



CALVERT COUNTY PLANNING COMMISSION

150 Main Street
Prince Frederick, MD 20678
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Carolyn McHugh
Chairman

October 19, 2017

Mr. Tom Hejl, President
Calvert County Board of County Commissioners
175 Main Street
Prince Frederick, Maryland 20678

Subject: Calvert County Planning Commission 2016 Annual Report

Dear President Hejl:

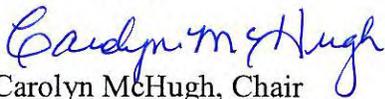
Title 1-207 of the Land Use Article of the Annotated Code of Maryland requires local planning commissions to “prepare, adopt and file” an annual report. The code also requires that the legislative body review the annual report and undertake any appropriate and necessary studies, or other actions, to ensure the continuation of a viable planning and development process.

In accordance with the Land Use Article, the Planning Commission approved the 2016 Annual Report at its October 18, 2017 Regular meeting, which will be posted to the County’s website for public review. The report documents growth related changes in the County’s residential and commercial sectors, and evaluates capital improvement projects that increase capacity, such as transportation, water and sewer, and school projects for consistency with the County’s adopted master plans. In addition, the report includes information on state and local programs and regulations that effect the County’s land-use and growth.

Please note that the report does not include data from the two municipalities located within Calvert County, Chesapeake Beach and North Beach. These municipalities have their own planning and zoning authority, and thus are not subject to the County’s adopted plans and zoning regulations.

We hope you will find the report informative and useful in setting future land-use policies and regulations. If the Board has any questions specifically related to the 2016 Annual Report, please contact Carolyn Sunderland, Planning Commission Administrator, via email at Carolyn.Sunderland@calvertcountymd.gov or by telephone at 410-535-1600, ext. 2380.

Respectfully,


Carolyn McHugh, Chair

Enclosure

cc: Carolyn V. Sunderland, Planning Commission Administrator, Department of Planning & Zoning

**Annual Report Worksheet (Long Form – More than 50 new Residential Permits)
Reporting (Calendar) Year 2016
(§1-207, §1-208, and §1-704)**

Jurisdiction Name: Calvert County

Planning Contact Name: Carolyn Sunderland
Planning Commission Administrator
Department of Planning & Zoning

Planning Contact Phone Number: 410 535-1600 ext. 2380

Planning Contact Email: Carolyn.Sunderland@calvertcountymd.gov

Section I: Amendments and Growth Related Changes In Development Patterns

(A) Were any new comprehensive plan or plan elements adopted? Y N

1.If no, go to (B).

2.If yes, briefly summarize what was adopted.

(B) Were there any growth related changes in development patterns? Y N

(Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.)

1. If no, go to (C).

2. If yes, briefly summarize each growth related change(s).

SEE THE TABLES BELOW FOR GROWTH RELATED CHANGES:

Approved Subdivisions 2016

Summary Of Calvert County Transportation Capacity Improvements 2016

Summary Of Calvert County Public School Capacity Improvements 2016

Summary Of Calvert County Water And Sewer Capacity Improvements 2016

A map entitled “Calvert County Priority Funding Areas, Priority Preservation Areas, and Town Centers 2017” has been attached as APPENDIX A for reference.

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APPROVED SUBDIVISIONS 2016 – CONT'D								
SUBDIVISION #/NAME	PARCEL	LOTS	GROSS AC.	LOTTED AC. (NET)	OPEN SPACE	PFA ?	POSTAL SERVICE AREA	RECORDED
SD 16-105850, Southern Pines, Lot 1	P. 382	1 ¹	8.825	8.825	N/A	Yes	Appeal Ln., Lusby	KPS 5/285 11/07/16
SD 08-03, Carrow Prout, Lot 9 & FC Lot 10	P. 365	2	6.897	6.71	N/A	No	East Mt. Harmony Rd., Owings	KPS 5/275 10/17/216
MSD 12-01-29, Sheridan Pt. Ridge, Lots 1 & 2	P. 6	2	17.656	13.939	N/A	No	Sheridan Pt. Rd., Prince Fred.	KPS 5/272 10/17/16
MSD 12-05-03 Sapphire Skyes, Lots 1-3	P. 395	3	23.068	3.974	7.88	No	MD Rt. 4, Dunkirk	KPS 5/255-6 07/22/16
SD 95-26B Aspen Woods, Lots 39-41	P. 478	3	13.8	5.435	8.176	No	Pushaw Station Rd., Sunderland	KPS 5/277-8 07/29/16
MSD 15-105796, Joseph & Arta Sutton Prop., Lot 1, Sec. Two & Build. Res. of P. 3	P. 3	2	120.76	120.76	N/A	No	Wayne Gibson Rd., Huntingtown	KPS 5/259 08/09/16
MSD 15-105816, H.W. Dowell Prop., Lots 1-2, Sec. 2.	P. 62	2	266.788	266.788	N/A	No	West Mt. Harmony Rd., Owings	KPS 5/260-3 08/16/16
MSD 15-105614, Florence Robb Prop., Lot 1, Sec. Two	P. 25	1	112.9	3.0	N/A	No	Howes Rd., Dunkirk	KPS 5/252-3 06/29/16

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APPROVED SUBDIVISIONS 2016 – CONT'D								
SUBDIVISION #/NAME	PARCEL	LOTS	GROSS AC.	LOTTED AC. (NET)	OPEN SPACE	PFA ?	POSTAL SERVICE AREA	RECORDED
MSD 14-1059, Richard Ward Prop., FC Lots 1 & 2	P. 9 & P. 91	2	37.813: 23.523 Cal. Co. & 10.7 A. A. Co.	3.59	N/A	No	John Ward Rd., Owings	KPS 5/231-2 05/05/16
MSD 15-105815, Est. Henrietta Preston, Lot 1 Sec. 2, NB Res A & Bld. Res. B	P. 69	2	57.68	41.2	N/A	No	Chaneyville Rd & Flint Hill Rd., Owings	KPS 5/224-5 04/18/16
MSD 15-105802, Scrivener Farm, Lots 1-2, Sec. 2	P. 87	2	55.1	4.0	N/A	No	M. I. Bowen Rd., Prince Fred.	KPS 5/222-3 04/16/16
TOTAL	-	22	706.99	478.22	16.05	-	-	-

¹ SD 16-105850, Southern Pines, Lot 1, was approved for 67 apartment units by a separate site plan.

SUMMARY OF CALVERT COUNTY TRANSPORTATION CAPACITY IMPROVEMENTS 2016			
PROJECT	DESCRIPTION	ON-GOING FROM 2015	PFA?
Boyd's Turn Road Improvement, Phase 2	Project includes improvements to Boyd's Turn Road from 5th Street to MD Rt. 260. Final design and right-of-way acquisition for Phase 2A, a right turn lane onto MD Rt. 260, is ongoing, and the connector is scheduled to start Fall of 2017. The final design and right-of-way acquisition for Phase 2B and road widening from MD Rt. 260 to Paris Oaks Road, is in process.	Yes	Partial - Approx. 730 linear ft. adjacent to PFA
Brickhouse Road/MD Rt. 260 Intersection	Final design of intersection improvement is underway. Appraisals for right-of-way acquisition are ongoing.	Yes	No
Dowell Road Widening, Solomons	Improvements to Dowell Road include wider travel lanes to accommodate the "Share the Road" program for bicycles, a two-way center turn lane, drainage, and safety improvements. The project will increase the capacity of road and improve its efficiency. Phase I (HG Trueman Road (MD Rt. 765) to Appeal Lane) was completed in 2016. Phase II (Appeal Lane to Oyster Bay) to be complete in 2017; and Phase III (Harbours at Solomons) to be complete in 2018.	Yes	Yes

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SUMMARY OF CALVERT COUNTY TRANSPORTATION CAPACITY IMPROVEMENTS 2016 – CONT'D			
PROJECT	DESCRIPTION	ON- GOING FROM 2015	PFA?
East Mt. Harmony Road/Quince View Lane	Bid for Phase II awarded in 2016, to add a left turn lane onto Quince View Lane; scheduled for construction in summer of 2018.	Yes	No
Prince Frederick Blvd./MD Rt. 231 Intersection, Prince Frederick	This project will construct approx. 600 linear feet of road from MD Rt. 231 south, to connect with a portion of the Blvd. under construction as part of the Prince Frederick Crossing Community. Ultimately, it is intended for the Blvd. to connect to MD Rt. 2/4, across from Main Street. Design phase complete, bids to be awarded in late 2016, with construction to start June of 2017.	Yes	Yes
Prince Frederick Loop Road: Fox Run Blvd./Dares Beach Road/Armory Road, Prince Frederick	Design and construction contracts for the portions of the Loop Road fronting the former Calvert Middle School property, connecting with Fox Run Blvd., Dares Beach Road (MD Rt. 402) and Armory Road to Main Street is complete and construction planned for late 2017.	Yes	Yes
Pushaw Station Road Improvement	This project will relocate and realign approximately 800 linear feet of roadway and to reduce vertical grade from 13% to 10%, to improve sight distance. Project to be deigned in 2016, with construction scheduled for 2018.	Yes	No
Sidewalk Program, Town Centers, Countywide	Ongoing retrofit and repair program to meet ADA standards in the Town Centers. Construction of sidewalks in Solomons completed in 2016.	Yes	Yes
Skipjack Road/MD Rt. 231 Intersection, Prince Frederick	Construction of safety and operational improvements at the intersection and includes signalization and geometric improvements. Design is 80% complete, with construction planned for 2018.	Yes	Yes
Barstow/Leitches Wharf Road, Prince Frederick	Reconstruction of intersection to improve sight distance and safety deficiencies. Land acquisition and bids for Architect/Engineering in 2016, with construction complete by 2018.	No	No
West Dares Beach Road Improvements, Prince Frederick	Project includes road widening from two to four travel lanes, installation of curb gutter and sidewalks from MD Rt. 2/4 west, to Prince Frederick Blvd. Bids for Architect/Engineering to be complete in 2017, with construction to begin in 2018.	No	Yes

