



CALVERT COUNTY PLANNING COMMISSION

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Steven R. Jones
Chair

June 16, 2021

Mr. Robert S. McCord
Secretary
Maryland Department of Planning
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201-2305

Subject: Calvert County Maryland State Annual Report 2020

Dear Secretary McCord:

I am pleased to submit to you the Calvert County Maryland State Annual Report 2020 provided by the Calvert County Planning Commission. This report documents and evaluates growth related changes in development patterns that occurred in our jurisdiction during 2020, as required by the Annotated Code of Maryland, Land Use Article, Title 1-207. The Planning Commission approved the 2020 report at its meeting on June 16, 2021, and this document has been filed with the local legislative body, the Calvert County Board of County Commissioners, by letter dated June 16, 2021. A copy of the 2020 Annual Report will also be posted to the county's website for public review.

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

The report does not include a letter from the Board of Education which is requested in Section VI. H. 3. In response to the requested information regarding the State Rate Capacity (SRC) and remedies to this issue the Planning Commission would like to note that the school board is not bound by the Calvert County Zoning Ordinance and therefore, resolving these issues and the delay in development caused by the SRC, is out of the control of the Planning Commission.

We hope you will find the 2020 report informative. If our staff can be of any additional assistance, please feel free to contact Paul J. Conover, Planning Commission Administrator at 410-535-1600, extension 2727.

Sincerely,



Steven R. Jones, Chair
Calvert County Planning Commission

Enclosure

cc: Mary Beth Cook, Director, Department of Planning & Zoning
Carolyn Sunderland, AICP, Deputy Director, Planning
Paul J. Conover, Planning Commission Administrator



CALVERT COUNTY
Maryland

**MARYLAND STATE
ANNUAL REPORT
2020**



*Prepared by the Department of Planning & Zoning staff May 28, 2021
Presented to Calvert County Planning Commission June 16, 2021*

**Annual Report Worksheet
Reporting (Calendar) Year 2020**

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Section I: New Residential Permits Issued (Inside and Outside the PFA) (§1-208(c)(1)(i) and (c)(3)(ii))

(A) In Table 1, New Residential Permits Issued (Inside and Outside the PFA) below, enter the number of new residential building permits issued in calendar year (2020). Enter 0 if no new residential building permits were issued in 2020.

**Table 1: New Residential Permits Issued
Inside and Outside the Priority Funding Area (PFA)**

Residential – Calendar Year 2020	PFA	Non - PFA	Total
# New Residential Permits Issued	86	247	333

Section II: Amendments and Growth Related Changes In Development Patterns (§1-207(c)(1) and (c)(2))

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.

(A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted Y N

The 2040 Calvert County Comprehensive Plan was adopted in August 2019.

Prince Frederick Town Center Master Plan and Zoning Regulations Update: The first public meetings to update the Prince Frederick Town Center Master Plan and Zoning Regulations were held in January 2020 with the liaison and kick-off meetings. Meetings held during this first phase of the update included, identifying issues, open houses, public meetings and workshops, surveys, and meetings with community groups and, at their request, county boards, committees, and commissions.

Additional meetings, public workshops and outreach planned for the first phase were placed on hold during the spring and summer due to the COVID-19 pandemic. When outreach resumed, public meetings and workshops, surveys, and walking tours were held virtually for the remainder of 2020. Through a formal request for proposals process, the county selected and entered into contracts with three qualified planning consultant companies in 2020 to establish open-ended contracts in support of the master plan update and were on-call, as needed. Sabra & Associates, a Mead & Hunt Company, was selected to assist staff with the transportation and land use focus areas of the Prince Frederick Town Center Master Plan.

Were there any amendments to the zoning regulations or zoning map? If yes, briefly summarize each amendment, include a map, or GIS shapefile, if available. Y N
See Table A. Map included, see Appendix of this report.

(B) Were there any growth related changes, including Land Use Changes, Annexations, New Schools, Changes in Water or Sewer Service Area, etc., pursuant to of the Land Use Article? If yes, please list or map and provide a description of consistency of internal, state or adjoining local jurisdiction plans Y N

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See Tables:

- B Final Subdivisions Approved & Recorded 2020**
- C Final Site Plans Approved & Recorded 2020**
- D Summary and Consistency of Calvert County Road Transportation Systems Capacity Improvements 2020**
- E Summary and Consistency of Calvert County Public Schools Capacity Improvements 2020**
- F Summary and consistency of Calvert County Public Facilities, Safety & Utilites, Capacity Improvements 2020**
- G Summary and consistency of Calvet County Water and Sewer Captacity Improvements, 2020**

(C) Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list. Y N

- A. Change conceptual site plan review from optional to mandatory. Zoning regulation adopted on June 9, 2020.**

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TABLE A - SUMMARY OF ZONING REGULATIONS AND ZONING MAP AMENDMENTS						
REF. NO.	AMENDMENT CASE NO.	TITLE/ DESCRIPTION	PLANNING COMMISSION FINDING OF CONSISTENCY	PUBLIC HEARING DATE	P.C. RESOLUTION NUMBER	BOCC APPROVAL, ORDINANCE ADOPTION DATE & RECORDATION REFERENCE
1.	MA 19-03	Rezoning P/O Tax Map 18, Parcel 550, Huntingtown, MD to Rezone 0.95 Acres from Neighborhood to Mixed Use District in the Huntingtown Town Center	05/20/2020	08/19/2020	PCR 20-03	Res. No. 31-20 08/19/2020 KPS 61-334
2.	TA 19-04	Change conceptual site plan review from optional to mandatory	10/16/2019	01/28/2020	PCR 20-02	Res. No. 14-20 06/09/2020 KPS 61/3
3.	TA 19-05	To allow Office, Non-Medical, Medical or Clinical in the Residential Zoning District of Huntingtown Town Center	01/15/2020	07/28/2020	PCR	Res. No. 60-20 07/28/2020
4.	TA 20-03	Permit Assisted Living Facilities and Group Homes in the Employment Center District	08/31/2020	12/09/2020	PCR 20-05	Res. No. 59-20 12/21/2020 KPS 62/341

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TABLE B – FINAL SUBDIVISIONS APPROVED & RECORDED, 2020

REFERENCE No.	SUBDIVISION NAME & NUMBER	PARCEL AND TAX MAP	NUMBER OF LOTS	GROSS ACERAGE	LOT ACRE (NET)	OPEN SPACE	RESIDUE ACRES	PFA	PROPERTY ADDRESS	RECORDING REFERENCE
Major Subdivisions - Residential – 0										
1.	SDFP-2020-029 Oakland Hall, Phase 4B	P. 25 P. 27	18	8	8	0	0	No	St. Paul's Court, Prince Frederick	07/20/2020 KPS 6/74
Minor Subdivisions – Residential										
1.	MSDFP 2018- 0071 Clay Hill Court	P. 70 P. 224 TM 10	3	21	5	0	0	No	1965, 1945 and 1935 Lower Marlboro Road, Huntingtown	12/02/2020 KPS 6/102
2.	MSDFP 2018- 072 Horton Subdivision	P. 224 TM 10	3	6	6	0	0	No	6510, 6520 and 6530 Lower Marlboro Road, Huntingtown	02/10/2020 KPS 6/37
3.	MSDFP 2020- 084 Avondale, Section 6	P. 84 TM 44B	2	.36	.36	0	0	Yes	222 & 220 C Street, Solomons	11/24/2020 KPS 6/99
4.	MSDFP 2019- 074 Wynkoop Property	P. 29 TM 39	4	73	71	1	0	No	10015, 10145, 10375 & 10405 Breedon Road, Lusby	01/31/2020 KPS 6/35
5.	MSDFP 2018- 080 David and Thomas Lines	P. 27 TM 33	1	42	4	0	38	No	6300 Quarles Road St. Leonard	05/08/2020 KPS 6/60
6.	MSDFP 2020- 083 Burggraff Property	P. 46 TM 26	1	17	3	0	13	No	5936 Ray Norwood Road Prince Frederick	12/22/2020 KPS 6/105
7.	MSDFP 2020- 085 Tansley at Farview Farm	P. 369 TM 42	1	1	1	0	0	No	2175 Sollers Wharf Road Lusby	06/18/2020 KPS 6/66
8.	MSDFP 138107 Martin O'Berry	P. 120 TM 44B	1	.48	.22	0	0	Yes	272 C Street Solomon	12/02/2020 KPS 6/100

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TABLE B – FINAL SUBDIVISIONS APPROVED & RECORDED, 2020, CON'T.										
REFERENCE No.	SUBDIVISION NAME & NUMBER	PARCEL AND TAX MAP	NUMBER OF LOTS	GROSS ACERAGE	LOT ACRE (NET)	OPEN SPACE	RESIDUE ACRES	PFA	PROPERTY ADDRESS	RECORDING REFERENCE
Sub-Total (Minors)			16	161	91	0	51			
Sub-Total (Majors)			18	8	8	0	0			
TOTALS			34	169	99	0	51			

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TABLE C – FINAL SITE PLANS APPROVED 2020

REFERENCE NO.	SITE PLAN NO./NAME	TAX MAP/ PARCEL NO.	LOCATION	FINAL APPROVAL DATE	TOTAL GROSS LOT/ PARCEL SIZE IN ACRES	TOTAL LOT SIZE (NET) ACRES	TOTAL BUILDING SQ. FT. APPROVED (GROSS)	PFA
1.	SPR-2019-298 Chase Bank	P. 111 TM 21	55 Stoakley Road, Prince Frederick	02/05/2020	1.39	0.31	3,558	Yes
2.	SPR-2019-305 Dunkin Donuts,	P. 384 TM 3	2981 Plaza Drive, Dunkirk	09/08/2020	15.01	1	9,065	Yes
3.	SPR-2019-304 McDonalds Rebuild	P. 628 TM 24	515 N. Solomons Island Road. Prince Frederick	07/17/2020	1.43	1.20	5,280	Yes
4.	SPR-2019-301 Chesapeake Church End Hunger	P. 27 & 242 TM 11 & 5	6201 N. Solomons Island Road Huntingtown	01/27/2020	28	3.43	12,480	No
5.	SPR-2019-295 Calvert Village Theater	P. 128 TM 24	200 Dares Beach Road, Prince Frederick	02/05/2020	2.07	0.85	9,148	Yes
6.	SPR-2019-292 Gott Shell Station	P. 214 TM 26	400 Solomons Island Road, Prince Frederick	08/05/2020	0.61	0.12	1,775	Yes
7.	SPR-2019-291 Scaggs Industrial Flex Space	P. 364 & 11 TM 10	7620 Meadow Run Lane, Owings	03/23/2020	2.75	2.75	28,980	No
8.	SPR-2019-290 Shadow Stone Flex Complex	P. 248 TM 43	141 & 151 Schooner Lane, Prince Frederick	01/29/2020	4.35	1.38	51,000	Yes
9.	SPR-2020-309 Dominion Temporary Commuter Parking Lot	P. 54 TM 6	85 Anchorage Lane, Lusby	09/16/2020	7.02	0.93	40,500	No

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TABLE C – FINAL SITE PLANS APPROVED 2020, CON'T.								
REF. NO.	SITE PLAN NO./NAME	TAX MAP/PARCEL NO.	LOCATION	FINAL APPROVAL DATE	TOTAL GROSS LOT/PARCEL SIZE IN ACRES	TOTAL LOT SIZE (NET) ACRES	TOTAL BUILDING SQ. FT. APPROVED (GROSS)	PFA
10.	SPR-2020-307 Ward Farm Park, Phase II	P. 54 TM 6	10455 Ward Road, Dunkirk	08/25/2020	168.8	4.2	1,267	Yes
11.	SPR-2019-306 Ward Farm Observation Pier	P. 54 TM 6	10455 Ward Road, Dunkirk	06/25/2020	168.8	.038	631	Yes
12.	SPR-2018-275 Lusby Farmers Market	P. 20 TM 42	12959 H.G. Trueman Road, Lusby	08/05/2020	1.12	0.11	4,578	No
TOTAL					401.35	16.32	168,262	N/A

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TABLE D – CONSISTENCY OF CALVERT COUNTY TRANSPORTATION SYSTEMS CAPACITY IMPROVEMENTS WITH ADOPTED PLANS, 2020								
REFERENCE NO.	PROJECT/DESCRIPTION	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO	PFA	ON-GOING FROM 2019
1.	Prince Frederick Loop Road & Traskers Blvd.	Consistent: Supports Transportation & Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCTP & PFMP&ZO	Not Applicable No Impact	No -Local	Yes	No
Project Description: Improve the intersection at Traskers Blvd. & Prince Frederick Blvd.								
2.	West Dares Beach Road Improvements	Consistent: Supports Transportation Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with the CCCP, CCTP & ZO	Not Applicable No Impact	No - Local	Yes	No
Project Description Improve road from MD 2/4 to Prince Frederick Blvd. by widening roadway to four travel lanes with curb and gutter, sidewalks and safety improvements.								
3.	Sidewalk Program	Consistent: Supports Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCTP, ZO and All Town Center MP&ZOs	Not Applicable	No - Local	Yes	No
Project Description: Sidewalk connectivity, retrofit and repair program to meet ADA Standards in Town Centers. The county is responsible for the upgrade and maintenance within both State and County rights-of-way.								

