



**APPROVED**  
**February 10, 1983**  
**Calvert County**  
**Planning Commission**

**ADOPTED**  
**June 28, 1983**  
**Calvert County**  
**Commissioners**

**Planning Commission Public Hearings:**  
**November 12, 1981**  
**September 16, 1982**  
**February 10, 1983**

**County Commissioners' Public Hearing:**  
**April 12, 1983**

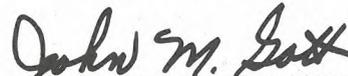
# CERTIFICATE OF ADOPTION

## COMPREHENSIVE PLAN CALVERT COUNTY, MARYLAND

*The Board of County Commissioners for Calvert County, Maryland, on June 28, 1983, following a public hearing held on April 12, 1983, adopted this Comprehensive Plan for Calvert County, Maryland.*

Sincerely,

  
William T. Bowen, President

  
John M. Gott, Vice President

  
Garner T. "Pete" Grover

  
Mary D. Harrison

  
Dr. George J. Weems

ATTEST:

  
Ann O'Neill, Clerk

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# Introduction

## PURPOSE

The purpose of the Comprehensive Plan is to ensure that Calvert County maintains the capability to guide development so that the nature and character of the County may be preserved for future generations.

In addition, the Plan outlines objectives, concepts and recommendations as the framework for future county government functions.

The extensiveness of the Plan is reflected in the word "comprehensive". This implies that the Plan is all inclusive, considering, comparing and coordinating all factors related to county functions.

The methodology has simply followed the logical thought processes that are related to all forms of planning, namely:

1. Review of past and existing conditions, resources and problems.
2. Examination of current trends and a projection of future happenings and group prospects.
3. Definition of desirable objectives to achieve in the future.
4. Identification of concepts and recommendations to achieve the desired objectives.

The effectiveness of the Comprehensive Plan will depend upon the desire of the County Commissioners and the public to make it work. It must be remembered that the Comprehensive Plan is a guideline consisting of objectives, recommendations and development patterns which form the framework for Calvert County's future. It should be treated as a goal to be worked toward and achieved through the use of strong and effective implementation tools.

## Overall Goals of Calvert County Comprehensive Plan

1. To have a Comprehensive Plan which is accepted as the primary guiding policy statement of the County, and to implement the recommendations when feasible.
2. To have the adopted Comprehensive Plan reflect the highest goals expressed by Calvert County citizens.
3. To maintain and improve the overall quality of life for all citizens of Calvert County by: a) providing for safety, health, and education; b) encouraging a stable and enduring economic base; and c) preservation, conservation, and wise use of the natural and historic assets of Calvert County.

## IMPLEMENTATION

### OBJECTIVES:

1. Base County policies, budget decisions and administrative actions on the Comprehensive Plan.
2. Update portions of the Plan as they become out-dated.

This plan is designed to address concerns to the year 2000. The County should work toward these objectives by accomplishing the recommendations. Some of the recommendations require capital funding; others are changes in policies or plans. Those recommendations requiring capital funding should be accomplished when funds are available—priorities to be set by the County Commissioners through the Capital Improvements Program. Those recommendations that change policies and plans should be accomplished as soon as possible.

This document should be revised on a continual basis as objectives and recommendations are accomplished, become out-dated or new problems or crises arise, so that it will remain an effective tool for policy formulation and budget decisions. It should always be used to plan for at least five years in the future.

### RECOMMENDATIONS:

1. The recommendations in the Plan constitute a mandate for the local governing body either to implement them, within reasonable economic and time limits, or to change the Comprehensive Plan. The County's priorities will be reflected in other county plans, ordinances, regulations, budgets and resolutions.
2. Use the Plan as a guide for annual work schedules and budget proposals.
3. Prepare an Annual Report (in each county department) describing how objectives and recommendations are being reached.

## EVALUATION

### OBJECTIVE:

Evaluate how well the purposes and goals of the Comprehensive Plan have been implemented.

The first step in planning is to decide what you want to accomplish, i.e., your purposes and goals. Then you decide what needs to be done, by whom, when and how, i.e., implementation. Too often planning stops here, with an unplanned analysis of how well the objectives have been achieved.