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SUMMARY OF CALVERT COUNTY PUBLIC SCHOOL CAPACITY IMPROVEMENTS 2016			
PROJECT/ LOCATION	DESCRIPTION	ON- GOING FROM 2015	PFA?
Northern High School Replacement, 2950 Chaneyville Road, Owings, MD	Replacement of the existing 197,000 sq. ft. building (except auditorium and gymnasium) with a new building consisting of 212,000 sq. ft., with 1,440 student capacity. Design phase to be complete by June of 2016, with bids for construction awarded and construction to begin by November of 2016.	Yes	No

CALVERT COUNTY WATER AND SEWER PLAN:

The Board of County Commissioners (BOCC) approved the triennial review of the Comprehensive Water & Sewerage Plan in October 2015. The BOCC reviewed the first draft of the Plan on May 15, 2015, and sent it to the Planning Commission for their review, which took place on June 30, 2015. The Draft Amended Plan was sent out for agency review and comment, including the Maryland Department of the Environment (MDE). A Joint Public Hearing between the BOCC and the Planning Commission, to obtain public comment was held November 25, 2015. At that time, the Planning Commission found the Draft Amended Plan consistent with the Adopted Comprehensive Plan, as Amended 2010. The BOCC approved and adopted the Calvert County Comprehensive Water & Sewer Plan, 2014 Update, on January 12, 2016, via Ordinance No. 15-110, which was recorded on January 13, 2016 (KPS 48/341).

SUMMARY OF CALVERT COUNTY WATER AND SEWER CAPACITY IMPROVEMENTS 2016			
PROJECT	DESCRIPTION	ON- GOING FROM 2015	PFA?
WATER PROJECTS			
Cove Point Community Water System, Cove Point Road, Lusby	To extend the system 11,250 linear ft., from the existing waterline fronting Dominion, to the existing Cove Point Subdivision. Prior funding approval for Architect/Engineering (on-going in 2016), with construction to commence in late 2017 or early 2018.	No	Yes
Prince Frederick Blvd. Water Main, Prince Frederick	Install waterline along Prince Fred. Blvd., between Allnut Court and West Dares Beach Blvd., Auto Drive and Harrow Lane; and along MD Rt. 2/4, between Fox Run Shopping Center and Calvert Memorial Hospital. Prior funding approval for Architect/Engineering in 2016, with construction to begin in 2017.	Yes	Yes

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SUMMARY OF CALVERT COUNTY WATER AND SEWER CAPACITY IMPROVEMENTS 2016 – CONT'D			
PROJECT	DESCRIPTION	ON- GOING FROM 2015	PFA?
SEWERAGE/WASTEWATER PROJECTS			
St. Leonard Well and Elevated Storage, MD Rt. 765, St. Leonard	To provide new water supply and elevated storage tank (100,000 gallons), to supplement existing supply and future demand. Acquisition site for the tank completed in 2015. Construction to begin in 2016 with project complete in 2017.	Yes	No
Cove Point Community Sewer System, Cove Point Road, Lusby	Installation of gravity fed sewer lines, lift stations, and force main, to convey waste water to Solomons Waste Water Treatment Plant. Prior approval for funding of Architect/Engineering. Design on-going, with construction in 2018.	Yes	Yes
Lusby Pump Station & Collection System, Lusby Town Center	Properties in the Lusby Town Center tie into the Solomons force main to deliver wastewater to the Solomons Waste Water Treatment Plant. The project is to provide an independent delivery system from Lusby to the existing plant, to provide needed increased capacity. Bidding for Architect/Engineering services initiated in 2016-2017 with construction complete in 2018.	Yes	Yes
Prince Fredrick Forcemain Replacement Prince Frederick Blvd./MD Rt. 231	To extend a force main from the Pump Station #3, to the existing force main along MD Rt. 231. Prior approval for funding of Architect/Engineering initiated 2016, with construction complete in 2018.	Yes	Yes
Prince Frederick Pump Station Improvement, Phase 1, Prince Frederick	General upgrades to the water pump stations throughout the Prince Frederick service area. Prior approval of funding for construction, which is to begin late 2016 or early 2017.	Yes	Yes
Prince Frederick Pump Station Improvement, Phase 3, Calvert Towne, South Main Street (MD Rt. 765), Prince Frederick	Project will replace and upgrade Pump Station #6 for needed additional capacity. Bid for Architect/Engineering on-going in 2016, with construction to be complete by 2017.	Yes	No

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SUMMARY OF CALVERT COUNTY WATER AND SEWER CAPACITY IMPROVEMENTS 2016 – CONT'D			
PROJECT	DESCRIPTION	ON- GOING FROM 2015	PFA?
SEWERAGE/WASTEWATER PROJECTS			
Prince Frederick Pump Station Improvement, Phase 2, South Main Street (MD Rt. 765) (Hawk Hill Drive), Prince Frederick	Upgrade (reline) existing gravity sewer line between the Existing Pump Station #2 and the Prince Frederick Waste Water Treatment Plant. Prior approval of funding for Architect/Engineering and construction, which is on-going, with completion in 2017.	No	Yes
Prince Frederick Wastewater Treatment Plant #1 Plant Upgrade, 455 Sugar Notch Road, Barstow	Prince Frederick Wastewater Treatment Plant #1 will be upgraded to increase capacity and meet more stringent discharge limit requirements. Prior approval for Architect/Engineering and construction. Design Plans to be prepared 2016 – 2017, with construction to commence in 2018.	No	No – Adjoins PFA Boundary

(C) Were any amendments made to the zoning regulations? Y N

1. If no, go to (D).
2. If yes, briefly summarize each amendment(s) that resulted in changes in development patterns.

SEE THE FOLLOWING TABLE FOR AMENDMENTS TO THE CALVERT COUNTY ZONING REGULATIONS THAT COULD POTENTIALLY RESULT IN CHANGES TO DEVELOPMENT PATTERNS.

SUMMARY OF CALVERT COUNTY ZONING TEXT AMENDMENTS 2016						
TEXT AMEND CASE NO.	RESOLUTION NO	SUMMARY DESCRIPTION	PLANNING COMMISSION FINDING OF CONSISTENCY	PUBLIC HEARING	BOCC APPROVAL	ORDINANCE ADOPTED
01-16	15-110	Adoption of the Calvert County Comprehensive Water & Sewer Plan, 2014 Update.	06/30/15 & 10/21/15	11/25/15	01/12/16	KPS 48/341 01/13/16

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SUMMARY OF CALVERT COUNTY ZONING TEXT AMENDMENTS 2016 – CONT'D						
TEXT AMEND CASE NO.	RESOLUTION NO	SUMMARY DESCRIPTION	PLANNING COMMISSION FINDING OF CONSISTENCY	PUBLIC HEARING	BOCC APPROVAL	ORDINANCE ADOPTED
15-05	09-16	Amended CCZO, Sec. 5-1.09.H., to eliminate creation of Transferable Development Rights (TDRs) for retirement of existing lots (rescission of Ordin. 35-06).	04/05/16	04/05/16	04/05/16	KPS 49/194 04/15/16
15-08a	27-16	Amended CCZO & PFZO, New Town Dist. for reduced setbacks, increased density, increased building height and size and revisions to land-use conditions, CCZO Sec. 3-2.04 & 3-2.04.A. and PFZO Sec. III.C.1.a., III.E.1. & 2. and IV.M.3. ¹	See Resolution 18-16	06/14/16	07/26/16	KPS 50/25 07/27/16 KPS 50/57 07/29/16
15-08b	28-16	Amended CCZO and PFZO, Village Dist. for land-uses and land-use conditions, CCZO, 3-2.04 & 3-2.04.A. ¹	See Resolution 18-16	06/14/16	07/26/16	KPS 50/43 07/26/16
15-09	11-16	Amended CCZO Art. 3, Land Use Charts; Section 3-1.02, Use #12a, "Nursery, Retail", & Art. 12. To expand the permitted uses and definition for retail nurseries.	04/05/16	05/05/16	05/05/16	KPS 49/202 04/15/16
N/A	37-16	Establishment of a Commerce Zone in the existing Patuxent Business Park, Lots 1-12.	N/A	10/18/16	10/18/16	KPS 50/208 10/19/16
16-01	41-16	Amended CCZO, Art. 3, Sec. 3-1.04, #5., to permit boat dealerships in the Light Industrial Zoning District (I-1).	10/25/16	10/25/16	10/25/16	KPS 50/350 12/07/16

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SUMMARY OF CALVERT COUNTY ZONING TEXT AMENDMENTS 2016 – CONT'D						
TEXT AMEND CASE NO.	RESOLUTION NO	SUMMARY DESCRIPTION	PLANNING COMMISSION FINDING OF CONSISTENCY	PUBLIC HEARING	BOCC APPROVAL	ORDINANCE ADOPTED
16-02	42-16	Amended CCZO Land-Use Chart, CCZO Art. 3-1.05, #14a1. #14a2. & #B; #A, #B, #C & Art. 12, to permit non-farm breweries, non-farm distilleries and non-farm wineries as home occupations, and include such uses in the land-use charts and to define the uses.	10/25/16	10/25/16	10/25/16	KPS 50/366 12/07/16
16-03	43-16	Amended CCZO Art. 3, Sec. 3-1.02, #A & #B and Art. 12, to expand the definition of “Veterinary Hospital” or “Clinic Uses”, to include Animal Shelters and to permit such uses in the Light Industrial Zoning District (I-1).	10/25/16	10/25/16	10/25/16	KPS 50/354 12/07/16

¹ Shapefiles were provided for Zoning Text Amendments 15-05 and 15-08a. due to the potential impacts within a single zoning district.

