines, online at <https://governor.maryland.gov/2020/06/10/governor-hogan-announces-next-stage-two-reopenings-including-indoor-dining-and-outdoor-amusements/>.

CITIZENS PREPAREDNESS URGED FOR ATLANTIC HURRICANE SEASON

The Atlantic hurricane season officially begins June 1 and the Calvert County Department of Public Safety, Emergency Management Division, urges citizen awareness and preparedness.

The Atlantic hurricane season lasts from June to November, but most hurricane-like weather occurs between mid-August and late October. Calvert County is at risk for strong winds, heavy rain, inland flooding and other severe weather. Residents can be "weather ready" by knowing how to receive information and warnings, having a plan and practicing safety during and after a storm.

The National Weather Service notes hurricanes can cause coastline damage and destruction for several hundred miles inland. Hurricanes often produce extreme winds, devastating high tides, flooding from torrential rains and even tornadoes. Read on for [actions residents can take now to prepare for severe weather.](#)



Planning & Zoning

Fees

The Department of Planning & Zoning has been assessing the cost of services for development review, inspections and permits, zoning and code enforcement. The assessment determined that no fees are imposed for many critical services provided by the department; many of the current fees have not been updated in 20 years or more; existing fee structure does not cover the cost of services; in most cases, current fees are considerably lower than many of the surrounding jurisdictions; and the lack of fees results in inadequate resources for staffing and technological support, which diminishes customer service. Department staff have held three previous work sessions with the BOCC to discuss the fee assessment and review the department's proposed fees structure. The BOCC directed staff to include the proposed fee structure in the county's proposed FY 2021 budget. A public hearing was held on May 19, 2020 for the FY 2021 Commissioners' Operating and Capital Budget that includes the Planning & Zoning proposed fees. The FY2021 budget included the revised development review fee schedule for plans and permits through the Department of Planning & Zoning. This was approved by the BOCC on June 9, 2020 and will go into effect July 1, 2020. For additional information, please contact Carolyn Sunderland, AICP, Deputy Director, at 410 535-1600, ext. 2380 or at Carolyn.Sunderland@calvertcountymd.gov.

Conceptual Site Plan Review

The Text Amendment Case #19-04 to Change Conceptual Site Plan Review from Optional to Mandatory was presented at the Joint Public Hearing on January 28, 2020. The PC recommended and the BOCC took action to hold the record open for thirty days to receive additional public comment on how the text amendments would change the site plan review process. The record was held open until February 27, 2020. Staff worked with the Department of Public Works and the development community to draft a new site plan review process chart that incorporates the text amendments. Staff presented the proposed site plan review process to the Planning Commission at their regular meeting on May 20, 2020. The PC approved the site plan review process and recommend approval of Text Amendment Case #19-04 to the BOCC. The text amendments were approved by the BOCC on June 9, 2020. For additional information, please contact Carolyn Sunderland, AICP, Deputy Director, at 410 535-1600, ext. 2380 or at Carolyn.Sunderland@calvertcountymd.gov.

June Planning Commission meeting

The next Planning Commission regular meeting will be held June 17, 2020 via Zoom due to COVID-19. The meeting will be available to the public via live-stream through the County's website [Meetings on Demand web page](#). The public may also call into the Zoom meeting via the phone number provided on the agenda that will be posted June 12, 2020. For additional information, please contact Rachel O'Shea, Acting Planning Commission Administrator at 410-535-1600, ext. 2339 or at Rachel.oshea@calvertcountymd.gov.

NEW EMPLOYEES/PROMOTIONS

We are dedicated to keeping you informed on personnel changes within the departments that you may work with on a regular basis.