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TABLE D – CONSISTENCY OF CALVERT COUNTY TRANSPORTATION SYSTEMS CAPACITY IMPROVEMENTS WITH ADOPTED PLANS, 2020								
REFERENCE NO.	PROJECT/DESCRIPTION	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO	PFA	ON-GOING FROM 2019
4.	Roadway Safety Improvements	Consistent: Supports Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCTP, and ZO	Not Applicable No Impact	No - Local	Yes	No
Project Description: Turning lanes, median construction and geometric improvements at county intersections.								
5.	Transportation Safety Projects	Consistent: Supports Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCTP, and ZO	Not Applicable No Impact	No - Local	Yes	No
Projects Description: Guardrail, raised pavement markers and other safety program items throughout the county, as necessary.								

Only projects where funds are allocated for construction have been listed.

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TABLE E – CONSISTENCY OF CALVERT COUNTY PUBLIC SCHOOLS CAPACITY IMPROVEMENTS WITH ADOPTED PLANS, 2020

REFERENCE NO.	PROJECT/D7DESCRIPTION	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2019
1.	Beach Elementary School, #4632 7900 Old Bayside Road, Chesapeake Beach	Consistent: Supports Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP & CCPSCMP	No Applicable, No Impact	Yes – State	No	No
Project Description: Feasibility and design for new Beach Elementary.								
2.	Northern High School, 2950 Chaneyville Road, Owings	Consistent: Supports Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP & CCPSCMP	Not Applicable, No Impact	Yes – State	Yes	Yes
Project Description: New multi-story educational structure equipped with modern and state-of-the-art equipment, building systems and infrastructure to accommodate 1440 students. The project is LEED Silver and includes a new gymnasium and stadium lightins. The students occupied the new facility 12/18. The remaining budget is for final close out of project.								

Only projects where funds are allocated for construction have been listed.

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TABLE F – CONSISTENCY OF CALVERT COUNTY PUBLIC FACILITIES, SAFETY & UTILITIES, CAPACITY IMPROVEMENTS WITH ADOPTED PLANS, 2020

REFERENCE NO.	PROJECT	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2019
1.	County Administration Building 150 Main Street, Prince Frederick	Consistent: Supports Infrastructure Improvement Objectives, CCCP, ZO, and PFMP&ZO	Consistent: No Recommendation	Consistent with CCCP	Not Applicable No Impact	No – Local	Yes	No
Project Description: To design and build a new County Administration Office Building. Approximately four stories and 120,000 sq. ft. This building would house all employees currently housed in the Annex, Albright Building, 131 Main Street, 30 Duke Street and the Courthouse.								
2.	Amoco Station	Consistent: Supports Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistency between: CCCP, & PFMP&ZO	Not Applicable No Impact	No – Local	Yes	Yes
Project Description Demolish existing structures and level site for future county use.								
3.	Detention Center Inmate Program Space	Consistent: Supports County Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendations	Consistent with CCCP & PFMP&ZO	Not Applicable No Impact	No - Local	Yes	No
Project Description: Design and Planning in 2019-2022 or new facility on site. Construction to begin in 2024.								

Only projects where funds are allocated for construction have been listed

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TABLE G – CONSISTENCY OF CALVERT COUNTY SOLID WASTE AND WATER & SEWER SYSTEMS, CAPACITY IMPROVEMENTS, WITH ADOPTED PLANS, 2020

REFERENCE NO.	PROJECT	CONSISTENT WITH OTHER PROJECTS	CONSISTENT WITH RECOMMENDATIONS FROM LAST ANNUAL REPORT	CONSISTENT WITH LOCALLY ADOPTED PLANS	CONSISTENT WITH ADOPTED PLANS OF ALL ADJOINING JURISDICTIONS	ANY ADOPTED PLANS OF STATE/LOCAL JURISDICTIONS WITH RESPONSIBILITY FOR FINANCING/CONSTRUCTING IMPROVEMENTS TO IMPLEMENT LOCAL PLANS	PFA	Ongoing from 2019
1.	Back Creek Loop, Dowell Rd. and Solomons Island Road	Consistent: Supports Solomons Master Plan and Zoning Ordinance Infrastructure Improvement Objectives & Actions	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & SMP & ZO	Not Applicable No Impact	No - Local	Yes	Yes
Project Description: Install 4,300 linear ft. of water line to connect the Dowell Rd. and Solomons Island Rd. water mains.								
2.	Appeal Landfill, 401 Sweetwater Road, Lusby	Consistent: Supports Zoning Ordinance Infrastructure Improvement Objective & Actions	Consistent: No Recommendation	Consistency between CCCP & CCCSWMP	Not Applicable No Impact	No – Local	No	Yes
Project Description: Construct a county-owned facility. The facility would provide the County flexibility when negotiating future refuse hauling contracts.								
3.	Small Water Main Replacements	Consistent: Supports Zoning Ordinance Intrastructure Improvement Objectives & Actions	Consistent: No Recommendation	Consistency between CCCP and CCCW&SP	Not Applicable No Impact	No – Local	No	Yes
Project Description: Replacement of water lines in problem areas as they are identified through routine maintenance of procedures.								

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TABLE G – CONSISTENCY OF CALVERT COUNTY SOLID WASTE AND WATER & SEWER SYSTEMS, CAPACITY IMPROVEMENTS, WITH ADOPTED PLANS, 2020, CON'T								
4.	Barstow Convenience Center Upgrade, 350 Stafford Road, Barstow	Consistent	Consistent: No Recommendation	Consistent with CCCP & CCSWMP	Not Applicable No Impacts	No - Local	No	No
Project Description: Design of existing facility to allow increased capacity. Change in the ingress and egress of the facility, storm waste management improvements and construction of a retaining wall.								
5.	Prince Frederick WWTP#1 Plant Upgrade 455 Sugar Notch Lane, Prince Frederick	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & PFMP&ZO	Not Applicable No Impact	Yes - State, MDE Revolving Loan, Estimated 100% of Total Project Budget	Yes	Yes
Project Description: The Prince Frederick Wastewater Treatment Plant #1 will be upgraded to increase capacity and meet more stringent discharge limit requirements.								
6.	Prince Frederick Pump Station Improvements, Phases 1, 2 & 3, Prince Frederick Town Center	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions For All Plans	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & PFMP&ZO	Not Applicable No Impact	No – Local	Yes	Yes
Project Description: Project Phase 1: Upgrades to wastewater pump stations throughout the Prince Frederick service area. Phase 2: Upgrade of the Prince Frederick Calvert Memorial Hospital Wastewater Pump Station #4. Phase 3: Replace the existing Pump Station #6 and provide additional needed capacity.								
7.	Solomons WWTP Enhanced Nutrient Removal Upgrade	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation		Not Applicable No Impact	Yes - State, MDE, Wastewater The county will apply for grant.funding for ENR	Yes	No

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TABLE G – CONSISTENCY OF CALVERT COUNTY SOLID WASTE AND WATER & SEWER SYSTEMS, CAPACITY IMPROVEMENTS, WITH ADOPTED PLANS, 2020, CON'T

Project Description: The upgrade will provide for increasing treatment capacity to ENR standards, replacing process components that are failing or undersized. A new laboratory is included to satisfy Maryland Department of Environment requirements for plant discharge limits. Preliminary design in 2018, with construction in 2022-2022.

8.	Headworks Pumping Station Upgrade 14155 S. Solomons Island Road	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & SMP&ZO	Not Applicable No Impact	No - Local	Yes	Yes
9.	Solomons WWTP – Septage Receiving Upgrades	Consistent: Supports Public Sewerage System Infrastructure Improvement Objectives & Actions for All Plans	Consistent: No Recommendation	Consistent with CCCP, CCCW&SP & SMP&ZO	Not Applicable No Impact	Yes - State, MDE, Wastewater Revolving Fund Loan, Grant funding for ENR	Yes	No

Project Description: Major improvements to the Solomons WWTP Septage receiving station. The improved station will be capable of increased receiving capacity with the ability to unload two trucks concurrently.

Only projects where funds are allocated for construction have been listed.

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Section III: Development Capacity Analysis (DCA)(§1-208(c)(iii))

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

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

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.

2. If yes, when was the last DCA submitted? Identify Month and Year:
June 2018, next report to be submitted in July 2022

a. Was the DCA shared with the local School Board Facilities Planner? Y N

(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in *Table 2, Residential Development Capacity (Inside and Outside the PFA)*:

Table 2: Residential Development Capacity (Inside and Outside the PFA) *

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity	3202	19767	22969
Residential Parcel & Lots w/Capacity	4365	2341	6706
Residential Capacity (Units)	13098	2846	15944

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**Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal
(Counties Only) ([§1-208\(C\)\(1\)iv and v](#))**

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds. Enter value of local program funds, if available.

Table 3: Locally Funded Agricultural Land Preservation

Easements Acquired During the FY <u>2020</u>									
Tax Map	Grid Cell	Parcel Number	Tax Account ID Number	Acres Under Easement	Date Easement Became Effective	Preservation Program	Cost	Inside PPA	
								YES	NO
34		246	01-222848	+7.182	03/11/20	APD	N/A	X	
33		30	01-001159	153.91	12/12/19	APD	N/A	X	

A cost of N/A is provided for the local easement program (APDs) because the compensation for the local program is TDRs not a lump sum payment.

Calvert County is the holder of all APD easements.

Please note that for Tax Map 34 Parcel 246 it indicates only the acreage added to the rerecording of the easement not the easement's total acreage.

(B) What is the county's established local land use percentage goal?

The Calvert County Comprehensive Plan as amended established a minimum preservation goal of 40,000 acres of farm / forest land to be preserved. This equates to approximately 28.6% of Calvert County's total land mass.

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

No timeframe has been established for achieving this benchmark.

(D) Has there been any progress in achieving the local land use percentage goal?

Progress has been consistently made towards the county's land preservation goal.

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

Funding resources for infrastructure construction are identified annually in the county's six year Capital Improvement Plan (CEP). The fiscal cycles for the county's CRP begin July 1" and end June 30th.

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**Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal
(Counties Only) [\(§1-208\(C\)\(1\)iv and v\)](#), cont.**

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

Calvert County addresses preservation in the Comprehensive Plan. The following programs are primarily used for land preservation:

- **Federal Programs**
 - **Readiness and Environmental Protection Initiative (REPI)**
- **State Programs**
 - **Maryland Agricultural Land Preservation Foundation (MALPF)**
 - **Maryland Environmental Trust (MET)**
 - **Rural Legacy Program (RL)**
- **Calvert's Local Agricultural Land Preservation Program**

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Section V: Measures and Indicators ([§1-208\(c\)\(1\)](#))

Note: The Measures and Indicators, Section VII, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.

