

Amendments to the Calvert County Comprehensive Plan

Amendments to the Calvert County
Comprehensive Plan to incorporate the County's
Growth Tier Map

Black font – existing Comprehensive Plan language

Red font – proposed Comprehensive Plan language

2010 Comprehensive Plan Table of Contents

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Appendix D – Growth Tier Map

In May 2012, Senate Bill 236 – Sustainable Growth and Agricultural Act of 2012 (the “ACT”) was passed. The purpose of the legislation is to decrease the future nutrient pollution to the Chesapeake Bay and other water resources and to reduce the amount of forest and agricultural land developed by large lot residential developments. This is accomplished by limiting major residential subdivisions served by onsite septic systems. The Act establishes four levels, or 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. Four tiers are defined in SB236 as the following:

- Tier I – Areas that are served by public sewerage systems and mapped locally designated growth areas.
- Tier II – Areas that are planned to be served by public sewerage systems or mapped locally designated growth areas.
- Tier III – Areas that are not planned for sewerage service and not dominated by agricultural or forest land; area not planned or zoned by a local jurisdiction for land, agricultural, or resource protection, preservation or conservation; and are one of the following:
 - Rural Villages;
 - Mapped locally designate growth areas; or
 - Areas planned and zoned for large lot and rural development.
- Tier IV – Areas that are not planned for sewerage service and are:
 - Areas planned or zoned by a local jurisdiction for land, agricultural, or resource protection, preservation, or conservation;
 - Areas dominated by agricultural lands, forest lands, or other natural areas; or
 - Rural Legacy Areas, Priority Preservation Areas, or areas subject to covenants, restrictions, conditions, or conservation easement for the benefit of, or held by a State agency or a local jurisdiction for the purpose of conserving natural resources or agricultural land.

In order to satisfy the Act’s requirements, Calvert County modified the definition of minor subdivision. A text amendment to the Calvert County Zoning Ordinance was adopted via Ordinance 64-12 in December 2012, to revise the maximum number of lots in a minor subdivision from five (5) to seven (7) lots.

The map on the following page is Calvert County’s adopted Tier Map and is hereby incorporated into the Calvert County Comprehensive Plan. Developable land is limited in the county and decisions regarding land use must account for the Tier in which the subject property is located.

Calvert County, Md. Growth Tier Map Adopted April 25, 2017

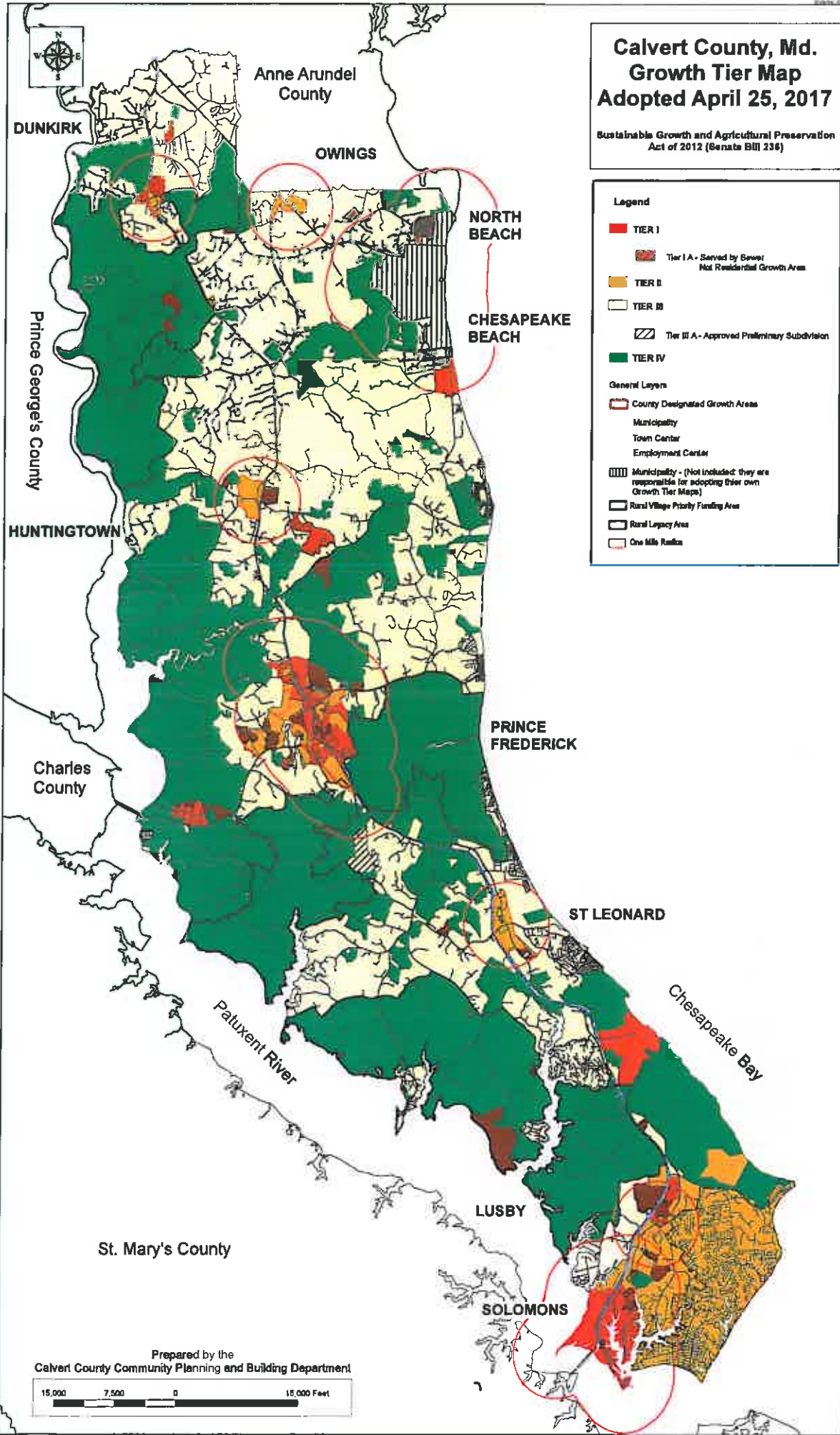
Sustainable Growth and Agricultural Preservation
Act of 2012 (Senate Bill 236)

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



Prepared by the
Calvert County Community Planning and Building Department

15,000 7,500 0 15,000 Feet