Planning & Zoning New Employees/Promotions:

- Carolyn Sunderland – Deputy Director
- Judy Mackall – Deputy Director
- Rachel O'Shea – Zoning Planner
- Rachel Distel - Office Assistant II
- Pam Anderson – Retired, Part-time Office Assistant II
- Theresa Maslanik – Part-time Office Assistant II
- Planning Commission Administrator – Vacant
- Principal Planner – Vacant
- Planner III - Vacant

- Kathleen Seay - Planner II
- Planner I – Vacant

RECENT TEXT & MAP AMENDMENTS*



REZONING CASE #MA19-03

PROPOSED ZONING MAP AMENDMENT TO THE CALVERT COUNTY ZONING ORDINANCE AND THE HUNTINGTOWN MASTER PLAN & ZONING ORDINANCE

Re: Tax Map 18 P/O Parcel 550, Huntingtown, MD to Rezone 2.6± Acres from Neighborhood District to the Mixed Use District in Huntingtown Town Center

This map amendment proposes to rezone the property which is currently split zoned. This change would result in rezoning approximately 0.95 acres from the Neighborhood District to the Mixed Use District.

TEST AMENDMENT CASE NO. TA#19-05

PROPOSED AMENDMENTS TO ARTICLE 3 LAND USE CHARTS; SECTION 3-2.03 HUNTINGTOWN TABLE OF LAND USES-BUSINESS & PERSONAL SERVICES, USE#20 OFFICE, NON-MEDICAL, MEDICAL OR CLINIC IN THE HUNTINGTOWN TOWN CENTER ZONING ORDINANCE

This amendment proposes to permit Office, Non-Medical, Medical or Clinic in the Neighborhood and Residential Zoning Districts of Huntingtown Town Center.

****These amendments are not yet approved. The next step is a public hearing scheduled for Tuesday, July 28, 2020.***



GET INVOLVED IN LOCAL GOVERNMENT

Every day, decisions made by Calvert County Government officials impact you. Now is a great time to get involved. The BOCC has established many boards, commissions and committees that offer Calvert County citizens an avenue to actively participate in local government.

These boards deal with health and welfare, social programs, environmental issues, agricultural preservation, economic development, tourism, architectural review, women's issues, elder issues and much more.

[Search the Volunteer Boards and Commissions](#)

Current Vacancies

If you would like to get involved, please see our [current vacancies](#). You can [subscribe](#) to receive emails automatically to notify you of current vacancies. Vacancies are also published in local publications.

Application Form

[Online Application Form](#)

BOARD OF APPEALS (BOA)

2020 BOA schedule, agendas and information may be accessed via the link below:
<http://www.calvertcountymd.gov/797/Board-of-Appeals>

TEG/SEG DATES AND INFORMATION

The Technical Evaluation Group or TEG and the Subdivision Evaluation Group (SEG) reviews site plans and subdivisions in order to ensure that proposed and existing commercial development complies with all county ordinances and State regulations. The TEG/SEG members review and provide comments on proposed projects and revisions to plans within the time guidelines of the Site Plan and Subdivision Process Chart.



TEG Meetings are held on the fourth Wednesday of each month (except for November and December, due to the holidays). The meeting begins at 8:30 a.m. Meetings are held in the 3rd floor conference room (Planning & Zoning) 150 Main Street, Prince Frederick, MD 20678. Use the links below for the schedules and additional information.

<https://www.calvertcountymd.gov/DocumentCenter/View/30692/OFFICIAL-2020-SITE-PLAN-SUBDIVISION-PROCESS-CHART-12-18-19>

<https://www.calvertcountymd.gov/DocumentCenter/View/30692/OFFICIAL-2020-SITE-PLAN-SUBDIVISION-PROCESS-CHART-12-18-19>

CALVERT COUNTY TRANSPORTATION PLAN UPDATE



TRANSPORTATION PLAN

The Calvert County Transportation Plan sets a vision to integrate multi-modal transportation planning with land use, historic preservation, open space and community

facilities.

Calvert County adopted its first transportation plan in 1997, A Transportation Plan for Calvert County 2010. The plan established specific improvements to shape transportation and inform land use patterns through 2010. Under the direction of the Calvert County Planning Commission and the BOCC, the Department of Planning & Zoning started the update process.