Table 4A: Amount of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2020	PFA	Non - PFA	Total
Total # Minor Subdivisions Approved	2	6	8
Total # Minor Subdivision Lots Approved	3	13	16
Total # Minor Subdivision Units Approved	3	13	16
Total Approved Minor Subdivision Area (Gross Acres)	1	160	161
Total Approved Minor Subdivision Lot Area (Net Acres)	1	90	91
Total # Major Subdivisions Approved	0	1	1
Total # Major Subdivision Lots Approved	0	18	18
Total # Major Subdivision Units Approved	0	18	18
Total Approved Major Subdivision Area (Gross Acres)	0	8	8
Total Approved Major Subdivision Lot Area (Net Acres)	0	8	8
Total # Units Constructed in Jurisdiction	3	13	16
Total # Units Demolished*	N/A	N/A	N/A
Total # Units Reconstructed/Replaced*	N/A	N/A	N/A

*Not required.

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

Residential – Calendar Year 2020	PFA	Non – PFA	Total
Total # Units Approved (Major + Minor Subdivisions)	3	31	34
Total # Approved Lot Area (Major + Minor Subdivisions)	1	98	99

Table 4C: Share of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2020	PFA	Non – PFA	Total
Total # Units Approved (Major + Minor Subdivisions)	3	31	34
% of Total Units (# Units/Total Units)	9%	91%	100%

Annual Report Worksheet Reporting (Calendar) Year 2020

Table 4D: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2020	PFA	Non - PFA	Total
Total Site Plan Area Approved (Gross Acres)	362.46	38.89	401.35
Total Building Square Feet Approved (Gross)	81,724	86,538	168,262
Total # New Permits Issued	8	4	12
Total Square Feet Constructed in Jurisdiction (Gross)	81,724	86,538	168,262

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

Commercial – Calendar Year 2020	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	81,724	86,538	168,262
Total Lot Size (Net Acres)	9.1	7.22	16.32

Table 4F: Share of Commercial Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2020	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	81,724	86,538	168,262
% of Total Building Square Feet (Building Square Feet/Total Approved Square Feet)	49%	51%	100%

Annual Report Worksheet Reporting (Calendar) Year 2020

Section VI: Adequate Public Facility Ordinance (APFO) Restrictions ([§7-104](#)) (Section VI is only required by jurisdictions with adopted APFOs)

Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for 2020 and 2021 are due July 1, 2022. However, jurisdictions are encouraged to submit an APFO report on an annual basis.

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

Public Roads and Public Schools

- (B) Where is each restriction located? (Identify on a map, including PFA boundary.)

The county's Adequate Public Facilities Ordinance (APFO) was adopted in 1989. An APFO Report for school capacity is prepared twice a year (April and November) to reflect the fall and spring student enrollments. Two municipalities located within the county, Chesapeake Beach and North Beach, are not subject to the county's zoning ordinance and are exempt from the county's APFO regulations. As of November 01, 2020, the following school of county's public school districts are deemed inadequate, exceeding 100% of the County's APFO rated capacities for those schools as follows:

Mt. Harmony Elementary 104.8%

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

Schools: If the capacity of a school exceeds 100%, the APFO requires that the school district be closed to new residential development; specifically, final subdivision plats for residential development may not be recorded nor may final site plans for residential development be approved, until the overcapacity is reduced below 100%. Reports are generated by county staff in the fall and spring to verify the capacity status of each school. Residential developments that are age-restricted and non-residential developments are not required to meet APFO requirements for schools prior to final subdivision and/or site plan approval by the Planning Commission.

Roads: A Traffic Impact Analysis (TIA) is required with the submittal of all subdivision and/or site plan applications to determine road capacity in the surrounding area. Based upon the TIA, a Traffic Study may also be required to determine the "Level of Service" for the road system serving the proposed development.

- (D) What is the proposed resolution of each restriction?

Schools: Resolution is obtained when staff verifies there is adequate capacity within a previously closed school district or after a six year wait on the final recording of residential subdivisions or residential site development plans. Redistricting would be another resolution for the elementary schools.

Roads: A Traffic Impact Analysis (TIA) and/or Traffic Study may be required as part of the proposed development project. If a Traffic Study determines that the traffic conditions (Level of Service) for the road serving the project are inadequate, and no road improvements are planned in the county's adopted CIP, then mitigation in the form of road dedication and/or road improvements may be required of the developer to offset the inadequate conditions. The mitigation is determined as part of the review and approval of the project prior to issuance of an APFO Certificate for Roads.

Annual Report Worksheet Reporting (Calendar) Year 2020

(E) What is the estimated date for the resolution of each restriction?

The restriction for the Mt. Harmony is due in part to the school taking on a higher number of transfer students. Mt. Harmony would have been deemed adequate in this and other reporting periods if no student transfers had occurred.

(F) What is the resolution that lifted each restriction?

School Expansion and Road Improvements. Possibly redistricting for elementary schools.

(G) When was each restriction lifted?

Schools: The restriction will be lifted only when the capacity is reduced to below 100% of capacity, or when the proposed residential development has been restricted from recording final subdivision plats or obtaining final site plan approval for a period of six years.

Roads: The restriction will be lifted only when the roads serving the proposed development are deemed at an adequate Level of Service (with or without additional mitigation/road improvements) by the State Highway Administration and/or Calvert County Department of Public Works. The County does not have the authority to mitigate State Highway.

(H) Additional Information. To help the Sustainable Growth Commission Statewide School Education Committee for School related restrictions:

1. List the State Rated Capacity for each affected facility.

Mt. Harmony Elementary SRC as of November 2020 is 568 with 619 Enrollments.

2. Identify date local School APFO standards were last evaluated or amended.

Adequate Public Facilities Report for Schools – November 01, 2020.

3. Provide a letter from the School Board confirming what actions are being taken by the School Board to remedy each restriction. (This could include a change in State Rated Capacity (SRC); scheduled improvements in the the local Capital Improvement Program (CIP); or redistricting, etc., to address (B) –(G) above.)

The Calvert County School Board has not completed the letter and will forward to the State when finalized.

Annual Report Worksheet Reporting (Calendar) Year 2020

Section VII: Planning Survey Questions (Optional)

The information provided can assist MDP and MDOT staff with identifying potential pedestrian/bicycle projects and project funding.

(A) Does your jurisdiction have a bicycle and pedestrian plan? Y N

In March 2020, the Hogan Administration announced \$3.78 million in fiscal year 2021 grants to support bicycle safety and access improvements for projects across the state. The funds are made possible through the Maryland Department of Transportation's (MDOT) Kim Lamphier Bikeways Network Program. Founded in 2011, the Bikeways Program provides state transportation funding for planning, design and construction of bicycle infrastructure, including bike lanes and shared-use paths.

This grant project will determine the feasibility of alignments serving important commercial, recreational, and residential destinations in the Dunkirk and Prince Frederick Town Centers. The grant work will include coordination with existing and ongoing planning efforts (such as the Town Center master plan updates), as well as high-level traffic, civil, environmental, and right-of-way assessments to determine feasibility. The final deliverable for this project will be a Town Center Pathway Plan for Dunkirk and Prince Frederick. which will include discussion of the planning process, alignments investigated, documentation of factors that led to the preferred alignments, and concept plans for each recommended alignment.

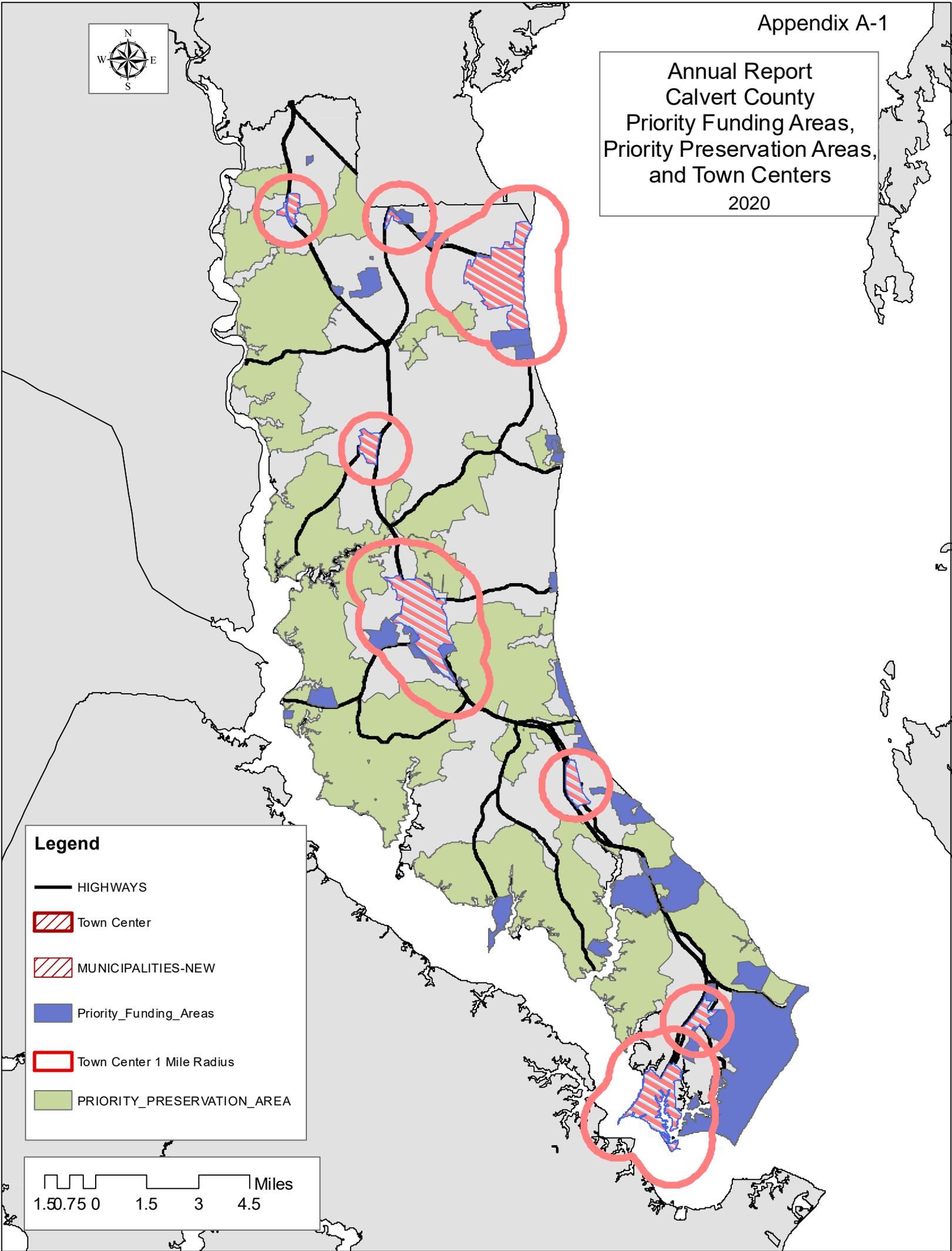
1. Plan name
2. Date Completed (MM/DD/YR)
3. Has the plan been adopted? Y N
4. Is the plan available online? Y N
5. How often do you intend to update it? (Every ____ years)
6. Are existing and planned bicycle and pedestrian facilities mapped? Y N

(B) Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan? Y N

1. Plan name
2040 Calvert County Transportation Plan
2. Date completed **(06/09/2020)**
3. Has plan been adopted? **Yes 03/20/2020 Resolution 06/09/2020** Y N
4. Is the plan available online? Y N
5. How often do you intend to update it? (Every ____ Years)
Every 5 years (mid-term review) and update every 10 years

END

Annual Report
Calvert County
Priority Funding Areas,
Priority Preservation Areas,
and Town Centers
2020