(D) Were any amendments made to the zoning map? Y N

1. If no, go to *Section II: Mapping and GIS Shapefiles*.
2. If yes, briefly summarize each amendment(s).

Section II: Mapping and GIS Shapefiles

(A) Does your jurisdiction utilize GIS to prepare planning related maps? Y N

1. If no, please include an address, parcel identification number or other means to identify the type and location of all new growth related changes or zoning map amendments listed in *Sections I(B) and I(D)*. Provide a paper map(s) that indexes the general location(s) of the growth related changes or zoning map amendment(s). *Contact Planning for mapping assistance.*

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2. If yes, include a map(s) of the location(s) of the amendment(s) and submit applicable GIS shapefiles for all new growth related changes and zoning map amendments listed in *Sections I(B) and I(D)*. GIS shapefiles may be submitted via email or cd/did disc.

GIS Shapefiles are included on the enclosed CD disk.

(B) Were there any growth related changes identified in *Sections I(B)* ? Y N

1. If no, go to (C).
2. If yes, then include GIS shapefiles and map(s) that identify the location of each growth related change identified in Section I(B). If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s). To be forwarded

GIS Shapefiles are included on the enclosed CD disk.

(C) Were there any zoning map amendments identified in *Section I(D)*. Y N

1. If no to (A) and (B), skip to *Section III: Consistency of Development Changes*.
2. If yes, then include GIS shapefiles and map(s), that identify the location of each zoning map amendment identified in *Section I(D)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s). *Contact Planning for mapping assistance.*

Section III: Consistency of Development Changes

(A) Were there any growth related changes identified in *Sections I(B) through (D)*? Y N

1. If no, skip to *Section IV: Planning and Development Process*.
2. If yes, go to (B).

(B) For each growth related change listed in in *Sections I(B) through (D)*, please state how the development changes were determined by the Planning Commission to be consistent with:

FOR RESPONSES TO ITEMS (B) 1.-5. BELOW, SEE THE FOLLOWING CAPACITY TABLES:

Consistency of Calvert County Transportation Capacity Improvements 2016

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Consistency of Calvert County Public School Capacity Improvements 2016

Consistency of Calvert County Water And Sewer Capacity Improvements 2016

1. Each other;
2. Any recommendations of the last annual report;
3. The adopted plans of the local jurisdiction;
4. The adopted plans of all adjoining jurisdictions;
5. Any adopted plans of the State and local jurisdictions that have responsibility for financing or constructing improvements necessary to implement the jurisdiction’s plan.

NOTE: FOR DEFINITIONS FOR ABBREVIATIONS INCLUDED IN THE FOLLOWING TABLES, SEE APPENDIX B.

CONSISTENCY OF CALVERT COUNTY TRANSPORTATION CAPACITY IMPROVEMENTS 2016					
PROJECT/DESCRIPTION¹	CONSISTENT WITH EACH OTHER	RECOMMENDATIONS OF THE LAST ANNUAL REPORT	ADOPTED PLANS OF THE LOCAL JURISDICTIONS	ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF THE STATE AND LOCAL JURISDICTIONS THAT HAVE RESPONSIBILITY FOR FINANCING OR CONSTRUCTING IMPROVEMENTS NECESSARY TO IMPLEMENT THE JURISDICTION'S PLAN
Boyd's Turn Road Improvement, Phase II	Consistent: Supports Transportation & Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendations	Consistency between the CCCP & CCTP	Not Applicable No Impact	No - Local

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CONSISTENCY OF CALVERT COUNTY TRANSPORTATION CAPACITY IMPROVEMENTS 2016 – CONT'D					
PROJECT/DESCRIPTION¹	CONSISTENT WITH EACH OTHER	RECOMMENDATIONS OF THE LAST ANNUAL REPORT	ADOPTED PLANS OF THE LOCAL JURISDICTIONS	ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF THE STATE AND LOCAL JURISDICTIONS THAT HAVE RESPONSIBILITY FOR FINANCING OR CONSTRUCTING IMPROVEMENTS NECESSARY TO IMPLEMENT THE JURISDICTION'S PLAN
Brickhouse Road/MD 160 Intersection	Consistent: Supports Transportation & Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendations	Consistency between the CCCP & CCTP	Not Applicable No Impact	No - Local
Dowell Road Widening from H.G. Trueman Rd. to Anne Marie gardens	Consistent: Supports Transportation & Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendations	Consistency between the CCCP, CCTP, STCMP&ZO	Not applicable No impact	No - Local
East Mt. Harmony Road/Quince View Lane	Consistent: Supports Transportation & Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendations	Consistency between the CCCP & CCTP	Not Applicable No Impact	No - Local

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CONSISTENCY OF CALVERT COUNTY TRANSPORTATION CAPACITY IMPROVEMENTS 2016 – CONT'D					
PROJECT/DESCRIPTION¹	CONSISTENT WITH EACH OTHER	RECOMMENDATIONS OF THE LAST ANNUAL REPORT	ADOPTED PLANS OF THE LOCAL JURISDICTIONS	ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF THE STATE AND LOCAL JURISDICTIONS THAT HAVE RESPONSIBILITY FOR FINANCING OR CONSTRUCTING IMPROVEMENTS NECESSARY TO IMPLEMENT THE JURISDICTION'S PLAN
Prince Frederick Blvd./MD 231 Intersection	Consistent: Supports Transportation & Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendations	Consistency between: CCCP, CCTP & PFMP&ZO	Not Applicable No Impact	No - Local
Prince Frederick Loop Road: Fox Run Blvd/Dares Beach Road/Armory Road	Consistent: Supports Transportation & Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendations	Consistency between: CCCP, CCTP & PFMP&ZO	Not Applicable No Impact	No - Local
Pushaw Station Road Improvement	Consistent: Supports Transportation & Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendations	Consistency between: CCCP & CCTP	Not Applicable No Impact	No - Local
Sidewalk Program	Consistent: Supports Transportation & Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendations	Consistency between: CCCP, CCTP DMP&ZO, PFMP&ZO, HMP&ZO, OTCMP&ZO, SLMP, SLZO, STCMP&ZO & LTCMP&ZO	Not Applicable No Impact	Yes- Multiple Grants such as TAP ²

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PROJECT/DESCRIPTION¹	CONSISTENT WITH EACH OTHER	RECOMMENDATIONS OF THE LAST ANNUAL REPORT	ADOPTED PLANS OF THE LOCAL JURISDICTIONS	ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF THE STATE AND LOCAL JURISDICTIONS THAT HAVE RESPONSIBILITY FOR FINANCING OR CONSTRUCTING IMPROVEMENTS NECESSARY TO IMPLEMENT THE JURISDICTION'S PLAN
Skipjack Road/MD 231 Intersection	Consistent: Supports Transportation & Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendations	Consistency between: CCCP, CCTP & SMP&ZO	Not Applicable No Impact	No - Local
Barstow/Leitches Wharf Road, Prince Frederick	Consistent: Supports Transportation Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendations	Consistency between: CCCP & CCTP	Not Applicable No Impact	No - Local
West Dares Beach Road Improvements, Prince Frederick	Consistent: Supports Transportation Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendations	Consistency between: CCCP, CCTP & PFMP&ZO	Not Applicable No Impact	No - Local

¹ For project descriptions, see the Summary of Transportation Table under Section I(B).

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CONSISTENCY OF CALVERT COUNTY PUBLIC SCHOOL CAPACITY IMPROVEMENTS 2016					
PROJECT/DESCRIPTION¹	CONSISTENT WITH EACH OTHER	RECOMMENDATIONS OF THE LAST ANNUAL REPORT	ADOPTED PLANS OF THE LOCAL JURISDICTIONS	ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF THE STATE AND LOCAL JURISDICTIONS THAT HAVE RESPONSIBILITY FOR FINANCING OR CONSTRUCTING IMPROVEMENTS NECESSARY TO IMPLEMENT THE JURISDICTION'S PLAN
Northern High/Middle School Replacement 2950 Chaneyville Road, Owings, MD	Consist: Supports Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendations	Consistency between: CCCP & CCPSCMP	Not Applicable No Impact	Yes – State, Approx. 81% Of Total Project Budget

¹ For project descriptions, see the Summary of School Table under Section I(B).