Are the purposes, goals and established priorities reflected in the budgetary allocations? If the objectives were achieved at a high level, what are the implications for future planning? If the goals were not achieved, why? The answers to these questions, as well as substantiated personnel ratings, efficiency of operation, and revised viable plans have a common base—competent evaluation backed up with written reports.

The Board of County Commissioners is responsible for the operation of governmental activities in Calvert County, other than those controlled by the federal government, the State of Maryland, municipalities, the judicial system, and quasi-state agencies, such as the public schools. The Comprehensive Plan is the primary guiding statement and action plan for the County.

The County Commissioner's program of continuous evaluation will include the following elements:

1. Assignment of responsibilities
  - a. To Department Heads—Implement specific phases of the Comprehensive Plan, conduct continuous in-house evaluation, make periodic progress reports to Administrative Director.
  - b. To Administrative Director—Receive verbal and written reports from and confer with Department Heads, observe phases of Plan in action, report and make recommendations to County Commissioners.
  - c. To County Boards, Commissions, Committees and Councils—Investigate and report on implementation of specific aspects of the Comprehensive Plan.

- d. To Blue Ribbon Committees—Investigate and report on implementation of specific aspects of the Comprehensive Plan.
- e. To Specialized Experts in Evaluation—In case of doubts remaining after the above procedures have been followed, investigate and report on implementation of the Plan; either in general or in specific aspects. There are occasions when a competent and completely unbiased evaluation is essential.

2. Use of evaluation instruments, previously approved by Administrative Director.
3. Planning Department and Planning Commission requested to review evaluation findings, and make recommendations for changes in county plans, ordinances and regulations.
4. Report to public on findings and changes planned, including revision of plans, budgetary allocations, personnel changes, changes in county policies and procedures.
5. Implementation steps taken by the County Commissioners and reported to the public.

(This section was proposed and composed by the Vice-Chairman of the Planning Commission, Mr. Maurice Dunkle.)



## ACKNOWLEDGEMENTS

*The following Planning Commission members served during the final preparation and approval of the Comprehensive Development Plan: Mrs. Isabelle Berezoski, Chairman; Mr. Maurice A. Dunkle, Vice Chairman; Mrs. Veda Taylor; Mr. Charles Howes; Mr. A. James Carter; Mr. Charles Spicknall and Mr. Art Carson.*

*The following staff members served under the Commission during the final preparation of this report (with the principals indicated\*): \*Mr. Frank Jaklitsch, Director of Planning & Zoning; \*Mr. Gregory A. Bowen, Zoning Planner; Mr. William Pittman, Jr., Principal Planner, \*Mr. Vivian Marsh, Environmental Planner, \*Mr. H. Wilson Dowell, III, Project Planner; \*Mrs. Randi Vogt, Open Space Planner; \*Mr. E. Linwood Beverly, Planning Technician; Mrs. Reene Crout, Secretary; \*Mrs. Miriam Elliott, Secretary.*

# Basic Data

## SUMMARY OF REVENUES AND EXPENDITURES OF CALVERT COUNTY

### SUMMARY OF REVENUES

	FY 71 <sup>1</sup>	FY 76 <sup>2</sup>	FY 81 <sup>2</sup>
Net Local Property Taxes	\$2,816,987	\$4,072,143	\$20,720,731
Other Revenue	647,727	2,503,062	5,403,659
Total Revenue	\$3,464,714	\$6,575,205	\$26,124,390
Population	20,682	25,000	34,638
Revenue per Capita	\$168	\$265	\$754

### SUMMARY OF EXPENDITURES

General Government	\$ 394,527	\$ 675,918	\$ 1,844,023
Public Safety	259,795	593,047	2,559,749
Public Works	22,680	290,866	2,467,386
Health	129,913	233,924	688,848
Social Services	100,700	122,256	573,521
Education	2,415,849	4,106,803	10,701,760
Recreation & Parks	4,984	436,640	1,973,947
Libraries	31,992	107,314	294,375
Conservation of Natural Resources	18,235	51,157	86,024
Urban Development & Housing	—	1,914	244,613
Economic Development	—	6,261	19,591
Miscellaneous	86,040	—	—
Debt Service	—	—	503,074
Total Expenditures	\$3,464,714	\$6,626,100	\$22,130,271
Total Expenditures after Revenue Sharing	\$3,464,714	\$6,024,003	\$21,254,054
Expenditures per Capita	\$168	\$265	\$639

<sup>1</sup>Information based on Calvert County Budget for FY 71.