**Annual Report Worksheet
Reporting (Calendar) Year 2020**

Abbreviations for Capacity Improvement Charts, Section II(C), Tables B-G	
BOCC	(Calvert County) Board of County Commissioners
CCCP	Calvert County Comprehensive Plan; adopted August 2019
CCPSCMP	Calvert County Public Schools 5-Year Comprehensive Master Plan; adopted 11/18/2016
CCTP	Calvert County 2040 Transportation Plan; adopted 03/24/20, resolution signed 06/09/2020
CCCSWMP	Calvert County Comprehensive Solid Waste Management Plan, 2019-2028; adopted 08/15/18
CCCW&SP	Calvert County Comprehensive Water and Sewer Plan 2014 Update; adopted 01/13/ 2016
DMP&ZO	Dunkirk Master Plan and Zoning Ordinance; adopted 07/28/1987, last revised 01/03/19
HMP&ZO	Huntingtown Master Plan and Zoning Ordinance; adopted 10/05/1993, last revised 01/03/19
LTCMP&ZO	Lusby Town Center Master Plan and Zoning Ordinance; adopted 01/08/2002, last amended 01/03/19
MDE	Maryland Department of the Environment
OTCMP&ZO	Owings Town Center Master Plan and Zoning Ordinance; adopted 06/27/2000, last amended 01/03/19
PFMP&ZO	Prince Frederick Master Plan and Zoning Ordinance; adopted 07/11/1989, last amended 01/03/19
STCMP&ZO	Solomons Town Center Master Plan and Zoning Ordinance; Master Plan adopted 08/25/2009, Zoning Ordinance effective date (adopted) 09/22/2009, and last amended 01/03/19
SLMP	St. Leonard Master Plan; Effective Date (Adopted) 11/26/2013
SLZO	St. Leonard Zoning Ordinance; Adopted 09/19/1995, last amended 01/03/19
TAP	Maryland Department of Transportation/Transportation Assistance Program

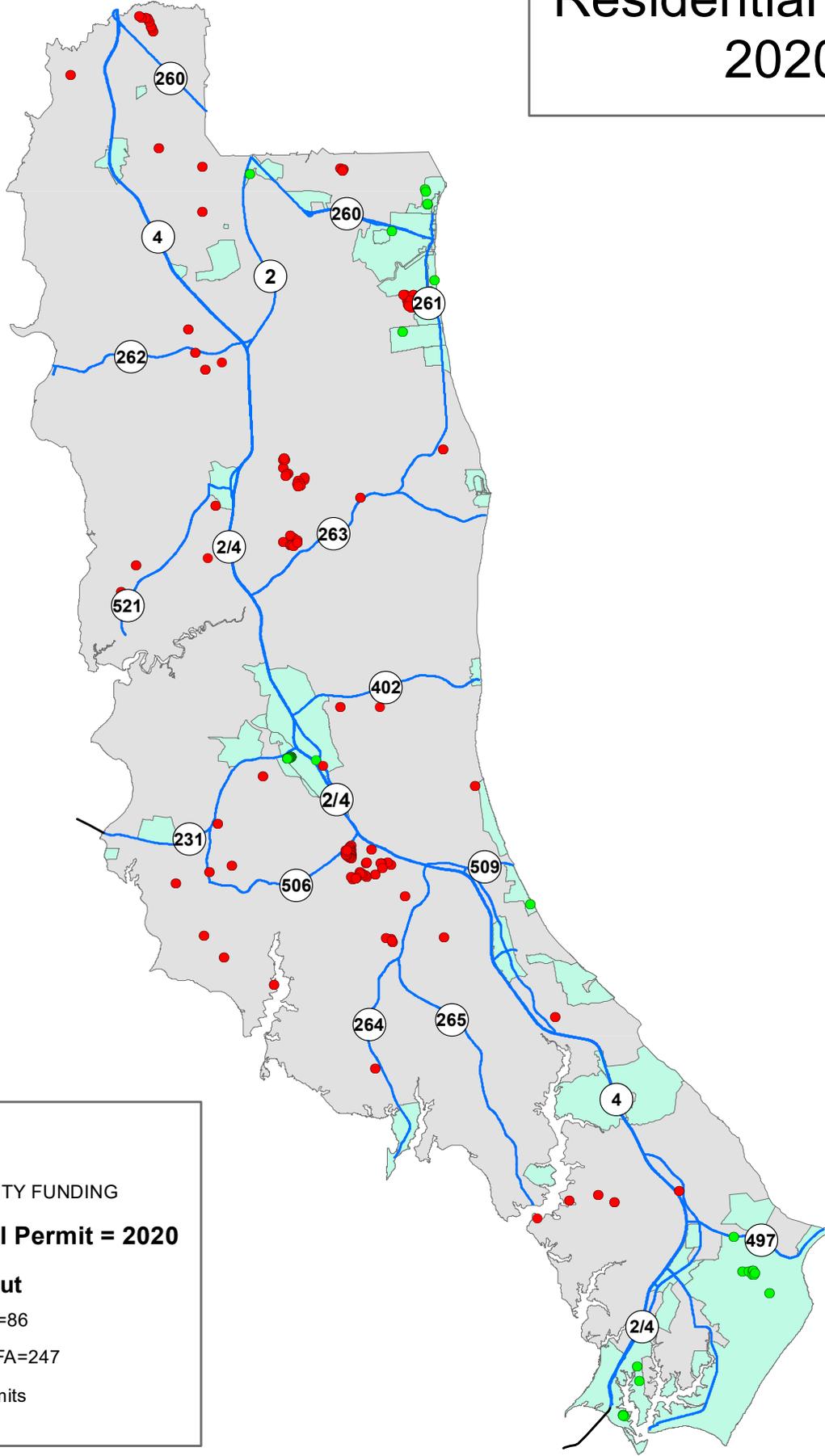
**Annual Report Worksheet
Reporting (Calendar) Year 2020**

Table of Contents for Maps		
Attachment	Subject	Section
A	Residential	(Section I)
B	Commercial	(Section II)
C	Text Amendments	(Section II)
D	Map Amendments	(Section II)
E	Major and Minor Subdivisions Approved	(Section II)
F	Residential and Non-Residential Site Plans Approved	(Section II)
G	Transportation Improvement Projects	(Section II)
H	Public School Improvement Projects	(Section II)
I	Public Facilities, Safety & Utilities Capacity	(Section II)
J	Solid Waste and Water and Sewer System Capacity Improvements	(Section II)
K-N	Adequate Public Facilities Ordinance Restrictions	(Section VI)



MAP A

Annual Report Residential Permits 2020



Legend

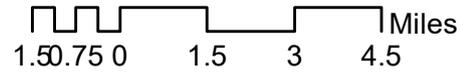
PRIORITY FUNDING

Residential Permit = 2020

PFA In & Out

- IN PFA=86
- OUT PFA=247

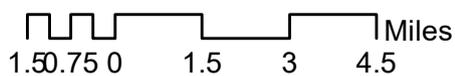
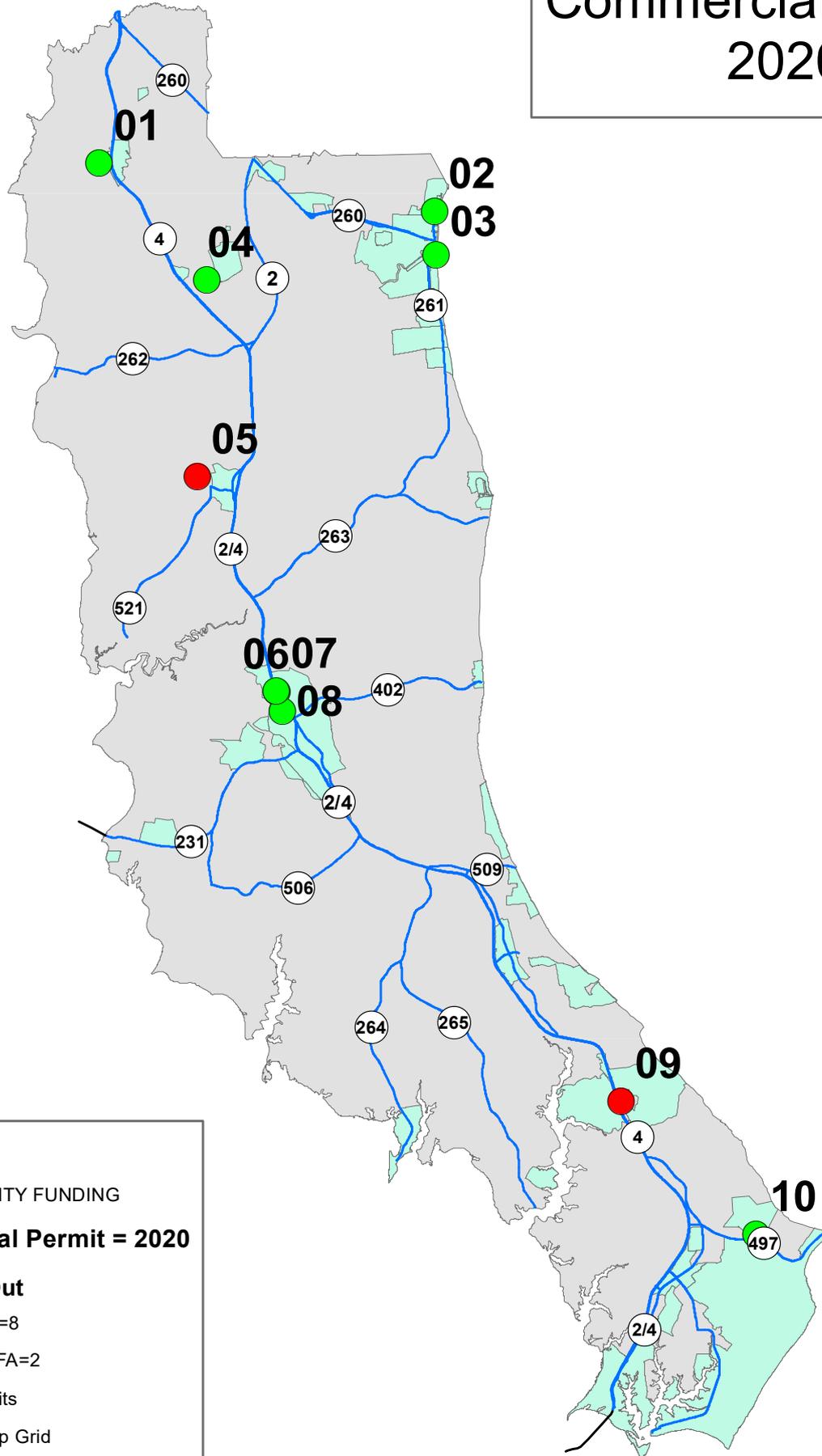
Total 333 Permits





