

BREAKING GROUND

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

VOL. 4, Winter 2020



Planning & Zoning

While county offices remain closed to the public, the department continues to offer all services via outside drop box, email, phone and virtual meetings.



Fees

The Planning & Zoning fee schedule went into effect July 1, 2020. The complete fee schedule can be found [here](#), and the fee forms to be completed and submitted to the Department of Planning & Zoning for any required fee can be found [here](#).

For questions related to Planning & Zoning fees, please contact Carolyn Sunderland, AICP, Deputy Director, Planning at 410-535-1600, ext. 2380 or at Carolyn.sunderland@calvertcountymd.gov. For questions related to Inspection & Permit fees, please contact Joe Hawxhurst, Inspections & Permits Division Chief at 410-535-1600, ext. 2523 or at Joe.hawxhurst@calvertcountymd.gov.

Calvert County Environmental Health Department

Groundwater levels are rising in a substantial way and Planning & Zoning staff ask that all lot corners or test locations be staked out at this time. Based on the trends, staff will begin to schedule wet season percolation tests in early to mid-December 2020. The tests will generally be scheduled in accordance with the date the application is received. It is possible that groundwater levels may decline in the new year and testing may need to be suspended, but staff will make judgments on that as data is received.

Thank you in advance for your cooperation in this matter. For questions, please contact the Environmental Health Office at 410-535-3922, ext. 25.

New Employees/Promotions

Keeping you informed on personnel changes within the departments that you may deal with on a regular basis.



P&Z New Employees/Promotions:

- DeCarlo Brown – Promoted to Planner III
- Jessica Gaetano – Promoted to Planner I
- Christopher Sperling – Historic Preservation Planner III (Dec. 21 start date)
- Andrew Stirling – Plumbing Inspector (Dec. 14 start date)

Retirements:

- James “Keith” Cross – Plumbing Inspector, Retirement Effective Sept. 25, 2020
- Charles “Chic” Michael – Plumbing Inspector, Retirement Effective Oct. 9, 2020
- Kirsti Uunila – Planner III, Historic Preservation, Retirement Effective Oct. 16, 2020

Recent Text & Map Amendments



*[Work Session, Text Amendment Case TA #20-01](#) - Reduce the residential units in the New Town District for the Prince Frederick Town Center.

*[Work Session, Text Amendment Case TA #20-02](#) - Increase Transfer Development Rights requirements in specific town centers as listed.

**These items will be addressed with the comprehensive update of the Calvert County Zoning Ordinance.*

[Work Session, Text Amendment Case TA #20-03](#) - Allow assisted living and group homes in the EC District for the town center of Prince Frederick. (Staff: Deputy Director of Zoning Judy Mackall). Scheduled for a joint public hearing on Dec. 9, 2020 during the regularly scheduled Planning Commission meeting.



Get Involved in Local Government

Every day, decisions made by Calvert County Government officials affect you. Now is a great time to get involved. The [Board of County Commissioners](#) 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, elderly issues and others. [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 the local media.

Applications

[Online Application Form](#)

Board of Appeals (BOA)

2021 BOA schedule, agendas and information may be accessed via the link below:
<https://www.calvertcountymd.gov/797/Board-of-Appeals>

TEG/SEG Dates and Information

The Technical Evaluation Group (TEG) and the Subdivision Evaluation Group (SEG) reviews site plans and subdivisions 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 third floor conference room (Planning & Zoning) at 150 Main St., Prince Frederick, MD 20678. Use the links below for the schedules and additional information.

Until further notice, Planning Commission meetings are being held via Zoom due to COVID-19. The public may also call into the Zoom meeting via the phone number provided on the agenda for each meeting.

The updated 2021 schedule will be available in the next few weeks on the Calvert County website.

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

Prince Frederick Town Center Master Plan Update



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 Commission endorsed a three-phased process to update the Town Center master plans: issue identification, plan development and plan adoption. The Prince Frederick Town Center Master Plan Update is currently in the first phase. Work on the first phase is wrapping up. The public workshop on Land Use & Transportation and was held virtually on Nov. 19, 2020. During the live broadcast on Facebook, there were 1,730 people who tuned in sometime during the broadcast. The workshop was recorded and is available on [YouTube](#).