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(§1-207, §1-208, and §1-704)**

CONSISTENCY OF CALVERT COUNTY WATER AND SEWER CAPACITY IMPROVEMENTS 2016					
PROJECT/DESCRIPTION¹	CONSISTENT WITH EACH OTHER	RECOMMENDATIONS OF THE LAST ANNUAL REPORT	ADOPTED PLANS OF THE LOCAL JURISDICTIONS	ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF THE STATE AND LOCAL JURISDICTIONS THAT HAVE RESPONSIBILITY FOR FINANCING OR CONSTRUCTING IMPROVEMENTS NECESSARY TO IMPLEMENT THE JURISDICTION'S PLAN
WATER PROJECTS					
Cove Point Community Water System, Cove Point Road, Lusby	Consistent: Supports Public Water System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendations	Consistency between CCCP, CCW&SP, LTCMP&ZO	Not Applicable No Impact	No - Local
Prince Frederick Blvd. Water Main, Prince Frederick	Consistent: Supports Infrastructure Improvement Objectives & Actions	Consistent: No Recommendations	Consistency between CCCP, CCW&SP PFMP&ZO	Not Applicable No Impact	No - Local
St. Leonard Well and Elevated Storage, MD Rt. 765, St. Leonard	Consistent: Supports the Infrastructure Improvement Objectives & Actions	Consistent: No Recommendations	Consistency between CCCP, CCW&SP, SLMP & SLZO	Not Applicable No Impact	Yes – State, MDE, Drinking Water/ State Revolving Fund Loan, Est. 82 % of Total Project Budget.

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CONSISTENCY OF CALVERT COUNTY WATER AND SEWER CAPACITY IMPROVEMENTS 2016 – CONT'D					
PROJECT/DESCRIPTION¹	CONSISTENT WITH EACH OTHER	RECOMMENDATIONS OF THE LAST ANNUAL REPORT	ADOPTED PLANS OF THE LOCAL JURISDICTIONS	ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF THE STATE AND LOCAL JURISDICTIONS THAT HAVE RESPONSIBILITY FOR FINANCING OR CONSTRUCTING IMPROVEMENTS NECESSARY TO IMPLEMENT THE JURISDICTION'S PLAN
SEWERAGE/WASTEWATER PROJECTS					
Cove Point Community Sewer System, Cove Point Road, Lusby	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendations	Consistency between CCCP, CCW&SP & LTCMP&ZO	Not Applicable No Impact	Yes –State, Chesapeake Bay Restoration Funds, Estimated 100% Of Total Project Budget
Lusby Pump Station & Collection System	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendations	Consistency between CCCP, CCW&SP & LTCMP&ZO	Not Applicable No Impact	No - Local
Prince Fredrick Forcemain Replacement Prince Frederick Blvd./MD Rt. 231	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendations	Consistency between CCCP, CCW&SP & PFMP&ZO	Not Applicable No Impact	No – Local

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CONSISTENCY OF CALVERT COUNTY WATER AND SEWER CAPACITY IMPROVEMENTS 2016 – CONT'D					
PROJECT/DESCRIPTION¹	CONSISTENT WITH EACH OTHER	RECOMMENDATIONS OF THE LAST ANNUAL REPORT	ADOPTED PLANS OF THE LOCAL JURISDICTIONS	ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF THE STATE AND LOCAL JURISDICTIONS THAT HAVE RESPONSIBILITY FOR FINANCING OR CONSTRUCTING IMPROVEMENTS NECESSARY TO IMPLEMENT THE JURISDICTION'S PLAN
SEWERAGE/WASTEWATER PROJECTS – CONT'D					
Prince Frederick Pump Station Improvement, Phase 1, Prince Frederick	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendations	Consistency between CCCP, CCW&SP & PFMP&ZO	Not Applicable No Impact	No – Local
Prince Frederick Pump Station Improvement, Phase 3, Calvert Towne, South Main Street (MD Rt. 765), Prince Frederick	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendations	Consistency between CCCP, CCW&SP & PFMP&ZO	Not Applicable No Impact	No – Local
Prince Frederick Pump Station Improvement, Phase 2, South Main Street (MD Rt. 765), Prince Frederick	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendations	Consistency between CCCP, CCW&SP & PFMP&ZO	Not Applicable No Impact	No – Local

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progress made in meeting the established Visions and Benchmarks of the 2010 Plan and will address Items 2(i) – (vi), below.

- (i). Development trends contained in the previous annual reports filed during the period covered by the narrative; **N/A**
- (ii). The status of comprehensive plan implementation tools such as comprehensive rezoning to carry out the provisions of the comprehensive plan; **N/A**
- (iii). Identification of any significant changes to existing programs, zoning ordinances, regulations, financing programs, or State requirements necessary to achieve the visions and goals of the comprehensive plan during the remaining planning timeframe; **N/A**
- (iv). Identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the comprehensive plan and recommendations to remove any impediments; **N/A**
- (v). Future land use challenges and issues; and **N/A**
- (vi). A summary of any potential updates to the comprehensive plan. **N/A**

(B) In the current reporting year, did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction?

Y N

- 1. If no, go to (C).
- 2. If yes, what were those recommendations?

(C) In the current reporting year, did your jurisdiction adopt any ordinances or regulations needed to implement the 12 planning visions under §1-201 of the Land Use Article?

Y N

- 1. If no, go to *Section V: Measures and Indicators*.
- 2. If yes, what were those changes?

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Section V: Measures and Indicators

(Note: The Measures and Indicators Sections (D) – (G) are only required for jurisdictions issuing more than 50 new residential building permits in the reporting year).

(A) In the **Total** column in *Table 1, New Residential Permits Issued (Inside and Outside the PFA)* in (C) below, enter the total number of new residential building permits issued in calendar year (2016).

(Note: For annual reporting purposes, tabulate the amount of new residential building permits issued during the calendar year. It does not mean that the unit has been constructed, will be constructed, or is occupied. If your local definition of building permit varies, please indicate the definition used to tabulate new residential building permits. Reconstruction or replacement permits should be included as new residential permits. Additionally, tracking the amount of reconstruction, replacement or demolition of residential units in Table 2A may be beneficial when conducting the Development Capacity Analysis in Section VIII.)

(B) In the **PFA** column in *Table 1*, enter the total number of permits issued inside the Priority Funding Area (PFA).

(C) In the **Non-PFA** column in *Table 1*, enter the total number of permits issued outside the PFA.

Table 1: New Residential Permits Issued (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non - PFA	Total
# New Residential Permits Issued	58	169	227

(Note: At a minimum, each jurisdiction should submit the information requested in Table 1: New Residential Permits Issued (Inside and Outside the PFA) as part of their Annual Report. If no residential permits were issued, then indicate 0 instead of leaving blank.)

(D) Use Tables 2A and 2B to Identify the amount of residential and commercial development approved, including number of minor and major subdivisions, subdivision area, lots approved and lot sizes, total commercial square feet approved and constructed. The amount of reconstruction, replacement or demolition of residential units rows listed in Table 2A, are not required but it may be beneficial for a jurisdiction to track when the Planning Commission completes its' Development Capacity Analysis in Section VIII.

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Table 2A: Amount of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non - PFA	Total
# Units Approved	67	21	88
# Units Constructed	125	169	294
# Minor Subdivisions Approved	1	0	1
# Major Subdivisions Approved	0	21	21
Total Approved Subdivision Area (Gross Acres)	8.825	698.16	706.99
# Lots Approved	1	21	22
Total Approved Lot Area (Net Acres)	8.825	469.36	478.22
# Units Demolished*	0	0	0
# Units Reconstructed/Replaced*	0	6	6

*Not required.

Table 2B: Amount of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued ¹	20	4	24
# Lots Approved ²	0	0	0
Total Building Square Feet Approved (Gross)	123,407	1,540	124,947
Total Square Feet Constructed (Gross)	123,407	1,540	124,947

¹ Includes only those commercial permits for new construction or expansion of existing structures that would increase the County's commercial capacity. Does not include commercial permits issued for repairs/replacement, interior work fit out, storage structures, temporary structures, accessories structures, or institutional uses.

² All commercial permits issued were for properties that were either existing lots, pre-existing to zoning (grandfathered), or otherwise exempt from subdivision by State/Federal regulations.

³ Permits issued includes all projects approved under a site plan in 2016, see APPENDIX C for List of Approved Site Plans in 2016.

(E) Were more than 50 new residential building permits issued in 2016? Y N

1. If no, then the remainder of this Section is optional. Skip to *Section VI: Locally Funded Agricultural Land Preservation*.

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2. If yes, then complete *Tables 3 through 5* for Residential Growth and *Tables 6 through 8* for Commercial Growth in (F) and (G) below.

(F) Amount, Net Density and Share of Residential Growth:

(Note: To calculate the amount, net density and share of residential growth, jurisdictions must identify the total number of new residential building permits issued; the total number of new residential units approved; the total number of new residential lots approved; the total approved gross acreage of new residential subdivisions; and net lot area. A number of values are repeated in Tables 1 through 5. Be sure to enter consistent values for each similar category used in these tables.)