MAP B

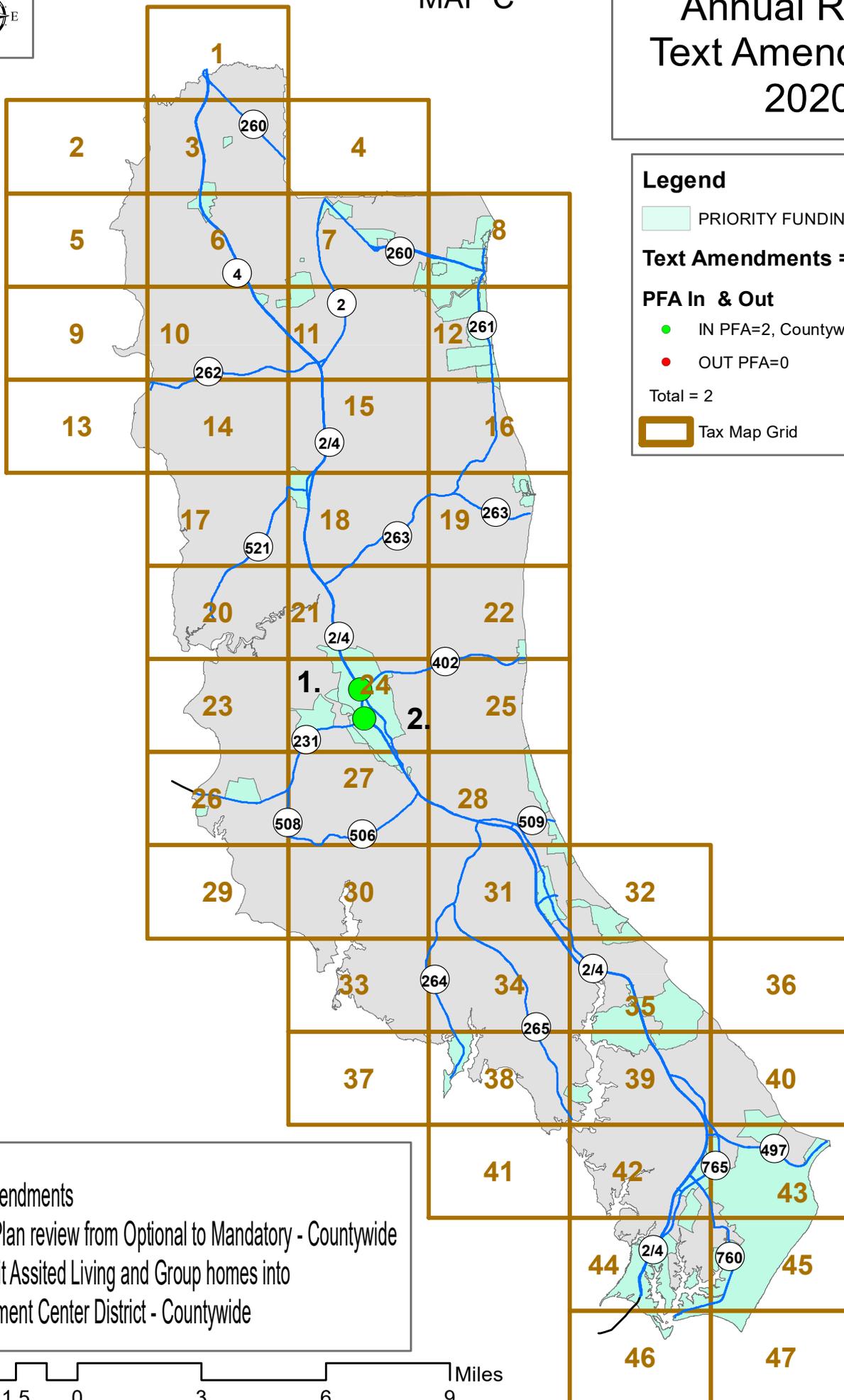
Annual Report Commercial Permits 2020





MAP C

Annual Report Text Amendments 2020



Legend

PRIORITY FUNDING

Text Amendments = 2020

PFA In & Out

IN PFA=2, Countywide

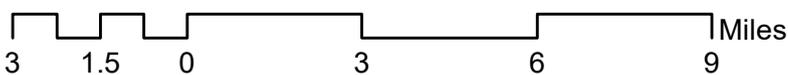
OUT PFA=0

Total = 2

Tax Map Grid

Text Amendments

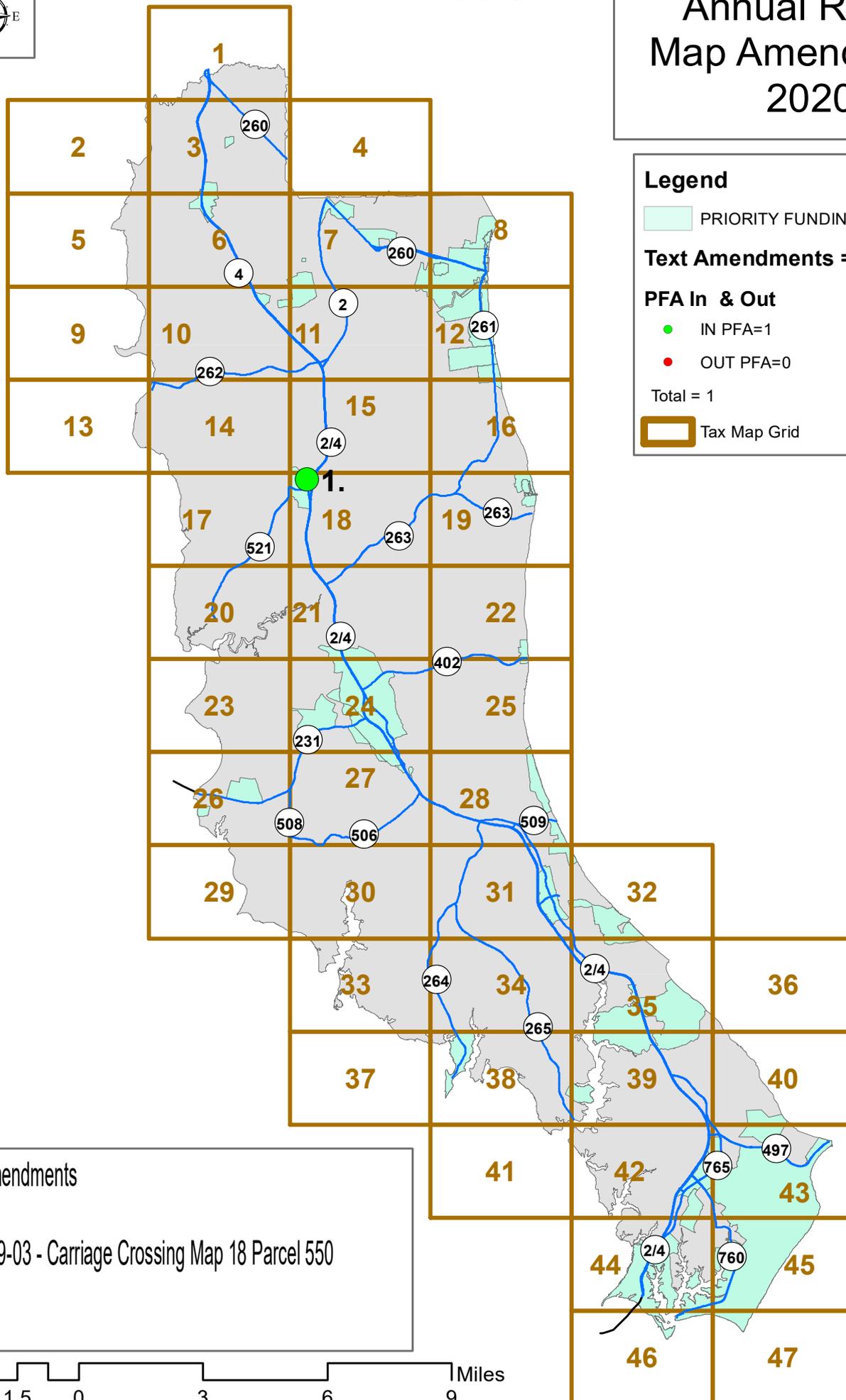
1. Site Plan review from Optional to Mandatory - Countywide
2. Permit Assisted Living and Group homes into Employment Center District - Countywide





MAP D

Annual Report Map Amendments 2020



Legend

PRIORITY FUNDING

Text Amendments = 2020

PFA In & Out

IN PFA=1

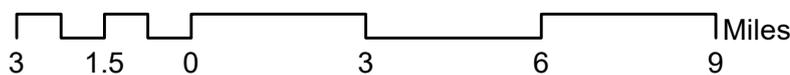
OUT PFA=0

Total = 1

Tax Map Grid

Map Amendments

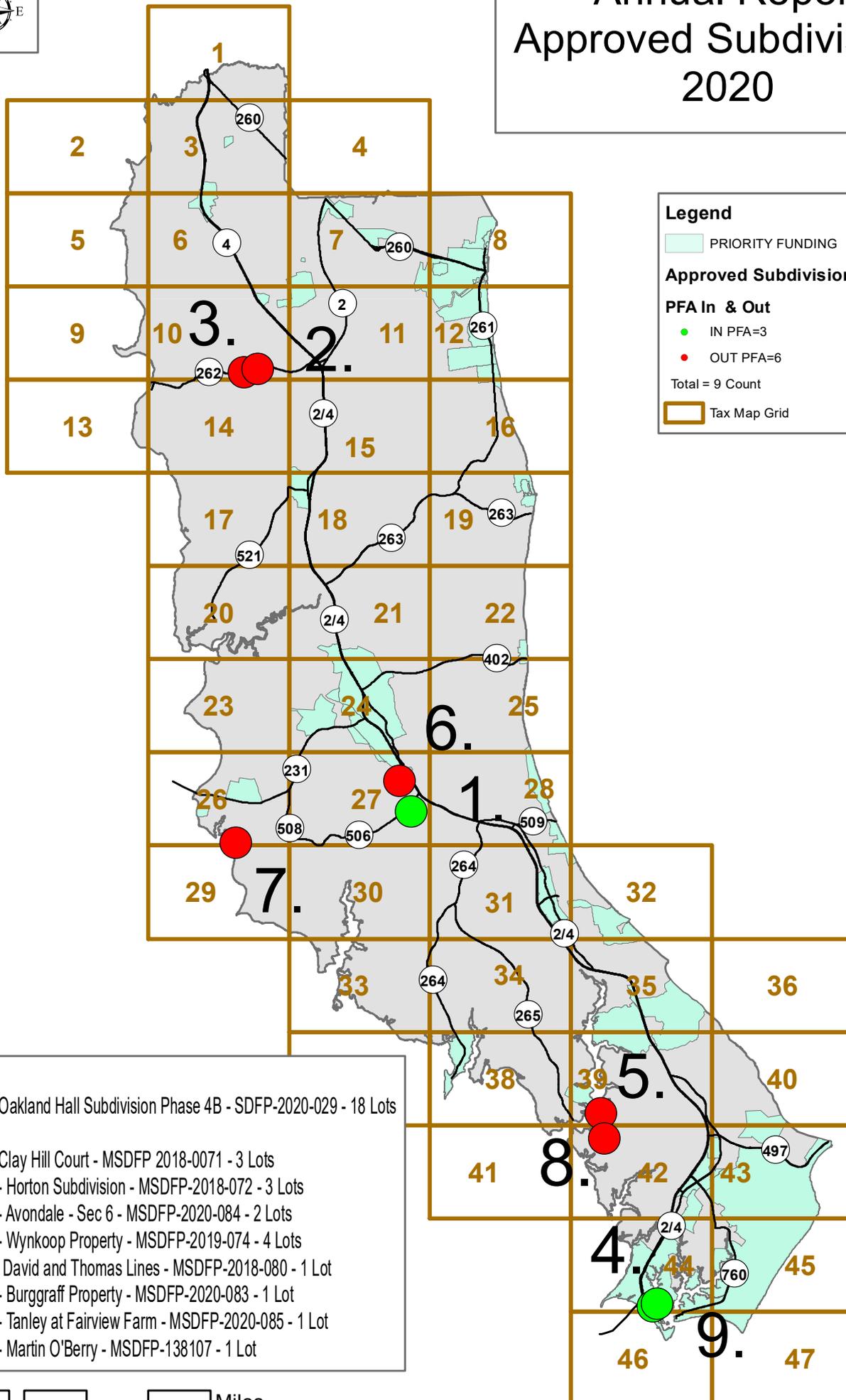
1. MA 19-03 - Carriage Crossing Map 18 Parcel 550