<sup>2</sup>Information based on independent auditors' report for FY 76 and FY 81.

## COUNTY POPULATION PROJECTIONS

BASIC ASSUMPTION	1980	1985	Average Annual Increase	1990	Average Annual Increase	2000	Average Annual Increase
Slow Growth	34,638	40,200	3.0%	46,600	3.0%	62,600	3.0%
Trend Growth	34,638	44,600	5.2%	57,500	5.2%	95,500	5.2%
Modified Trend Growth	34,638	40,200	3.0%	48,900	4.0%	69,000	3.5%

Prepared by Calvert County Planning Department — April 16, 1981

## LAND USE BY ELECTION DISTRICT<sup>1</sup> CALVERT COUNTY

Land Use Category	1st Election District		2nd Election District		3rd Election District		County Wide	
	Acreage	Percent of ED Acre.	Acreage	Percent of ED Acre.	Acreage	Percent of ED Acre.	Acreage	Percent of ED Acre.
Single Family Rural <sup>2</sup>	4,375	8.8%	6,851	15.1%	11,553	23.3%	22,779	15.7%
Single Family Residential <sup>3</sup>	9,323	18.6%	1,715	3.7%	2,426	4.9%	13,464	9.3%
Multi-Family Residential & Trailer Parks	0	0.0%	60	0.1%	21	0.1%	81	0.1%
General Commercial	42	0.1%	166	0.4%	64	0.1%	272	0.2%
Marine Commercial	240	0.5%	123	0.3%	0	0.0%	363	0.2%
Industrial	246	0.5%	205	0.4%	67	0.1%	518	0.4%
Public & Quasi Public <sup>4</sup>	839	1.7%	207	0.4%	395	0.8%	1,441	1.0%
Park Public <sup>5</sup>	109	0.2%	21	0.1%	210	0.4%	340	0.2%
Park Public <sup>6</sup>	1,979	4.0%	287	0.6%	499	1.0%	2,765	1.9%
Open Space <sup>7</sup>	427	0.9%	231	0.5%	320	0.6%	978	0.7%
Agricultural	31,232	62.6%	35,049	76.5%	31,540	63.6%	97,821	67.3%
Cultivated	8,292	16.6%	11,914	26.0%	13,135	26.5%	33,341	23.1%
Forested	22,940	46.0%	23,135	50.5%	18,405	37.1%	64,480	44.2%
Principal Transportation Routes	492	1.0%	572	1.2%	689	1.4%	1,753	1.2%
Principal Utility Transmission Lines	556	1.1%	347	0.7%	301	0.6%	1,204	0.8%
<b>TOTALS</b>	<b>49,860</b>	<b>100.0%</b>	<b>45,834</b>	<b>100.0%</b>	<b>49,554</b>	<b>100.0%<sup>8</sup></b>	<b>145,248</b>	<b>100.0%<sup>8</sup></b>

<sup>1</sup> Data as of August, 1980

<sup>2</sup> Residences constructed on lots three acres or more.

<sup>3</sup> Residences constructed on lots less than three acres.

<sup>4</sup> Government buildings, schools, churches, cemeteries, and golf courses.

<sup>5</sup> Private recreation areas.

<sup>6</sup> State and county parks.

<sup>7</sup> Areas dedicated for recreation and conservation uses.

<sup>8</sup> The Municipalities of Chesapeake Beach and North Beach (1,469 acres total) are included in the 3rd Election District total (3.1% of the 3rd District total acreage) and the County Wide total (1.0% of the county total acreage).

### AVERAGE HOUSEHOLD SIZE CALVERT COUNTY

YEAR	TOTAL	CHILDREN PER HOUSEHOLD
1950	4.04	1.72
1960	4.19	1.88
1970	3.73	1.64
1980	3.23	1.07

Source: United States Census Bureau

### UNITS LACKING PLUMBING CALVERT COUNTY

YEAR	NUMBER OF UNITS LACKING PLUMBING	PERCENT OF TOTAL UNITS
1950	3,661	72.2%
1960	2,263	37.9%
1970	1,486	18.7%
1980	834	6.5%