Table 3: Amount of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non - PFA	Total
# Permits Issued	59	169	228
# Units Approved	125	169	294
# Units Constructed	125	169	294
Total Approved Subdivision Area (Gross Acres)	8.825	698.16	706.99
# Lots Approved	1	21	22

Table 4: Net Density of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	125	169	294
Total Approved Lot Size (Net Acres)	8.825	469.22	478.22

Table 5: Share of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	125	169	294
% of Total Units (# Units/Total Units)	42.52%	57.48%	100%

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(G) Amount, Net Density and Share of Commercial Growth:

(Note: To calculate the amount, net density and share of commercial growth, jurisdictions must identify the total number of new commercial permits issued; the total square footage of the commercial building approved; the total number of new commercial lots approved; the total new commercial subdivision area (gross acres); and the total approved subdivision net lot area, in acres for all new commercial subdivisions. The total building square footage (gross) and total lot size values (net acres) should be the same for Tables 6 through 8. For annual report purposes, all approved square footage (gross) should be tabulated, with the understanding that not all building square footage reported may be used for commercial or retail related activities. Commercial growth should include retail, office, hotel, industrial uses and may include other uses, such as, mixed-use, institutional and agricultural structures, if approved for commercial use.)

Table 6: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non - PFA	Total
# Permits Issued¹	20	4	24
Total Building Square Feet Approved (Gross)	123,407	1,540	124,947
# Lots Approved²	0	0	0
Total Subdivision Area (Gross Acres)¹	0	0	0

¹ Includes only those commercial permits for new construction or expansion of existing structures that would increase the County's commercial capacity. Does not include commercial permits issued for repairs/replacement, interior work fit out, storage structures, temporary structures, accessories structures, or institutional uses.

² All commercial permits issued were for properties that were either existing lots, pre-existing to zoning (grandfathered), or otherwise exempt from subdivision by State/Federal regulations.

³ Permits issued includes all projects approved under a site plan in 2016, see APPENDIX C for List of Approved Site Plans in 2016.

Table 7: Net Density of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non - PFA	Total
Total Building Square Feet Approved (Gross)	123,407	1,540	124,947
Total Lot Size (Net Acres)¹	1,083	105	1,188

¹ All commercial buildings were located for properties that were either existing lots, pre-existing to zoning (grandfathered), or otherwise exempt from subdivision by State/Federal regulations.

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Table 8: Share of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non - PFA	Total
Total Building Square Feet Approved (Gross)	123,407	1,540	124,947
% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)	98.8	1.2%%	100%

Section VI: (Locally) Funded Agricultural Land Preservation

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds. See Table 2016 Agricultural Preservation below:

AGRICULTURAL PRESERVATION 2016								
APD DISTRICT	NAME	TAX MAP	PARCEL	ACRES	RECORD	PROGRAM	DATE	COMMENT
APD 84-14A	Thomas Briscoe	37	19	50.0	KPS 4719/0102	Calvert County/ TDR	2/25/16	PAR
APD 95-6	Arta Sutton	20	3	120.76	KPS 4727/0104	Calvert County/ TDR	3/9/16	Market Sale
TOTAL	-	-	-	170.76	-	-	-	-

Section VII: Local Land Use Percentage Goal

(A) Is all land within the boundaries of the jurisdiction in the PFA? Y N

1. If yes, then the local land use percentage goal does not need to be established. Skip to *Section VIII: Development Capacity Analysis*.
2. If no, then the jurisdiction must establish a local percentage goal to achieve the statewide land use goal, under §1-208(2) of the Land Use Article, to increase the current percentage of growth located inside the PFAs and decrease the percentage of growth (new lots and new residential units) located outside the PFAs. Go to (B).

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(B) What is the jurisdiction’s established local land use percentage goal?

With the amendments to the Comprehensive Plan in 2010, the Visions established local land-use percentage goals as “Benchmarks”, as follows:

Vision: *Our Landscape is dominated by forests and fields.*

Benchmark: At least 40,000 acres of farm and forestland are to be preserved.

Vision: *Our wetlands, streams and forests support thriving plant and animal communities.*

Benchmark: 90% of existing forest is retained.

Vision: *Our Town Centers are attractive, Convenient and interesting places to live, work and shop.*

Benchmarks: 35% of all new households are located in Town Centers or immediately around Town Centers.¹

One ECTC office park is established in each election district by 2008.

¹ This Benchmark currently includes only those areas within and immediately around Town Centers. The County consists of approximately 137,358 acres of which 17,480 acres (12.73%) are included within the PFA. There are 4,008 acres within designated Town Centers, of which 3,971 acres (22.71%) are inside the PFA.

(C) What is the timeframe for achieving the local land use percentage goal?

Except for the provision to establish ECTC office parks, no time frames were established with the Benchmarks or Comprehensive Plan, as Amended in 2010.

(D) What progress has the jurisdiction made in achieving the local land use percentage goal?

As of 2016, 28,903 acres of farmland and forests have been preserved in Calvert County, which is 72.25% of the 40,000 acre goal. Progress in achieving the established local land-use Visions and Benchmarks will be further evaluated as part of the on-going Comprehensive Plan Update.

(E) What resources are necessary for infrastructure upgrades inside the PFAs?

Funding resources for infrastructure construction are identified annually in the County’s six-year Capital Improvement Plan (CIP). Each year, the fiscal cycle for County’s CIP begins July 1st and ends June 30th. All projects listed under Sections I(B) and III(B) of this Report are included in the Calvert County Adopted Operating and Capital Budget, for Fiscal Years 2016 and/or 2017, which is available on the County’s website (www.co.cal.md.us).

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(F) What resources are necessary for land preservation outside the PFAs?

The following are resources used by the County for land preservation:

In 2010, the County adopted amendments to the 2004 Comprehensive Plan, and designated “Priority Preservation Areas”. This element was required for the County to maintain its certification under the Maryland’s Agricultural Certification Program.

Maryland Department of Natural Resources, Program Open Space: Administers financial and technical assistance to local jurisdictions and communities for land acquisition and development of recreational lands or open space areas for public benefit.

Maryland Agricultural and Land Preservation Foundation (MALPF): 35 easements have been purchased in the County under this program, restricting 4,715 acres of land from development.

Maryland Rural Legacy Program: 1,636 acres have been preserved under this program in the County.

Maryland Environmental Trust (MET): 713 acres have been protected under this program in the County.

Calvert County Agricultural Preservation Program: Utilizes Transferable Development Rights (TDRs) to permanently preserve farm and forest lands. There are three mechanisms for preserving properties within the County’s program; private market sales of TDRs, the Purchase and Retirement (PAR) program, and the Levering and Retirement (LAR) program. Funding for both PAR and LAR purchases have included such sources as: agricultural land transfer tax, recordation taxes, Southern Maryland Agricultural Development Commission, and the Tobacco Buyout Fund. Under the PAR program, the County sets the price and maximum number of the TDRs that may be purchased from each seller in that year and the seller is paid in one lump sum. Under the LAR program the seller is not restricted in the number of TDRs that may sold to the County. The seller receives annual tax free interest payments over the course of a specified term and then a lump sum payment of principal made. A total of 21,839 acres have been preserved through the County’s TDR programs.

Southern Maryland Agricultural Development Commission (SMADC): Provides support to the agricultural community and offers local jurisdictions matching funds for new land preservation. Funds derived from SMADC have been directed to the County’s PAR program.

Partnerships with local land trusts; The County works with a number of local land trusts such as the American Chestnut Land Trust (ACLT) to preserve and protect agricultural and environmentally sensitive lands.

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Section VIII: Development Capacity Analysis (DCA)

(A) Has an updated DCA been submitted with your Annual Report or to Planning within the last three years?

(Note: A DCA is required at least once every 3-years and whenever there is a significant change in zoning or land use pattern. See §1-208(c)(iii) of the Land Use Article. A DCA may be submitted independently from the Annual Report, such as, part of a comprehensive plan update. Please contact your Regional Planner if you require assistance.)

Y N

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.
2. If yes, then skip to *Section IX: Adequate Public Facility Ordinance (APFO) Restrictions.*

A Residential Development Capacity Analysis was a joint effort between the Calvert County Department of Planning & Zoning and the Maryland Department Planning’s, Geospatial & Data Analysis Manager. The Draft Analysis was reviewed by Calvert County Planning Commission on August 16, 2017 and is anticipated to be used as a planning tool in the preparation of the Comprehensive Plan Update. A copy of the Residential Development Capacity Analysis for Calvert County, Revised June 26, 2017, August 8, 2017 and September 30, 2017, is attached as APPENDIX D.

(Note: MDP provides technical assistance to local governments in completing development capacity analyses. Please contact your regional planner at Planning for more information.)

(B) If your DCA is not submitted this year, when was the last DCA submitted?

Identify Month and Year: N/A

(C) If your DCA is submitted this year, then provide the following data on capacity inside and outside the PFA in *Table 9, Residential Development Capacity (Inside and Outside the PFA)*:

Table 9: Residential Development Capacity (Inside and Outside the PFA)

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity	5,651	80,077	85,728
Residential Parcel & Lots w/Capacity	5,362	5,140	10,502
Residential Capacity (Units)¹	8,246	6,666	14,912

¹ Capacity provided in Table 9 is based upon Scenario 6 of the Residential Development Capacity Analysis for Calvert County (Revised June 26, 2017 and August 8, 2017).

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**Section IX: Adequate Public Facility Ordinance (APFO) Restrictions
(Section IX is only required by jurisdictions with adopted APFOs)**

(A) Does your jurisdiction have any adopted APFOs? Y N

1. If no, skip to Section X.
2. If yes, go to (B).

(B) Has your jurisdiction submitted a Bi-Annual APFO Report under §7-104 of the Land Use Article?

Y N

1. If yes, skip to Section X.

A Biennial APFO Report for Calvert County dated June 30, 2016, was submitted for the reporting period between April 2014 to November 2015, and is attached as APPENDIX E.