MAP E

Annual Report Approved Subdivisions 2020



Legend

PRIORITY FUNDING

Approved Subdivisions = 2020

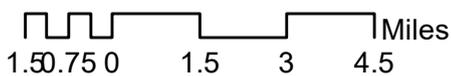
PFA In & Out

- IN PFA=3
- OUT PFA=6

Total = 9 Count

Tax Map Grid

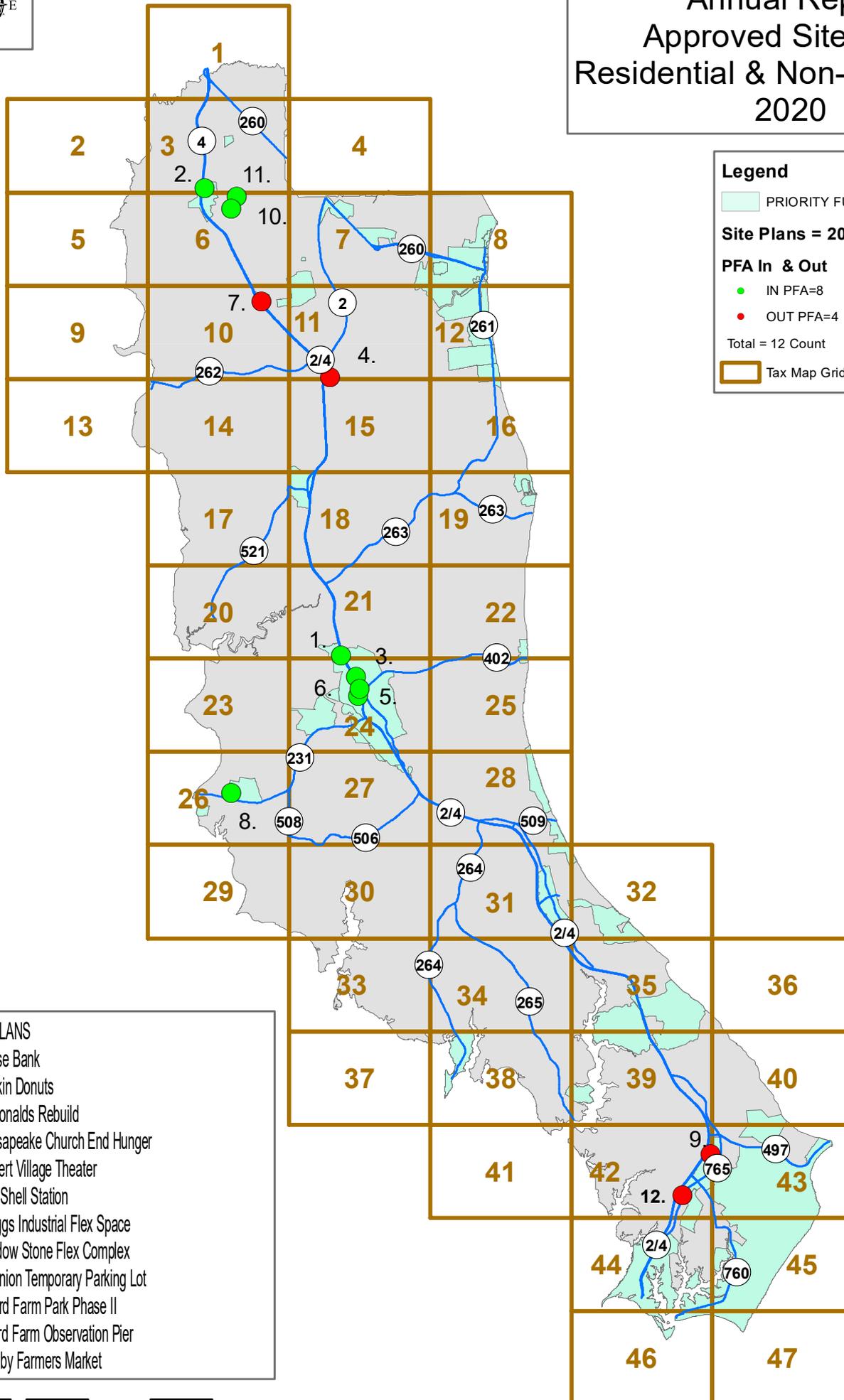
- MAJOR**
- 1. Major-Oakland Hall Subdivision Phase 4B - SDFP-2020-029 - 18 Lots
- MINOR**
- 1. Minor-Clay Hill Court - MSDFP-2018-0071 - 3 Lots
 - 2. Minor - Horton Subdivision - MSDFP-2018-072 - 3 Lots
 - 3. Minor - Avondale - Sec 6 - MSDFP-2020-084 - 2 Lots
 - 4. Minor - Wynkoop Property - MSDFP-2019-074 - 4 Lots
 - 5. Minor - David and Thomas Lines - MSDFP-2018-080 - 1 Lot
 - 6. Minor - Burggraff Property - MSDFP-2020-083 - 1 Lot
 - 7. Minor - Tanley at Fairview Farm - MSDFP-2020-085 - 1 Lot
 - 8. Minor - Martin O'Berry - MSDFP-138107 - 1 Lot





MAP F

Annual Report Approved Site Plans Residential & Non-Residential 2020



Legend

PRIORITY FUNDING

Site Plans = 2020

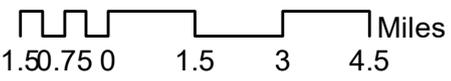
PFA In & Out

- IN PFA=8
- OUT PFA=4

Total = 12 Count

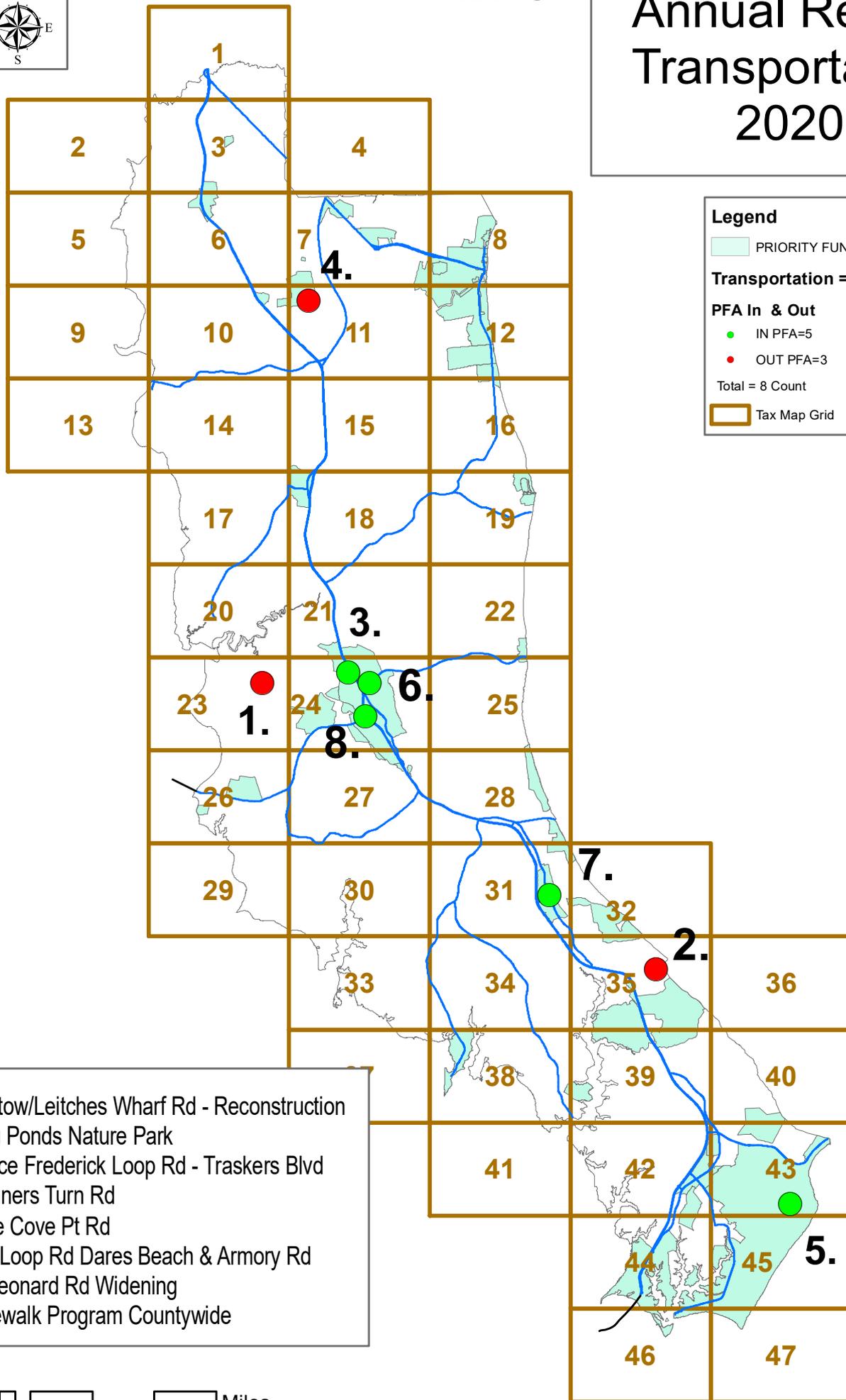
Tax Map Grid

- SITE PLANS**
1. Chase Bank
 2. Dunkin Donuts
 3. McDonalds Rebuild
 4. Chesapeake Church End Hunger
 5. Calvert Village Theater
 6. Gott Shell Station
 7. Scaggs Industrial Flex Space
 8. Shadow Stone Flex Complex
 9. Dominion Temporary Parking Lot
 10. Ward Farm Park Phase II
 11. Ward Farm Observation Pier
 12. Lusby Farmers Market



MAP G

Annual Report Transportation 2020



Legend

PRIORITY FUNDING

Transportation = 2020

PFA In & Out

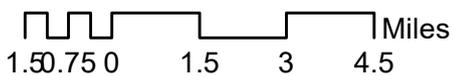
IN PFA=5

OUT PFA=3

Total = 8 Count

Tax Map Grid

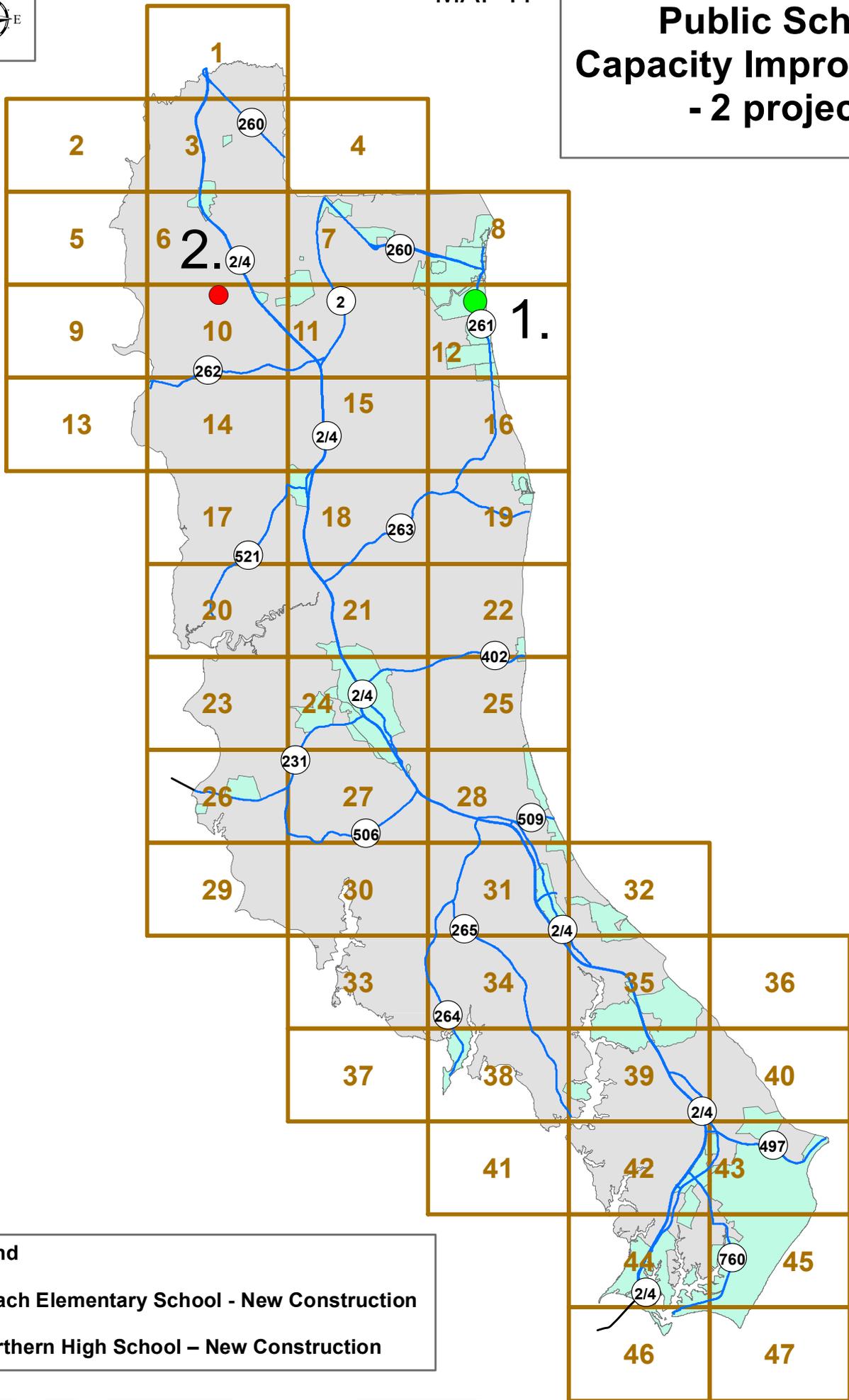
- 1. Barstow/Leitches Wharf Rd - Reconstruction
- 2. Flag Ponds Nature Park
- 3. Prince Frederick Loop Rd - Traskers Blvd
- 4. Skinners Turn Rd
- 5. Little Cove Pt Rd
- 6. P.F. Loop Rd Dares Beach & Armory Rd
- 7. St Leonard Rd Widening
- 8. Sidewalk Program Countywide