Source: United States Census Bureau

## LABOR FORCE CHARACTERISTICS IN CALVERT COUNTY

	1960		1970		1980	
	Male	Female	Male	Female	Male	Female
<b>Total Population</b>	<b>7,989</b>	<b>7,837</b>	<b>10,328</b>	<b>10,354</b>	<b>17,239</b>	<b>17,399</b>
<b>Employment Status:</b>						
Persons 14 yrs. old & over	4,958	4,918	6,327*	6,653*	11,998*	12,635*
Labor Force	3,888	1,664	4,920	2,567	9,317	6,306
Armed Forces	147	—	89	—	184	9
Civilian Labor Force	3,741	1,657	4,831	2,567	9,133	6,297
Employed	3,514	1,544	4,694	2,447	8,382	5,773
Unemployed	227	113	137	120	751	524
Not in Labor Force	1,070	3,254	1,407	4,086	2,681	6,329
Inmate of Institution	22	17	25	51		
Enrolled in School	404	444	332	447		
Other, under 65	339	2,290	452	2,765		
Other, 65 and older	305	503	598	823		
<b>MAJOR OCCUPATION GROUP OF EMPLOYED PERSONS:</b>						
<b>Total Employed</b>	<b>3,514</b>	<b>1,544</b>	<b>7,141</b>	<b>2,447</b>		
Professional & Technical	181	230	667	232		
Farmers & Farm Managers	599	37	271	—		
Managers, Officials, Proprietors	238	104	553	118		
Clerical & Kindred Workers	94	282	1,018	808		
Sales Workers	107	73	325	114		
Craftsmen, Foremen, Operatives & Kindred Workers	1,200	77	2,075	132		
Private Household Workers	8	351	304	301		
Service Workers	120	199	947	623		
Farm Laborers & Foremen	336	108	335	100		
Laborers, Excluding Farm & Mine	529	4	646	19		
Occupation not reported	102	79	—	—		

1980 CENSUS  
(DOES NOT CORRELATE  
WITH 1960 & 1970 CENSUS)

Sources: Bureau of the Census: 1960 Census of Population PC (1)22C, Maryland: Tables 52, 57, 83, and 84; 1970 Census of Population PC (1)-C, Maryland: Tables 120, 122. To be updated.

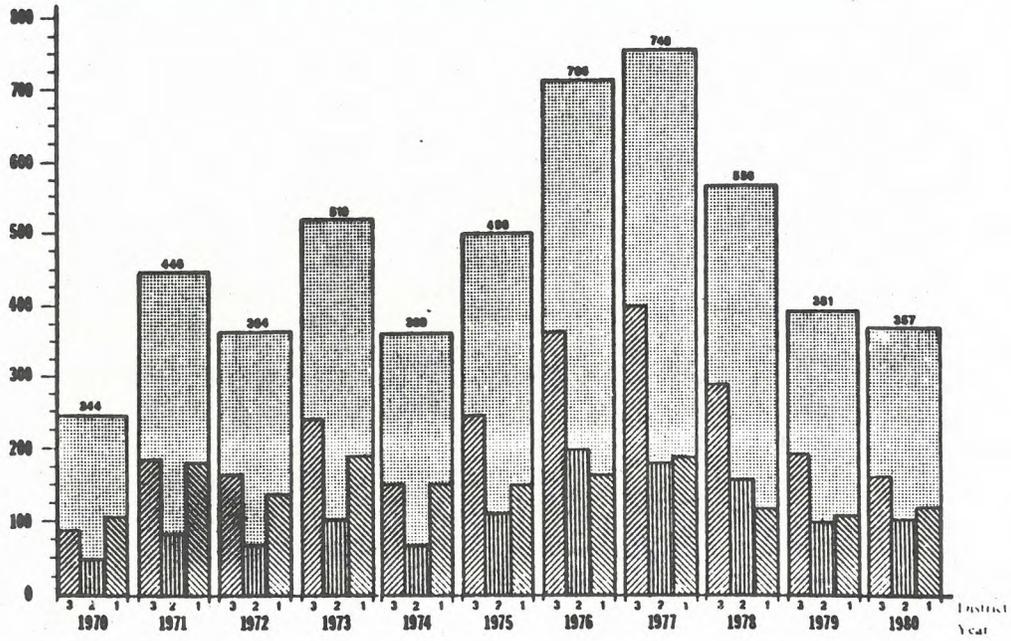
\*Labor Force Statistics specify persons 16 years of age and older as compared to the 1960 Labor Force Statistics which includes only those persons 14 years and older. Despite the discrepancy, the two data years are comparable because of employment trends.