2. If no, then please complete (C) through (I) below for each restriction. N/A

(Note: Jurisdictions with adopted APFOs must submit a biennial APFO report when a restriction within the PFA occurs within the reporting period. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. The last cycle included years 2014 and 2015 and the APFO report was due by July 1, 2016. APFO reports for 2016 and 2017 are due July 1, 2018.)

(C) What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.)

(D) Where is each restriction located? (Identify on a map if possible).

(E) Describe the nature of what is causing each restriction.

(F) What is the proposed resolution of each restriction (if available)?

(G) What is the estimated date for the resolution of each restriction (if available)?

(H) What is the resolution that lifted each restriction (if applicable)? N/A

(I) When was each restriction lifted (if applicable)?

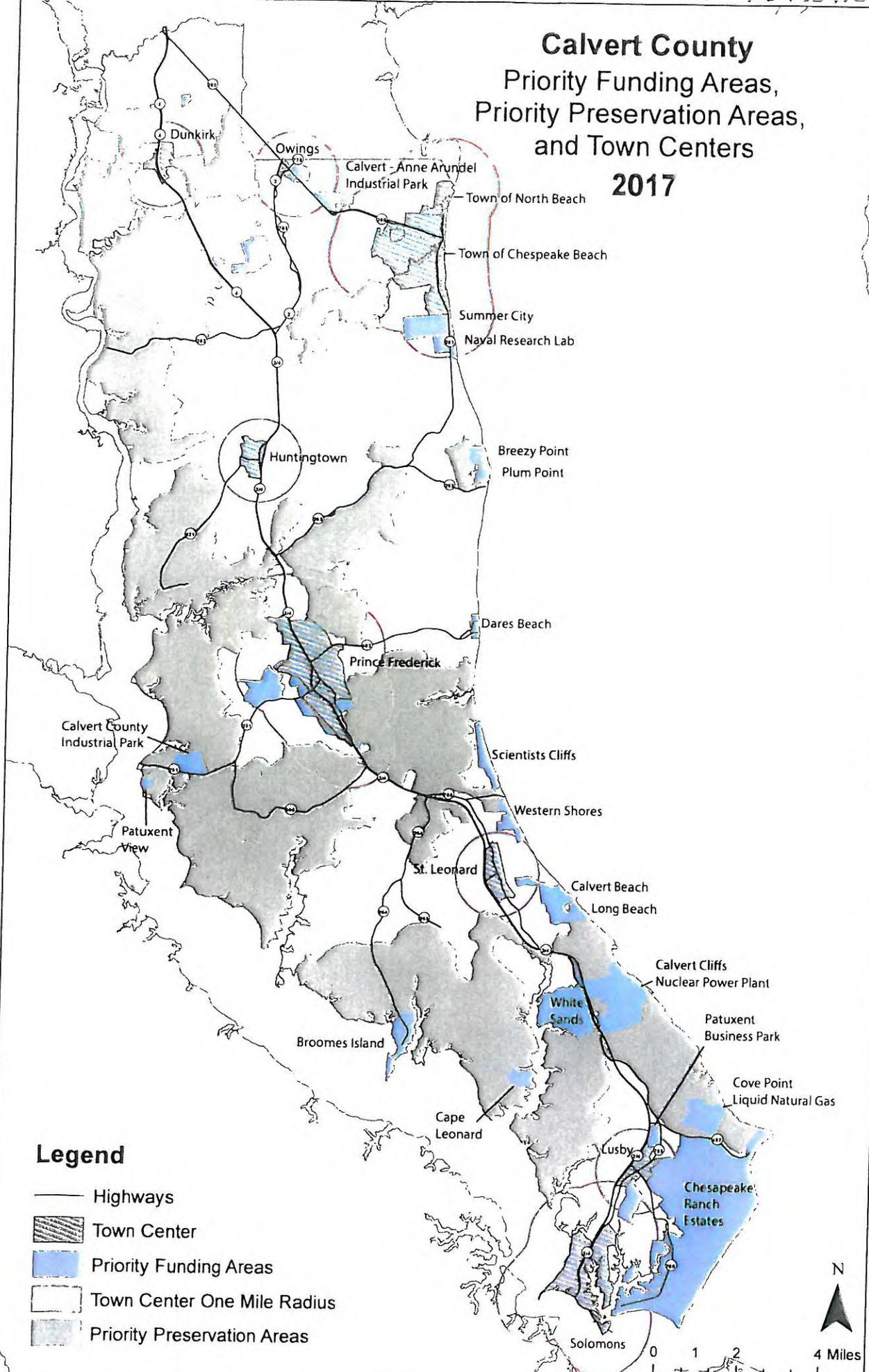
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(E) Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website:
[Planning.Maryland.gov/Your Part/SGGAnnualReport.shtml](http://Planning.Maryland.gov/Your%20Part/SGGAnnualReport.shtml)

(F) If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at david.dahlstrom@maryland.gov.

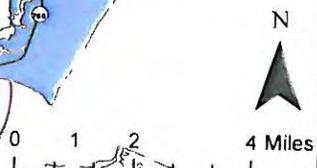
ATTACHMENT: CD Disk with Shapefiles

Calvert County Priority Funding Areas, Priority Preservation Areas, and Town Centers 2017



Legend

-  Highways
-  Town Center
-  Priority Funding Areas
-  Town Center One Mile Radius
-  Priority Preservation Areas



Abbreviations for Capacity Improvement Charts, Section I(B) & Section III(B):

- CCCP = Calvert County Comprehensive Plan, Adopted 2004, Amended 2010
- CCPSCMP = Calvert County Public Schools 5-Year Comprehensive Master Plan, Adopted 11/18/2016
- CCTP = Calvert County 2010 -2030 Transportation Plan, Adopted 03/10/1998
- CCW&SP = Calvert County Water and Sewer Plan 2014 Update, Adopted 01/13/ 2016
- DMP&ZO = Dunkirk Master Plan and Zoning Ordinance, Adopted 07/28/1987,
Last Revised 05/04/2012
- HMP&ZO = Huntingtown Master Plan and Zoning Ordinance, Adopted 10/5/1993, Last Revised 09/04/2015
- LTCMP&ZO = Lusby Town Center Master Plan and Zoning Ordinance, Adopted 01/08/2002,
Last Amended 11/30/2015
- MDE = Maryland Department of the Environment
- OTCMP&ZO = Owings Town Center Master Plan and Zoning Ordinance, Adopted 06/27/2000,
Last Amended 03/25/2008
- PFMP&ZO = Prince Frederick Master Plan and Zoning Ordinance, Adopted 07/11/ 1989,
Last Amended, 07/29/2016
- STCMP&ZO = Solomons Town Center Master Plan and Zoning Ordinance, Master Plan Adopted 08/25/2009,
Zoning Ordinance Effective Date (Adopted) 09/22/2009, Last Amended 11/30/2015
- SLMP = St. Leonard Master Plan, Effective Date (Adopted), 11/26/2013
- SLZO = St. Leonard Zoning Ordinance, Adopted 09/15/1995, Last amended 05/04.2012
- TAP = Maryland Department of Transportation/Transportation Assistance Program

LIST OF APPROVED SITE PLANS FOR 2016 ¹				
SITE PLAN #/NAME	POSTAL SERVICE AREA	TOTAL BUILD SQ. FT. APPROVED (GROSS)	TOTAL LOT/PARCEL SIZE IN NET ACRES OF AREA DISTURBED	TOTAL GROSS LOT/PARCEL SIZE (IN ACRES)
SPR 15-535904, Southern Pines II Senior Apartments	Appeal Lane, Lusby	62,926	5.3	8.8
SPR 16-537827, Shoppes at Apple Greene	MD Rt. 4, Ward Road and Dunkirk Way, Dunkirk	88,382	15.4	41.6
SPR 16-537631, Market Square Travel Way Reconfiguration	Prince Frederick Blvd., Prince Frederick	0	0	0
SPR 16-53777, Dominion Offsite Office & Warehouse	80 Anchorage Lane, Lusby	62,000	7.5	8.2
SPR 15-536704, Dollar General	625 Calvert Beach Road, St. Leonard	9,100	1.9	1.96
SPR 15-534153, Kelly Generator Storage Lot	Meadow Run Lane and MD RT. 4, Owings	0	0	2.26
SPR 15-533108, No Thyme To Cook	14624 S. Solomons Road, Solomons	1,555	0.068	0.78
SPR 14-1039, Harris Communications Tower	3739 Dalrymple Road, Chesapeake Beach	50	0.9	72.16
SPR 14-1050, Strohecker Industrial Flex Space	7104 Industrial Drive, Owings	3,600	0.42	2.1 ac
TOTAL		227,613	31.49	137.86

¹ All site plans approved in 2016 were also issued building permits in 2016; therefore, all site plan information has been accounted for within the Commercial Tables of the Annual Report.

Residential Development Capacity Analysis for Calvert County March 9, 2017 (Updated June 26, 2017, August 8, 2017 and September 30, 2017)

The Maryland Department of Planning (MDP), Planning Services, provided Calvert County with a summary of its residential development capacity numbers, as well as the methodology to derive those numbers. MDP staff is available to meet with the County to discuss these findings by phone or in-person.