Consulting firm Sabra & Associates was contracted to begin work on the plan in January 2019. The Planning Commission held several public workshops throughout the year and conducted a public hearing in December 2019.

Citizen comments and agency comments were submitted and considered during this process. The Planning Commission recommended the January 2020 draft to the BOCC for adoption in January 2020. In February 2020, the BOCC held a work session and public hearing and received citizen comments. The BOCC voted to adopt the plan with revisions on March 24, 2020. The transportation plan has been recorded and is official. Visit online to [view the transportation plan](#).

PRINCE FREDERICK TOWN CENTER MASTER PLAN UPDATE



**TOWN CENTER
MASTER PLAN**

Prince Frederick

The Prince Frederick Town Center Master Plan sets policies and actions that guide the physical development within the town center, including private and public development. The Planning & Zoning Department is holding a series of public meetings this winter and spring to provide opportunities for the public to provide input for the Prince Frederick Town Center Master Plan update. The master plan was originally adopted in 1989. To view [videos of past meetings](#), visit the county's website.

To sign up to receive email messages of events: visit the [CCG homepage](#), click on "Notify Me," and under the News Flash heading, select "Planning & Zoning." To learn about future events and check the status of this project, visit www.calvertcountymd.gov/TownCenters.

The ordinance rewrite and map revisions are being completed following the adoption of the Calvert County Comprehensive Plan. As required by the State Land Use Law, the ordinance must be consistent with the adopted comprehensive plan. Additionally, the ordinance is being reorganized and reformatted to be more user friendly for citizens to look up the County's zoning regulations. Ordinance chapters are being combined for ease in finding information. Keep watching the [Calvert 2040 webpage](#) on the County's website for updates including schedules for citizen participation to provide input on the draft ordinance and map.

2020 CENSUS

Did you know that the 2020 Census is beneficial to businesses? The count provides businesses with information about population trends and growth projections. Businesses can use this information to determine where to open new stores and restaurants, where to recruit employees and which products and services to offer.



It's not too late to be counted! The census deadline has been extended until October 31. It has never been easier to respond to the census on your own, whether online at www.my2020census.gov, over the phone, or by mail. Get an overview of Calvert County's Census completion numbers at <http://apps.planning.maryland.gov/censusdashboard/indexdash.html>.

The once-a-decade population count provides rich data on communities, including trends in the population, projections of growth, and information on demographics. This data is valuable to businesses—it helps inform better decision-making regarding business expansions, closures, hiring strategies, and other business practices to decrease perceived risks and increase return on investments. Join us to spread the word about the importance of the 2020 Census and help ensure a complete and accurate count.

Calvert County is committed to ensuring every resident is counted in order to provide excellent public services and resources. For each adult, child and baby not counted, we miss out on about approximately \$18,250 per person in federal funding over the next 10 years.

Ensuring that everyone is counted once, only once and in the right place is vital to planning for public health and safety, schools, transportation projects, funding public programs, and ensuring equal representation in Congress.

Contact the regional census center for Maryland:
Philadelphia:

Phone: 267-780-2530

E-mail: Philadelphia.rcc.partnership@2020census.gov

To read the Partnership Fact Sheet: Businesses, visit <https://www2.census.gov/about/partners/general/fact-sheet-businesses.pdf?#>.

For updates on the Calvert County Census 2020 Complete Count Committee, visit <http://www.calvertcountymd.gov/2543/Census-2020>.

UPCOMING HOLIDAYS FOR 2020

To help you plan for submittals, inspections, etc., Calvert County Government will be closed for the following holidays:

Friday, July 3: Independence Day



PLANNING COMMISSION MEETINGS FOR 2020

Visit online for a schedule of 2020 Planning Commission meetings.

<https://www.calvertcountymd.gov/2594/2020-Agenda-Calendar>



Please contact Olivia Vidotto at Olivia.Vidotto@calvertcountymd.gov or 410-535-1600, ext. 2379 if there are topics of interest or information you'd like included.

CONTACT INFORMATION

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