### AGRICULTURE CALVERT COUNTY

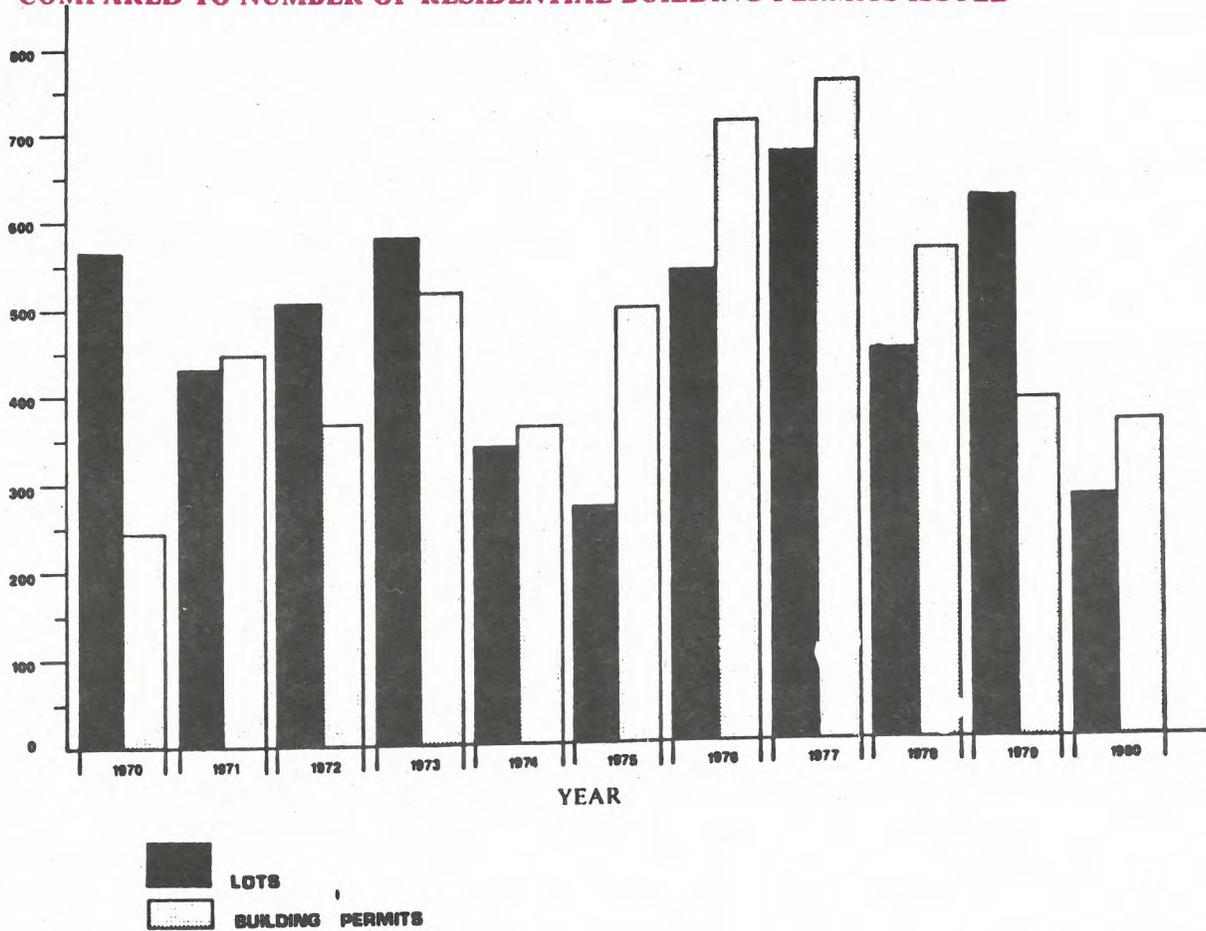
	1964	1969	1974	1978
Number of Farms	1,014	677	658	633
Average Farm Size	74 acres	92 acres	85 acres	82 acres
Land in Farms	75,016 acres	62,306 acres	55,676 acres	52,213 acres
Total Cropland	32,161 acres	28,183 acres	22,659 acres	24,748 acres
Average age of Operator	51.3 yrs.	53.3 yrs.	53.8 yrs.	51.7 yrs.
Percent Tenancy	25.2%	10.1%	9.3%	13.6%
Woodlands Acreage	32,172 acres	24,247 acres	23,436 acres	21,559 acres
Produce Sales	\$4,439,650	\$4,063,480	\$6,731,000	\$7,211,000