Scenarios:

MDP staff ran six different scenarios for Calvert County. The scenarios focus on the use and application of the County's Transfer Development Rights (TDRs), potential implementation of the Agricultural Preservation and Sustainable Growth Act of 2012 (the septic law) as depicted by the Calvert County's Draft Growth Tier Map (May 2016), and "site-level constraints". The analysis of these scenarios demonstrate a potential range of possibilities for development capacity in Calvert County. The six scenarios are specifically defined as follows:

Scenario 1: Includes full use of TDRs, applies "pre-septic law" conditions, and assumes current programs do not change over time. This scenario does not illustrate the potential impacts of the septic law on residential capacity. It also assumes that there is full use of TDRs to achieve the maximum residential densities allowed in each zoning district.

Scenario 2: Includes full use of TDRs, applies "septic law" conditions, and assumes current programs do not change over time. This scenario illustrates the potential impacts of the septic law on residential capacity, using the County's most recent Draft Growth Tier Map (May 2016). It also assumes that there is full use of TDRs to achieve maximum residential densities allowed in each zoning district.

Scenario 3: Includes no use of TDRs, applies "pre-septic law" conditions, and assumes current programs do not change over time. This scenario does not illustrate the potential impacts of the septic law. It also assumes that there is no use of TDRs. The numbers are based upon each zoning districts conventional (base) densities, which is the maximum residential permitted density allowed without the use of TDRs.

Scenario 4: Includes no use of TDRs, applies "septic law" conditions, and assumes current programs do not change over time. This scenario illustrates the potential impacts of the septic law, using the County's most recent Draft Growth Tier Map (May 2016). It also assumes that there is no use of TDRs. The numbers are based upon each zoning districts conventional (base) densities, which is the maximum residential permitted density allowed without the use of TDRs.

Scenario 5: Includes full site constraints, applies "pre-septic law" conditions, and assumes current programs do not change over time. This scenario does not illustrate the potential impacts of the septic law. Full site constraints include not only the constraints listed under the general methodology, but the physical/environmental constraints described under Table 1, below.

Scenario 6: Includes full site constraints, applies "septic law" conditions, and assumes current programs do not change over time. This scenario illustrates the potential impacts of the septic law, using the County's most recent Draft Growth Tier Map (May 2016). Full site constraints include not only the constraints listed under the general methodology, but also the physical/environmental constraints described under Table 1, below.

General Methodology:

MDP's Growth Model calculates residential development capacity (build-out) for each parcel in the County. A residential development capacity analysis, or build-out analysis, is defined as the number of new housing units that could potentially be developed on a given parcel of land under current zoning and development rules and other considerations.

To estimate development capacity, MDP incorporated the following criteria:

- The zoning of a parcel
- The sewer service status of a parcel
- The zoning and development requirements generally governing development in the applicable zoning district
- Easements or other restrictions/conditions applying to the parcel
- Realized density, a measure of the density of development typically occurring on properties developed in the zoning district with a given sewer service status during the last 20 years
- The presence or absence of previously existing residential development on a parcel
- Impacts of the Growth Tier Act (the septic law)
- 25% of the parcel acreage will not be available for residential development in order to meet other state regulatory requirements such as provision of roads, utilities, stormwater management facilities, building setbacks, etc. The remainder of the parcel (75%) is considered the acreage that may be developed. These parameters do not include the physical/environmental constraints listed in Table 1.
- Zoning districts that allow for "mixed use" (residential and/or commercial development on the same parcel) were assumed a built out of 100% residential across all scenarios

Information on realized densities per zoning district is derived from numerous sources. Zoning ordinances and related development regulations are used to estimate the "yield" or the number of residential units likely to result from the development process. In this analysis, density yields were adjusted for each of the scenarios described above. Digital GIS data is used to measure the size and estimate the density of residential units already developed in each jurisdiction. If indicated, estimated yields of residential units suggested by the zoning ordinance were adjusted. In the best case, local governments compiled data on residential yields by zoning district and provided MDP with their own estimates of realized densities, which are then used for this purpose in the model.

The residential development capacity for each parcel was calculated by multiplying the density yield and the developable acres of a parcel together (developable acres X density yield). This calculation was adjusted in cases where a parcel is improved, but still has additional capacity based on the permitted density (conventional and/or TDR) yield in that zoning district. In these cases, the calculation is (developable acres X density yield -1) ÷ 2. This method accounts for some infill potential, but divides the total potential in half, so as not to overestimate this potential.

Once the preliminary calculations are completed, the model removes any the calculated capacity of protected lands, open space, and other undevelopable areas identified by scanning the "legal" description fields in the SDAT database, or by incorporating local data representing unbuildable areas. Finally, the program runs through any specific rules that are unique to a particular county or a particular zoning district within a County. For example, in Calvert County, there is a rule that resets capacity for Agricultural Preservation District (APD) parcels that have been permanently preserved to no more than 3 new lots (households), if the initial calculated capacity is higher.

In addition to the criteria list above, the analysis also incorporated other site-level constraints such as physical and/or environmental features that are protected from development based upon local regulations, as described under Table 1.

Data on parcel attributes that restrict development were derived from a variety of GIS data sources, including: zoning and sewer service from County map layers; environmental features from data on wetlands, waterways, and slopes; and data on roads that affect development capacity and yields in some zoning districts. In addition, zoning ordinances and/or development regulations also are used as primary sources of information about how these features might affect capacity and yields. This information, along with parcel polygon data, was used to estimate the portion of each parcel greater than or equal to 5 acres that is developable. Only the developable portion of the parcel was used in the capacity calculations to determine density yields described above.

The rules applying to site-level constraints were interpreted a bit differently in some rural zoning districts. In many rural zoning districts, overall density yields are very low, and may be much lower than average lot sizes of individual houses. Where these significant differences exist, MDP staff reviewed the minimum or average lot size of each zoning district and applied that information in the lookup table for that zoning district. For example, consider a 100-acre parcel where the maximum permitted (TDR) density in the zoning district is one (1) dwelling unit (DU) per 10 acres. The TDR development capacity (yield) by zoning, would equate to 10 DUs, based upon the calculation; 100 acres X 0.10 DU/acre. The minimum lot size however, in that zoning district has been 3 acres over the last 10 years. Consequently, even if 50% of the parcel (50 acres) is identified as undevelopable due to site-level constraints, it would not make sense to cut the development capacity in half (from one (1) DU per 10 acres to one (1) DU per 5 acres), given the minimum permitted lot size of 3 acres. Therefore, the 3-acre minimum lot size remains in place over time, only 30 acres would have to be identified as developable to accommodate full build-out of this parcel. In this example, the full potential of 10 DUs is still feasible on the unconstrained (50 acres) portion of the parcel due to 3 acre minimum lot size provision.

Calvert County Specific Data and Assumptions:

In Calvert County, MDP staff worked extensively with Calvert County, Department of Planning & Zoning staff to ensure that zoning information was as complete and correct as possible. County staff provided detailed information about maximum allowable densities for each zoning district. The County also provided GIS data for sub-districts within the Town Centers.

There are different zoning yield assumptions depending on the scenario. For Scenarios 1 and 2 and 5 and 6; as described above, a 75% yield factor was used to represent Town Center zoning districts and areas within one-mile of Town Centers. These yields assumed full use of TDRs. For Scenarios 3 and 4, density yields were adjusted to assume that no TDRs would be used. These density yields are much lower in these scenarios because they represent conventional (base) density yield only. It is assumed that zoning districts that allow for “mixed use” are built out at 100% residential across all scenarios.

MDP staff also worked with Calvert County to limit additional development capacity within existing major subdivisions. If a parcel is improved or tagged as open space within the State Department of Assessment and Taxation (SDAT) record, no additional capacity was given. If a lot within the subdivision was unimproved, it was assigned a capacity of 1 DU only.

Calvert County reviewed MDP’s assumptions for physical/environmental site-level constraints several times over the course of the analysis. Site-level constraints are being considered differently depending on the scenario. For Scenarios 1 through 4, site-level constrained acres were removed from consideration for development capacity within the Town Centers. The assumption is that site-level constraints would not

impact the overall density yield in these areas. The only site-level constraints that were considered in these scenarios were wetlands located within the Farm and Forest District (FFD), Residential District (RD) and Residential Community District (RCD), including areas within a one-mile radius of Town Centers, since the County’s density formula requires wetlands be subtracted from the gross tract acreage before calculating the yield.

Table 1 summarizes site-level constraints that were included in the analysis. All site-level constraints were mapped, with the exception of those noted in Table 1. In Scenarios 3 and 4, all mapped site-level constraints were considered.

Constraint Type	Regulations
Stream Buffer Non-Tidal	50 foot buffer required
Stream Buffer Tidal	100 ft. buffer
Tidal Wetlands	100 foot buffer
Steep Slopes - New Subdivisions	No building area on 25% slopes in new subdivisions. No building area on 15% slopes in the Critical Area in In Critical Area, no building on 15% or greater slopes; unless, Board of Appeals approval is obtained on existing lots
Floodplain	No residential construction are allowed in the floodplain for new subdivisions

¹ Steep Slopes did not include the County’s cliff setback requirements.

Sources:

<http://ecode360.com/CA1802Z>

<http://www.dsd.state.md.us/comar/getfile.aspx?file=26.04.02.04.htm>

Analysis Results

The methodology described above was applied to Calvert County to estimate the development capacity of each parcel of land that is zoned to allow residential development. Table 2 shows the number for 6 scenarios analyzed in Calvert County.