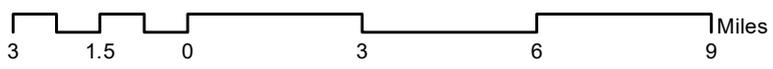


MAP H

Public School Capacity Improvements - 2 projects

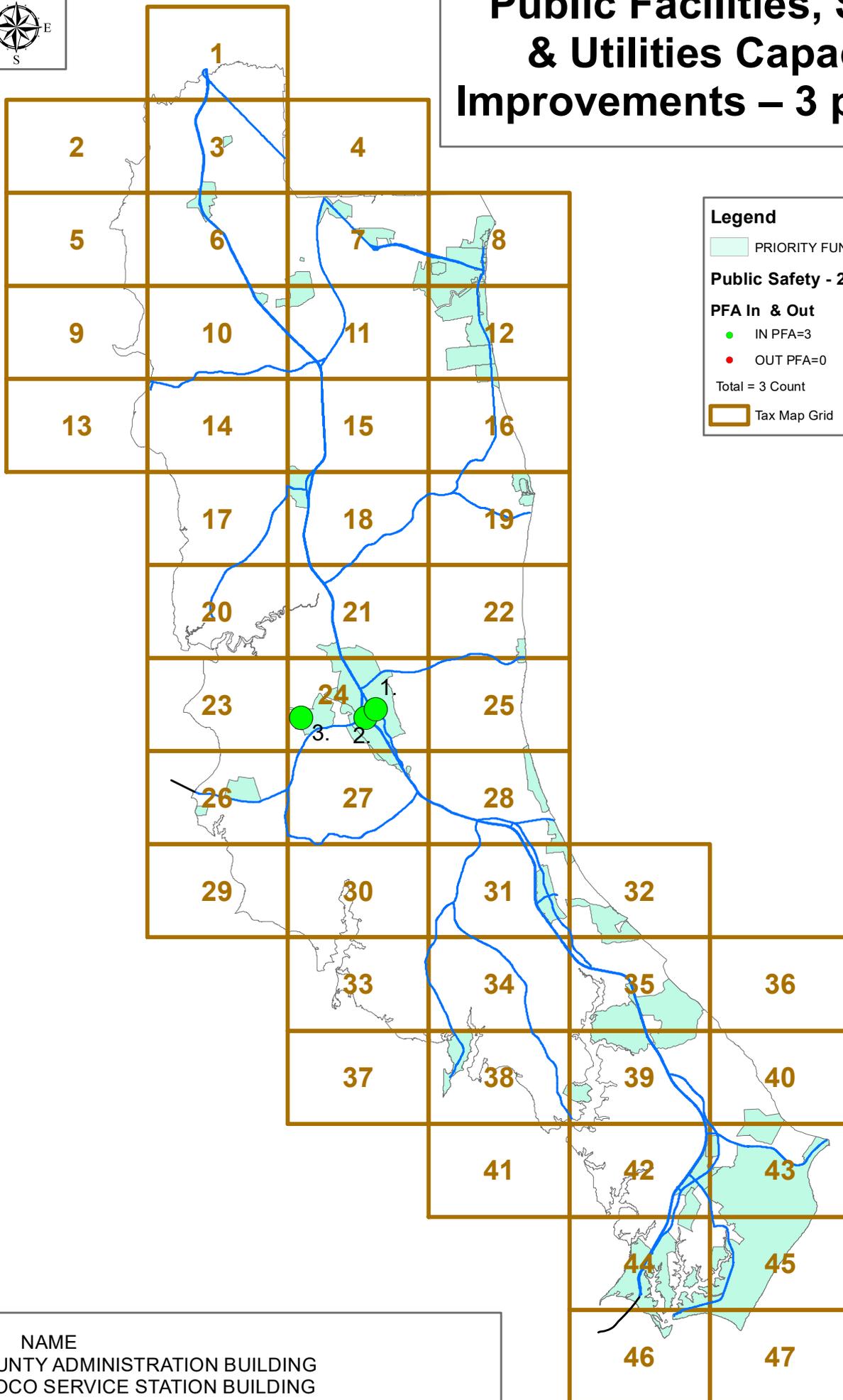


- Legend**
- 1. Beach Elementary School - New Construction
 - 2. Northern High School – New Construction



MAP I

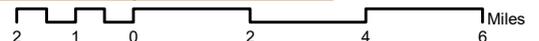
Public Facilities, Safety & Utilities Capacity Improvements – 3 projects



Legend

- PRIORITY FUNDING
- Public Safety - 2020**
- PFA In & Out**
- IN PFA=3
- OUT PFA=0
- Total = 3 Count
- Tax Map Grid

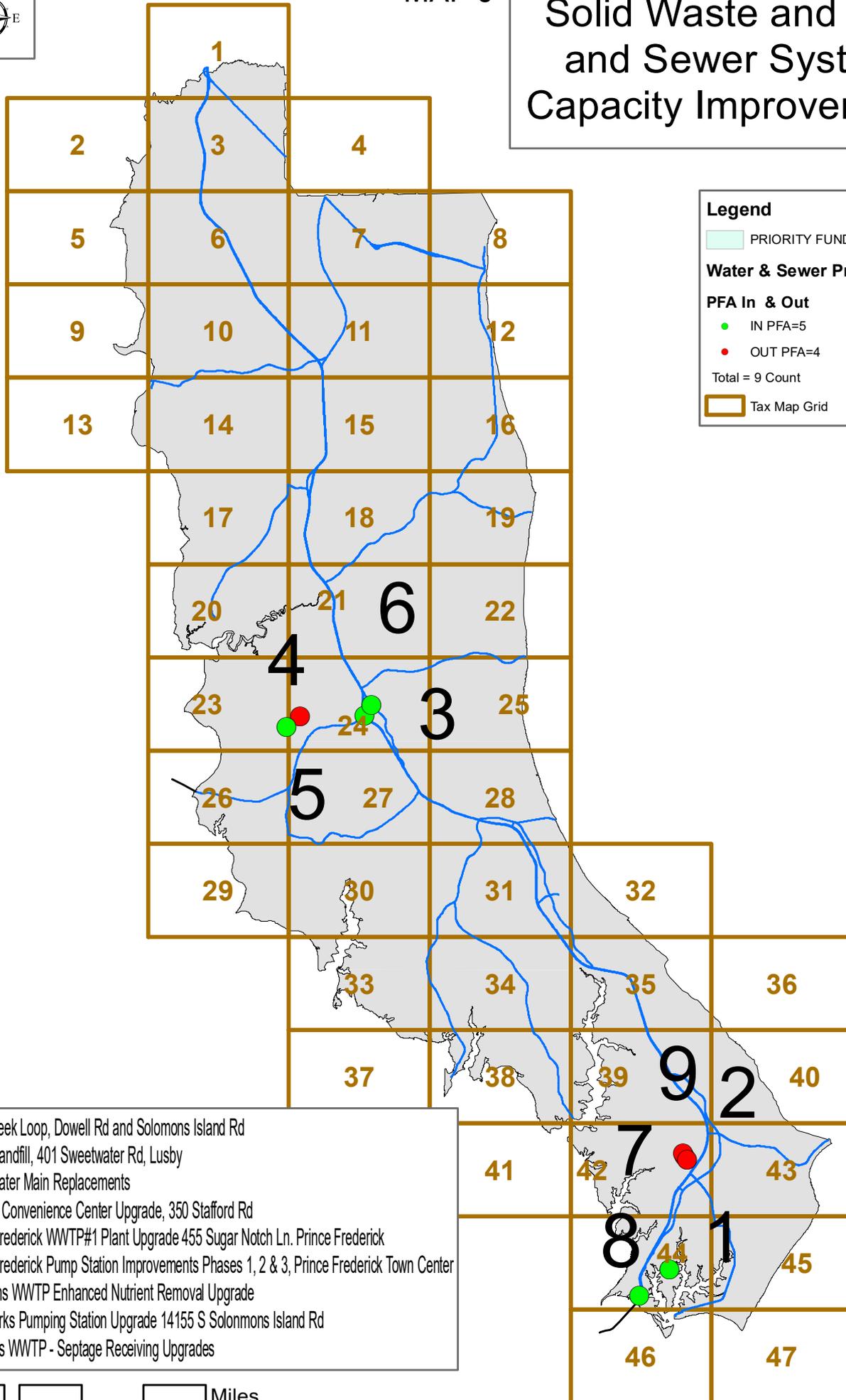
REF#	NAME
1.	COUNTY ADMINISTRATION BUILDING
2.	AMOCO SERVICE STATION BUILDING
3.	DETENTION CENTER INMATE SPACE



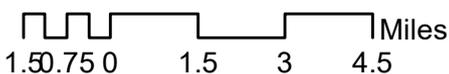


MAP J

Solid Waste and Water and Sewer Systems Capacity Improvements



1. Back Creek Loop, Dowell Rd and Solomons Island Rd
2. Appeal Landfill, 401 Sweetwater Rd, Lusby
3. Small Water Main Replacements
4. Barstow Convenience Center Upgrade, 350 Stafford Rd
5. Prince Frederick WWTP#1 Plant Upgrade 455 Sugar Notch Ln. Prince Frederick
6. Prince Frederick Pump Station Improvements Phases 1, 2 & 3, Prince Frederick Town Center
7. Solomons WWTP Enhanced Nutrient Removal Upgrade
8. Headworks Pumping Station Upgrade 14155 S Solomons Island Rd
9. Solomons WWTP - Septage Receiving Upgrades