The virtual tours for the Boyd and Margret Shields King Memorial Park and for Old Town Prince Frederick are posted to the [Town Center Master Plan Update Project Page](#) under the under the “videos” tab. As of Nov. 30, the Facebook post of the King Memorial Park walking tour had 1,700 views, and the Facebook post with the Old Town Prince Frederick video had over 490 views. The Calvert County Department of Communications & Media Relations staff is producing a series of five videos focused on transportation topics: walking, biking, public transit, commuter bus transit and vehicles. These will be posted to the county’s Facebook and YouTube sites as they become available. The next step in the update is Phase II: Develop the Plan.



2020 Maryland Census a Success

The U.S. Census Bureau adjusted its 2020 Census operations in response to the COVID-19 outbreak, including temporary suspensions of certain activities and the extension of operational deadlines. The self-response and non-response follow-up field operations concluded at 6 a.m. on Oct. 16, 2020. As of Oct. 16, Calvert County’s self-response rate was 75.1%. The national rate was 67% and Maryland’s was 71.2%. Due to the positive response by Calvert County households, the county exceeded its 2010 self-response rate of 68.8%, increasing the rate by 6.3 percentage points. Calvert County’s success in achieving a higher response rate can be attributed to the committee being composed of diverse members of the community. Local government agencies, business groups, citizen associations, civic associations, clergy, educators, municipalities, non-profit organizations and the U.S. Census Bureau had representatives on the committee.

The committee leads in Charles, Calvert and St. Mary's counties worked with the bureau staff to coordinate outreach. The community is to be commended in its positive response that resulted in exceeding the 2010 self-response rate. The Maryland Department of Planning (MDP) extended its gratitude by acknowledging the many Census Ambassadors and Maryland Census Champions who helped with the 2020 Census. The MDP extended thanks to all its partners, elected officials, counties, municipalities and everyone who participated in the 2020 Census. The MDP recognized 14 of the Calvert County Complete Count Committee members as Maryland Census Champions, including the Committee Chair Dr. Sudha Haley and Co-Vice Chairs Janet Bellizzi and Stacy Milor.

Big thanks to Jenny Plummer-Welker and Ruth Davis-Rogers of Planning & Zoning for their dedication and efforts that generated a high self-response rate from the Calvert County residents. Both Jenny and Ruth were recognized as Census Champions by MDP. Their work was further challenged by COVID-19 restrictions, but their ingenuity ultimately resulted in very successful results and is much appreciated.

Updates to the Calvert County Zoning Ordinance and Official Zoning Maps are underway

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 web page on the county's website for updates, including schedules for citizen participation to provide input on the draft ordinance and map.

Maryland Updates Safety Precautions and Restrictions Due to COVID-19

Citizens are reminded that with Maryland's positivity rate continuing to rise, Gov. Larry Hogan implemented additional actions to slow the spread of COVID-19:



- All bars, restaurants, and venues serving food and alcohol must close between 10 p.m. and 6 a.m., except for the purposes of carryout and delivery.
- Capacity at retail establishments and religious facilities will be reduced to 50%.
- Hospital visitation is prohibited until further notice with some exceptions. Medical facilities were also warned to avoid any elective procedure admissions that are not urgent or life-saving.
- Until further notice, indoor visitation at Maryland nursing homes will generally be limited to compassionate care. All visitors must have proof of a negative COVID-19 test result within 72 hours prior to their visit.

For further information on Gov. Hogan's orders and state actions, [click here](#). The county continues to share the latest updates surrounding Calvert County's response to COVID-19 through a virtual resource center at www.CalvertCountyMd.gov/Coronavirus.



Planning Commission Meetings for 2021

Until further notice, Planning Commission meetings are being held via Zoom due to COVID-19. The meeting will be available to the public via live-stream through the county's [Meetings on Demand web page](#). The public may also call into the Zoom meeting via the phone number provided on the agenda for each meeting.

[Click here for a proposed Planning Commission meeting schedule for 2021.](#)

UPCOMING HOLIDAYS FOR 2020-2021

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

- Thursday, Dec. 24: Christmas Eve
- Friday, Dec. 25: Christmas Day
- Friday, Jan. 1: New Years Day
- Monday, Jan. 18: Martin Luther King Jr. Day



One of the real joys of the holiday season is the opportunity to say thank you and wish the very best for you and your family in the coming new year.



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

Carolyn Sunderland, AICP
Deputy Director
410-535-1600, ext. 2380
Carolyn.Sunderland@calvertcountymd.gov

Olivia Vidotto
Planner III
410-535-1600, ext. 2379
Olivia.Vidotto@calvertcountymd.gov



WWW.CALVERTCOUNTYMD.GOV