Source: Agricultural Census

## RESIDENTIAL BUILDING PERMITS BY ELECTION DISTRICT



## NUMBER OF RESIDENTIAL BUILDING LOTS CREATED COMPARED TO NUMBER OF RESIDENTIAL BUILDING PERMITS ISSUED



## OCCUPANCY RATIOS CALVERT COUNTY

Occupancy Status	1950		1960		1970		1980	
	Number of House-holds	Percent of Total House-holds	Number of House-holds	Percent of Total House-holds	Number of House-holds	Percent of Total House-holds	Number of House-holds	Percent of Total House-holds
Owner, White	1,308	25.8%	1,855	31.0%	3,143	39.8%	7,606	59.5%
Owner, Black	456	9.0%	635	10.6%	982	12.4%	1,291	10.1%
Owner ; Other					5	0.1%	44	0.3%
Total Owner Occupied	1,764	34.8%	2,490	41.6%	4,130	52.3%	8,941	69.9%
Renter, White	652	12.9%	725	12.1%	909	11.5%	1,265	9.9%
Renter, Black	538	10.0%	562	9.4%	499	6.2%	511	4.0%
Renter , Other					2	0.1%	14	0.1%
Total Renter Occupied	1,190	23.5%	1,287	21.5%	1,410	17.8%	1,790	14.0%
Vacant for Sale	15	0.3%	38	0.6%	83	1.1%	199	1.7%
Vacant for Rent	44	0.9%	69	1.3%	91	1.1%	108	0.8%
Vacant for Personal Reasons of Owner	583	11.5%	671	11.2%	1,108	14.0%	1,497	11.7%
Vacant Because Seasonal Unit	1,476	29.1%	1,423	23.8%	1,084	13.7%	247	1.9%
Total Vacant	2,118	41.8%	2,201	36.9%	2,366	29.9%	2,051	16.1%
Total Households	5,072	100.0%	5,978	100.0%	7,906	100.0%	12,782	100.0%

## ZONING BY ELECTION DISTRICT<sup>1</sup> CALVERT COUNTY

Zoning Category	1st Election District		2nd Election District		3rd Election District		County Wide	
	Acreege	Percent of ED Acree.	Acreege	Percent of ED Acree.	Acreege	Percent of ED Acree.	Acreege	Percent of Co. Acree.
R-1 Residential	11,027	22.1%	2,232	4.6%	3,465	7.0%	16,724	11.5%
R-2 Residential	1,093	2.2%	223	0.5%	1,070	2.1%	2,386	1.7%
C-1 Retail Commercial	70	0.1%	48	0.1%	64	0.1%	182	0.1%
C-2 Highway Commercial	527	1.1%	168	3.4%	123	0.3%	818	0.6%
C-3 Marine Commercial	268	0.5%	12	0.1%	2	0.1%	282	0.2%
I-1 Light Industrial	751	1.5%	204	4.2%	730	1.5%	1,685	1.2%
A-1 Agricultural	31,798	63.9%	38,722	78.5%	39,857	80.1%	110,377	75.9%
F-1 Flood Plain	515	1.0%	1,476	3.0%	1,563	3.2%	3,554	2.5%
Conservation	3,811	7.6%	2,749	5.6%	1,211	2.5%	7,771	5.3%
TOTALS	49,860	100.0%	45,834	100.0%	49,554	100.0% <sup>2</sup>	145,248	100.0% <sup>2</sup>

<sup>1</sup> Data as of July 1, 1980.

<sup>2</sup> The Municipalities of Chesapeake Beach and North Beach (1,469 acres total) are included in the 3rd Election District total (3.1% of the 3rd Election District total acreage) and the County Wide total (1.0% of the County total acreage).

