



DEPARTMENT OF COMMUNITY PLANNING & BUILDING  
INTEROFFICE MEMORANDUM

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**TO:** Board of County Commissioners  
**VIA:** Terry L. Shannon, County Administrator *TL*  
**VIA:** J. Mark Willis, Director *JM*  
**FROM:** Jenny Plummer-Welker, AICP, Long Range Planner *JP*  
**DATE:** March 21, 2017  
**SUBJECT:** Proposed Adoption of a Calvert County Growth Tier Map

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**Background:**

In 2012, the State of Maryland adopted the Sustainable Growth and Agricultural Preservation Act (the "Act") to limit creation of new residential subdivisions served by on-site sewage disposal systems (private septic systems). The Act, also known as the "Septics Law," was adopted to meet U.S. Environmental Protection Agency limits on Chesapeake Bay nutrient and sediment pollution. The Act establishes four tiers to identify the type and intensity of residential subdivision that may occur (minor or major), and the type of sewage disposal system to serve them. The Maryland Department of Planning's (MDP's) guidance outlined a two-step process: administrative adoption and then incorporation into the comprehensive plan during the next plan update.

The Calvert County Planning Commission and Board of County Commissioners held a joint public hearing on October 25, 2016, to consider adopting a proposed Growth Tier Map. At the public hearing, the Planning Commission recommended that the Growth Tier Map not be adopted at this point but be considered with the comprehensive plan process. The Board voted 4-0-1 to take the Planning Commission's recommendation, left the record open, and directed staff to address this item with the update of the Comprehensive Plan. The Comprehensive Plan process is currently underway. Our plan consultant, Jacquelyn Seneschal, AICP, Project Manager for WSP|Parsons Brinckerhoff, has advised that it will streamline the process to proceed with adopting a Growth Tier Map as soon as possible, as MDP envisioned the two-step adoption process. As the update process continues, we will evaluate the adopted Tiers for potential refinements and incorporation within the Comprehensive Plan, with adoption anticipated in spring 2018.

**Discussion:**

At its meeting on March 21, 2017, the Board adopted a motion to reconsider its October 25 action regarding the Growth Tier Map, announced the record would be closing, and directed staff to come back in a near term meeting to entertain further action.

**Recommendation:**

Close the record. Take action to adopt the Calvert County Growth Tier Map, as shown in Exhibit A.

**Coordination:**

*John B. Norris, III*  
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John B. Norris, County Attorney

Attachment: Growth Tier Map (Exhibit A)  
cc: Planning Commission



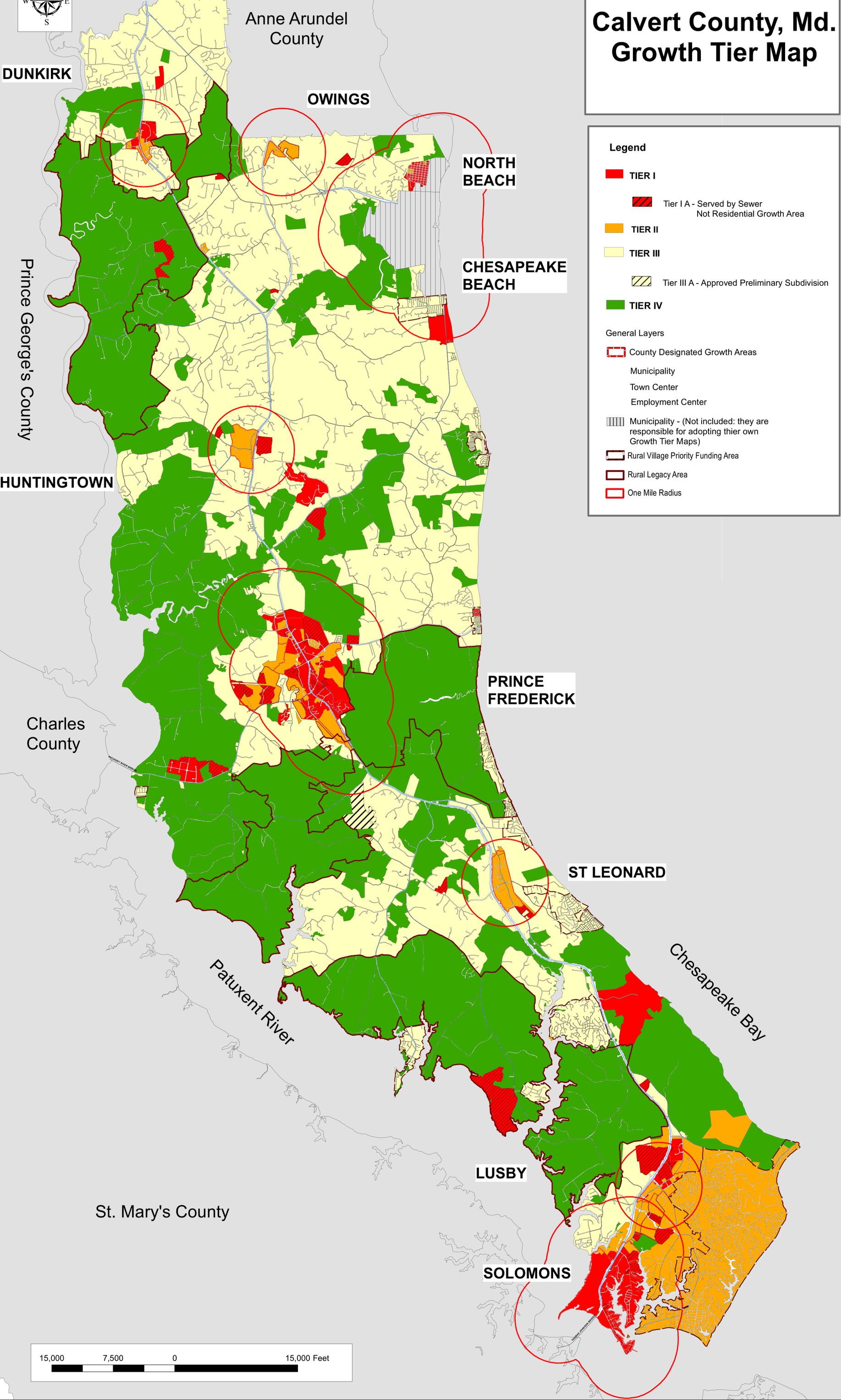
# Calvert County, Md. Growth Tier Map

**Legend**

- TIER I
- Tier I A - Served by Sewer  
Not Residential Growth Area
- TIER II
- TIER III
- Tier III A - Approved Preliminary Subdivision
- TIER IV

**General Layers**

- County Designated Growth Areas
- Municipality
- Town Center
- Employment Center
- Municipality - (Not included: they are responsible for adopting their own Growth Tier Maps)
- Rural Village Priority Funding Area
- Rural Legacy Area
- One Mile Radius



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Anne Arundel County

OWINGS

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CHESAPEAKE BEACH

Prince George's County

HUNTINGTOWN

PRINCE FREDERICK

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Patuxent River

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