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
Generalized Zoning	NHC Full TDR, Pre-Septic Law	NHC Full TDR With Septic Law	NHC No TDR, Pre-Septic Law	NHC Full TDR With-Septic Law	NHC Full TDR, Pre-Septic Law & Full Constraints	NHC Full TDR, With Septic Law & Full Constraints
APD	40	40	40	40	31	31
ECTC	0	0	0	0	0	0
FFD	938	783	938	783	740	650

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
Generalized Zoning	NHC Full TDR, Pre-Septic Law	NHC Full TDR With Septic Law	NHC No TDR, Pre-Septic Law	NHC Full TDR With-Septic Law	NHC Full TDR, Pre-Septic Law & Full Constraints	NHC Full TDR, With Septic Law & Full Constraints
Huntington Town Center	138	138	113	113	107	107
Light Industrial (I-1)	0	0	0	0	0	0
Lusby Town Center	498	498	77	77	430	430
Marine Commercial (MC)	0	0	0	0	0	0
Owings	191	191	24	24	131	131
Prince Frederick Town Center	5,268	5,268	777	777	3869	3869
Rural Commercial (RC)	0	0	0	0	0	0
Residential Community District (RCD)	2,844	2,733	1,243	1,233	2,266	2,203
RCD within the one-mile radius of a Town Center	1,384	1,384	1,384	1,384	1,092	1,092
Residential District (RC)	2,538	2,522	2,538	2,522	2,513	2,502
RD within the one-mile radius of a Town Center	3,776	3,767	1,541,	1,541	3,070	3,070
Solomons Town Center	715	715	52	52	536	536
St. Leonard Town Center	193	193	149	149	165	165
Dunkirk Town Center	133	133	47	47	126	126
WL (Wetland)	0	0	0	0	0	0
TOTAL	19,106	18,725	8,923	8,742	15,076	14,912

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
Generalized Zoning	NHC Full TDR, Pre-Septic Law	NHC Full TDR With Septic Law	NHC No TDR, Pre-Septic Law	NHC Full TDR With-Septic Law	NHC Full TDR, Pre-Septic Law & Full Constraints	NHC Full TDR, With Septic Law & Full Constraints
Inside PFAs	10,385	10,385	4,025	4,025	8,246	8,246
Outside PFAs	8,631	8,340	4,898	4,717	6,830	6,666
TOTAL	19,016	18,725	8,923	8,742	15,076	14,912

The results present a wide range of possibilities for the County to consider. These data points represent the “bookends” of what could potentially occur. Future development patterns on the ground will likely be “somewhere in the middle”. The analysis results could be used to help answer questions about the impact of specific scenarios or strategies that could be applied to meet the County’s land-use goals and benchmarks. For example, does the County want to continue to encourage more density in Town Centers through the use of TDRs? Are the current permitted densities within certain Town Centers reasonable, given available infrastructure and existing development patterns? This analysis allows us to make more informed decisions related to these types of questions.

In closing, the scenarios that were considered in this analysis to date are not inclusive of all possibilities. MDP’s technical staff can continue to work with County’s planning staff to identify additional scenarios that will help in the decision making process related to the on-going Comprehensive Plan Update and Zoning Ordinance Rewrite process.

Note: This Analysis was prepared by the Maryland Department of Planning’s Planning Services staff on March 9, 2017 and Revised June 26, 2017. Additional revisions were made to this analysis by Calvert County Department of Planning and Zoning on August 8, 2017 and September 30, 2017 for editorial purposes only. No revisions were made that resulted in a change to MDP’s methodology, calculations or results.



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**Calvert County, Maryland
Adequate Public Facilities Regulations for Schools and Roads:
Restrictions on Priority Funding Areas
Biennial Report for June 30, 2016**

Adequate Public Facilities Reporting Requirements

As required by the 2009 Smart, Green, Growing Legislation (Planning Visions Bill), local jurisdictions are required to submit a biennial report to the Maryland Department of Planning (MDP) if Adequate Public Facilities (APF) regulations result in a restriction in a Priority Funding Area (PFA). The first such reports were due July 1, 2010; the second cycle of reports was due on July 1, 2012; the next cycle of reports was due July 1, 2014; and so forth for every two years thereafter.

Overview of Adequate Public Facilities for Schools and Roads in Calvert County, MD

Calvert County government initially adopted APF regulations for schools and roads in 1988. Section 7-1.05 of the Calvert County Zoning Ordinance (effective May 1, 2006, revised November 26, 2013) requires that before the Planning Commission can grant final approval of a residential subdivision or residential development of land (which includes subdivisions and site plans for townhouse, single-family attached, multi-family, and mixed residential developments), the Planning Commission must find that all identified schools and roads are adequate or that roads are programmed to be adequate within in one year.

Schools are deemed adequate if enrollment does not exceed 100 percent rated capacity. Schools may still be deemed adequate if adopted redistricting results in enrollment projections for the next school year that do not exceed 100 percent of rated capacity. Calvert County's PFAs include the County's seven Town Centers and a dozen Rural Villages. Many of the Rural Villages are residential subdivisions comprised of small lots that were created prior to the County adopting zoning in 1967. In effect, the primary PFAs in Calvert County affected by the APF regulations for schools are the County's Town Centers.

Roads are deemed adequate if applicable County roads and intersections outside of Town Centers maintain a level "C" service rating and inside Town Centers, maintain a level "D" service rating after the full development of the proposed development and all other existing and proposed residential developments and subdivisions within the study area. The Department of Public Works may require the a traffic study be performed by a Registered Professional Engineer, which must be written in accordance with written procedures and criteria established by the Department of Public Works and approved by the Calvert County Board of County Commissioners.

Calvert County, Maryland
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If the schools and roads are deemed inadequate, the approval shall be denied. For situations where facilities are not adequate, if an applicant provides improvements to render both schools and roads, then the residential subdivision or residential development shall receive final approval. The Zoning Ordinance limits the delay of final approval of a residential subdivision or residential development to seven years.

Calvert County’s APF regulations only apply to new residential projects. APF regulations do not apply to: (1) non-residential projects; (2) age-restricted residential communities; (3) existing residential lots, (4) platted, undeveloped lots, or (5) the County’s two municipalities, North Beach and Chesapeake Beach since these two municipalities have their own planning and zoning authority and have not adopted APF regulations.

Adequate Public Facilities for Schools: Impact on Priority Funding Areas

The County prepares reports on APF for schools and presents findings to the Planning Commission in April and November of each year. Per the County’s APF reports dated April 2014, November 2014, April 2015 and November 2015, two (2) schools were deemed inadequate during all four reporting periods, and two (2) schools were deemed inadequate for at least one of the four reporting periods. Both Beach Elementary and Mt. Harmony Elementary were deemed inadequate in April 2014. Only Beach Elementary was deemed inadequate during the remainder of the County’s reporting periods, November 2014, April 2015 and November of 2015. Northern Middle was deemed inadequate for three of the four reporting periods, April 2014, November 2014 and November 2015. Northern High was deemed inadequate during all four reporting periods, April and November 2014, and April and November 2015. See Table 1 below.

Table 1: Calvert County: Inadequate Schools During 2014 and 2015				
	April 2014	November 2014	April 2015	November 2015
Beach Elementary	119.1%	104.7%	102.8%	106.0%
Mt. Harmony Elementary	101.6%	N/A	N/A	N/A
Northern Middle	100.3%	100.4%	N/A	100.3%
Northern High	116.7%	120.5%	120.2%	116.9%

The Calvert County School Facilities Master Plans for FY14 and FY15 included projected school needs. To address Northern High inadequacy, the request to replace the high school was approved in FY13. In FY14, the education specification and feasibility study was prepared, and in FY15, architectural and engineering services were solicited. To address Beach Elementary inadequacy, in the FY14 and FY15 School Facilities Master Plans, the need to replace Beach Elementary is stated. In FY15, the School Facilities Master Plan states that a feasibility study is scheduled to occur in FY17, and the facility replacement request is scheduled to occur in FY19. During the interim, redistricting will be considered to alleviate inadequacy. Mt. Harmony Elementary and Northern Middle historically and consistently are deemed inadequate; therefore, at this point in time, no plans to expand capacity of these two facilities are planned.

Calvert County, Maryland
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Adequate Public Facilities for Schools: Impact on Priority Funding Areas

The Department of Public Works reviews the traffic studies for each residential subdivision or residential development. The Department of Public Works can only look at the status of the current roadway system during traffic study reviews. These studies are micro analysis on location by location issues not a broad range planning analysis. The County government does not have the capabilities to look at the long term planning, forecasting, zoning, trip generation and other factors to determine anticipated deficiencies for roadway segments or to identify the improvements and/or modifications needed to make road segments function adequately at some planning date set in the future. This type of analysis requires planning information on projected land use, zoning, forecasted trends and potential trip generation as determined by traffic modeling which the Department of Public Works is not now staffed or equipped to perform or undertake. For the traffic study reviews, the County's methodology considers minimum capacity requirements using the "Highway Capacity Manual" (HMC). The State, however, uses the "Critical Lane Methodology," another planning tool which deems many roadways adequate that differ in the results, often less critical than the HMC.

Currently, there are no projects subject to Calvert County's APF regulations that are being delayed due to inadequate roads. Thus, there are no restrictions on PFAs located within Calvert County.

A map showing Calvert County's PFAs and Priority Preservation Areas (dated 2009) is attached.

The next report to the Maryland Department of Planning is due by July 1, 2018.