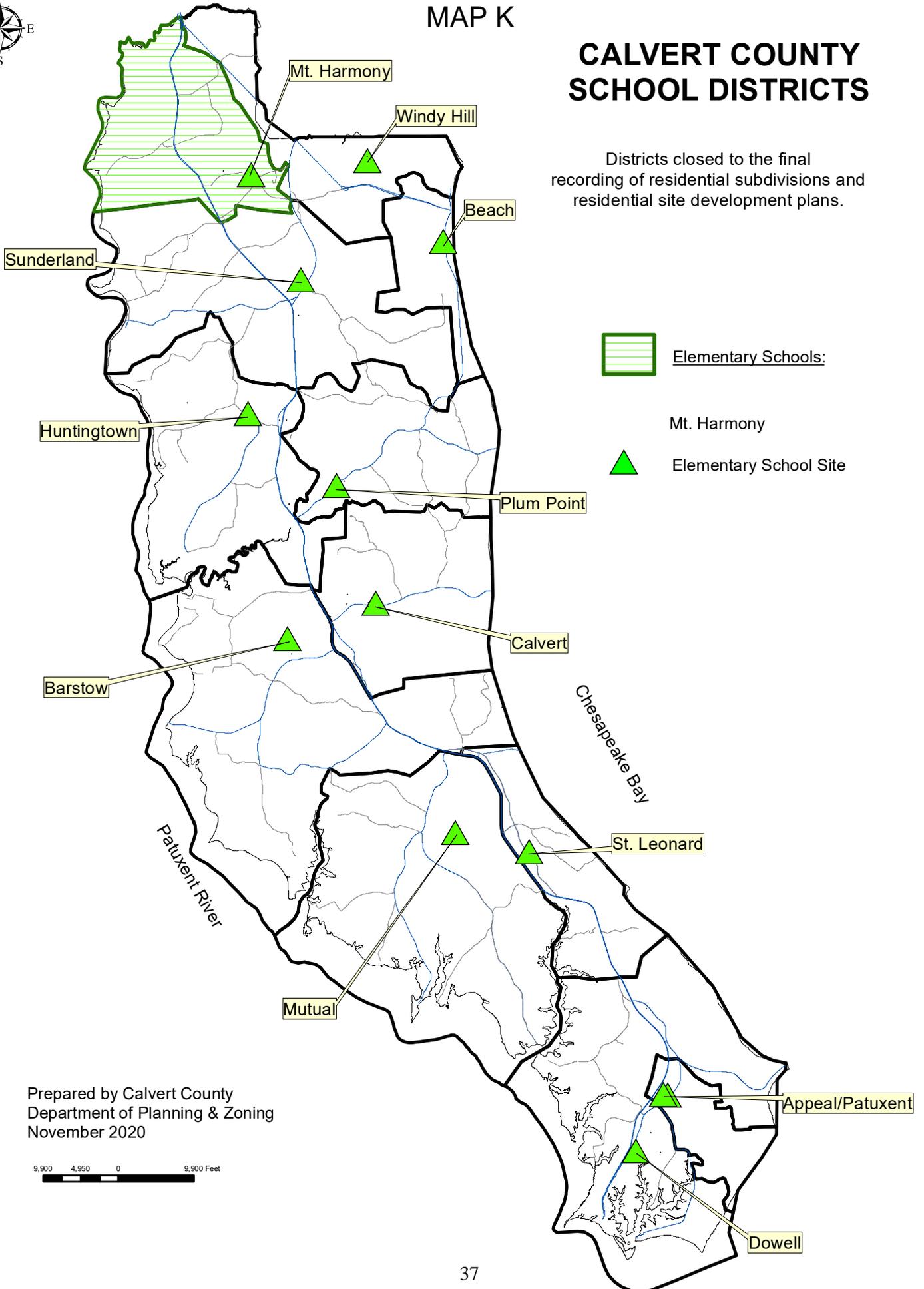




MAP K

CALVERT COUNTY SCHOOL DISTRICTS

Districts closed to the final recording of residential subdivisions and residential site development plans.



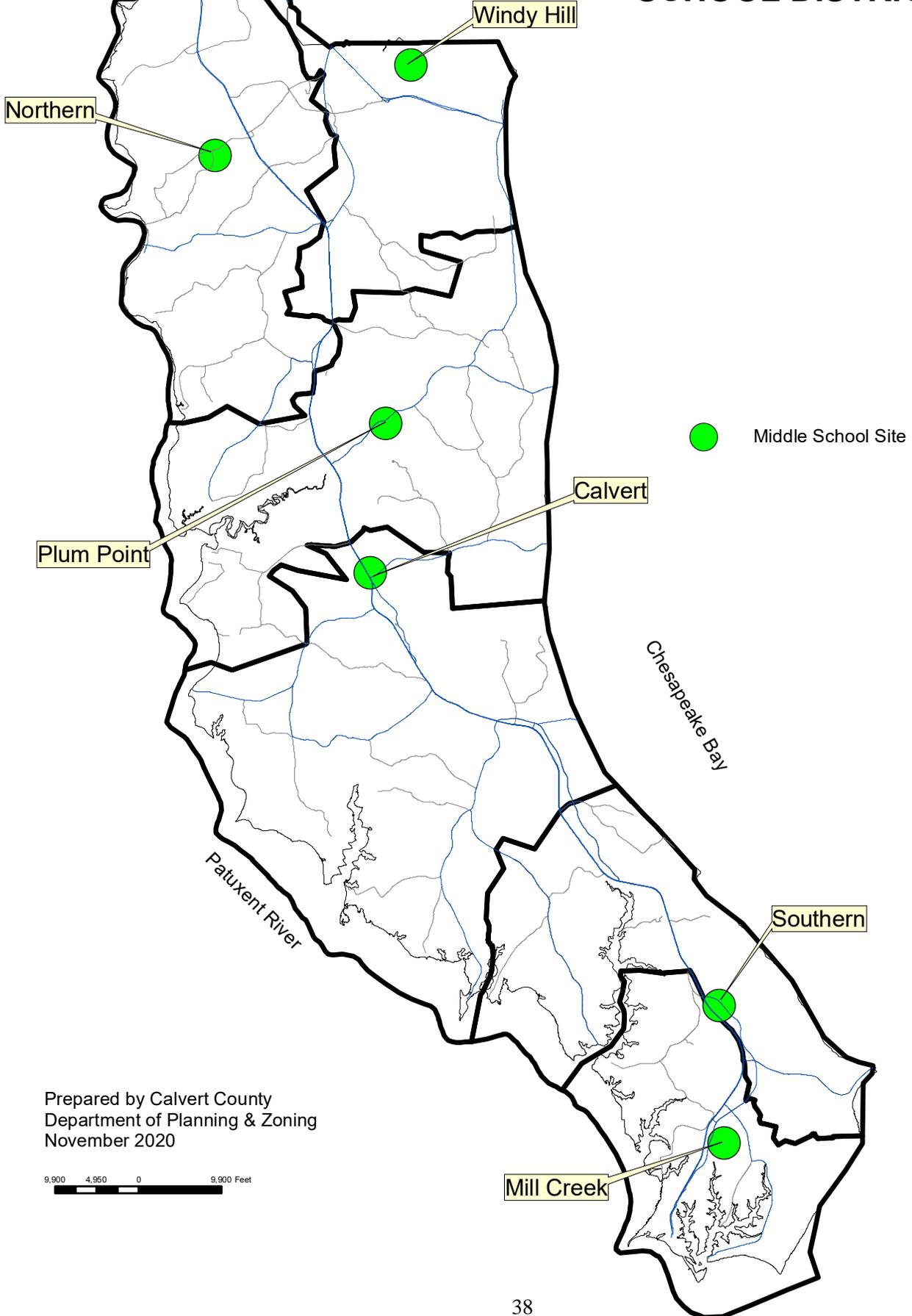
Prepared by Calvert County
Department of Planning & Zoning
November 2020

9,900 4,950 0 9,900 Feet



MAP L

CALVERT COUNTY SCHOOL DISTRICTS



Prepared by Calvert County
Department of Planning & Zoning
November 2020

9,900 4,950 0 9,900 Feet



MAP M

CALVERT COUNTY SCHOOL DISTRICTS

NORTHERN HS



HUNTINGTOWN HS



CALVERT HS



Chesapeake Bay

Patuxent River

PATUXENT HS



Prepared by Calvert County
Department of Planning & Zoning
November 2020

10,000 5,000 0 10,000 Feet



MAP N

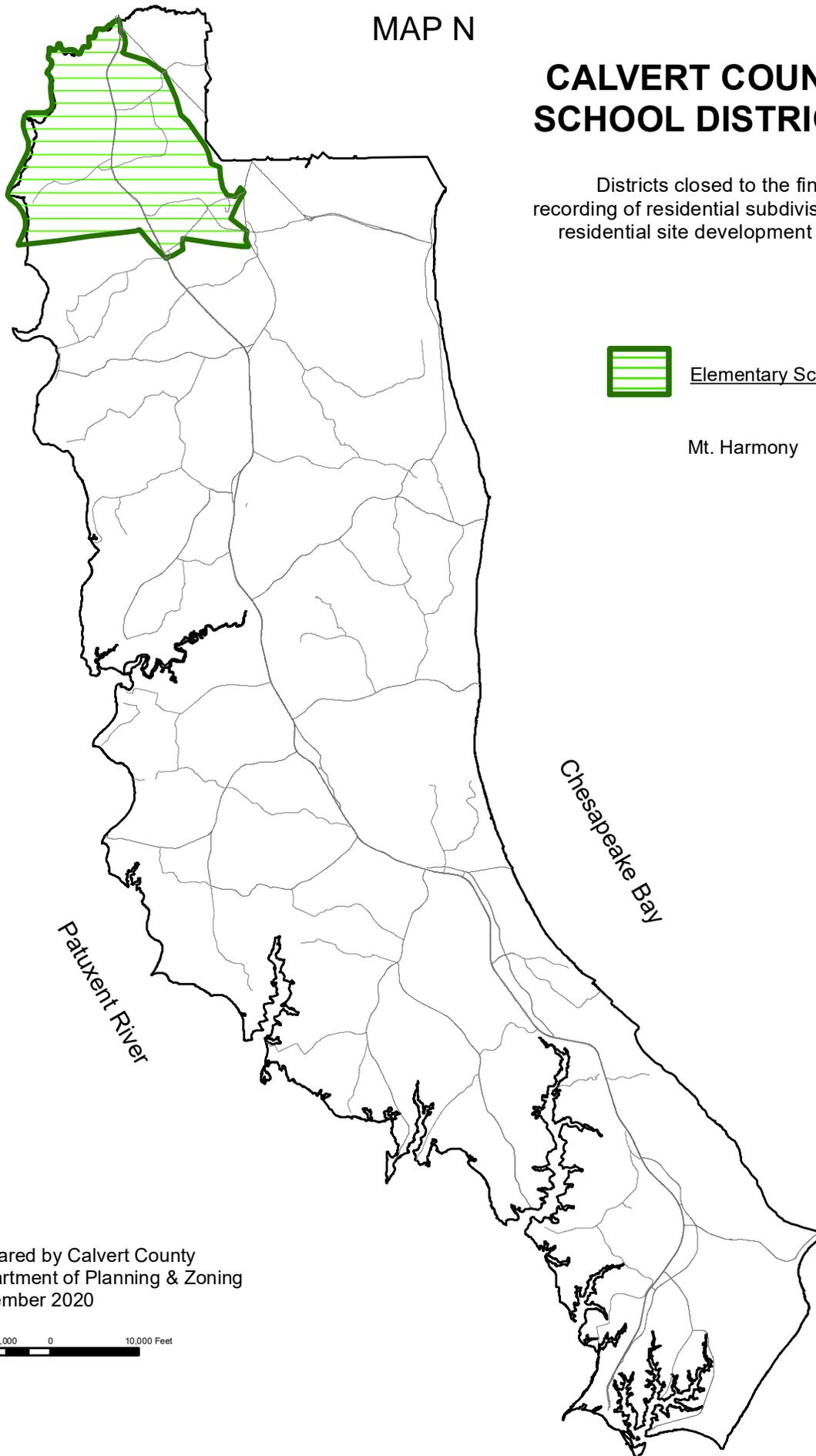
CALVERT COUNTY SCHOOL DISTRICTS

Districts closed to the final recording of residential subdivisions and residential site development plans.



Elementary Schools:

Mt. Harmony



Prepared by Calvert County
Department of Planning & Zoning
November 2020

10,000 5,000 0 10,000 Feet