## POPULATION BY ELECTION DISTRICT<sup>1</sup> CALVERT COUNTY

DISTRICT	1930		1940		1950		1960		1970		1980	
ED 1	3,488	37%	3,513	34%	4,123	34%	5,423	34%	6,404	31%	9,687	28%
ED 2	2,892	30%	3,092	30%	3,657	30%	4,760	30%	6,211	30%	9,330	27%
ED 3	3,148	33%	3,879	36%	4,320	36%	5,643	36%	8,067	39%	15,621	45%
<b>TOTAL</b>	<b>9,528</b>	<b>100%</b>	<b>10,484</b>	<b>100%</b>	<b>12,100</b>	<b>100%</b>	<b>15,826</b>	<b>100%</b>	<b>20,682</b>	<b>100%</b>	<b>34,638</b>	<b>100%</b>

<sup>1</sup>Source: United States Census Bureau

### COMPARATIVE POPULATION PROJECTIONS

SOURCE	1980	1985	1990	2000
Calvert County Dept. of Planning & Zoning <sup>1</sup>	34,638	40,045	48,260	62,358
Md. Dept. of State Planning <sup>2</sup>	34,308	40,802	49,072	70,222
Tri-County Council Southern Maryland <sup>3</sup>	34,031	40,645	47,556	57,116

<sup>1</sup>Projections prepared April, 1982

<sup>2</sup>Preliminary Population Projections for Maryland and Political Subdivisions 1980-2000, prepared December, 1980

<sup>3</sup>Staff Paper 10, Population, Income, and Employment in Southern Maryland, updated September, 1979

### AVAILABILITY OF LOTS BY ELECTION DISTRICT<sup>1</sup> CALVERT COUNTY<sup>2</sup>

ZONING	A-1	R-1	R-2	F-1	CON
1st ED	802	14,147	57	0	0
2nd ED	1,068	649	169	34	0
3rd ED	859	6,224	0	19	3
<b>County Total</b>	<b>2,729</b>	<b>21,040</b>	<b>226</b>	<b>53</b>	<b>3</b>

<sup>1</sup>Majority of the lots in the R-1 and R-2 zoning categories are less than 1 acre. For the purposes of this table, all unimproved lots within the corporate boundaries of Chesapeake Beach and North Beach are included in the R-1 zoning category.

<sup>2</sup>Data as of July 1980.

### HOUSING SUPPLY CALVERT COUNTY

	1950	1960	1970	1980
Year Round Units	3,596	4,555	6,822	12,535
Single Family	3,149	4,421	6,042	11,533
Multi-Family	430	25	222	483
Mobile Homes	17	109	558	530
Seasonal Units	1,476	1,423	1,084	247
<b>Total Housing Units</b>	<b>5,072</b>	<b>5,978</b>	<b>7,906</b>	<b>12,782</b>

### POPULATION BY AGE GROUPS CALVERT COUNTY

AGE	1960	1970	CHANGE	1980	CHANGE
Under 5	2,229	2,214	-15 (-0.7%)	2703	489(22.1%)
5-14	4,037	4,922	885 (21.9%)	6564	1,642(33.4%)
15-24	2,067	3,259	1,192 (57.7%)	5766	2,507(76.9%)
25-34	1,762	2,415	653 (37.1%)	6029	3,614(149.6%)
35-44	1,841	2,041	200 (10.9%)	4563	2,522(123.6%)
45-54	1,488	2,094	606 (40.7%)	3205	1,111(53.1%)
55-64	1,145	1,863	718 (62.7%)	2937	1,074(57.6%)
65 & Over	1,257	1,874	617 (49.1%)	2871	997(53.2%)
	15,826	20,682	4,856 (30.7%)	34,638	13,956(67.5%)

<sup>1</sup>Source: United States Census Bureau

# Planning & Zoning

## LAND USE

### Objectives

1. Maintain a strong but flexible county wide land use planning program to achieve a high quality environment for living and working.
2. Preserve the rural character and maintain the safety and efficiency of the Route 2/4 corridor.
3. Encourage new residential development to locate in Towns; encourage institutions and businesses to locate in Town Centers.
4. Provide for efficient uses of land, environmental safeguards, and high quality site designs through the use of flexible development controls: density transfer, cluster development, historic district zones and site plan review.
5. Designate adequate areas for commercial use in the Comprehensive Plan and Master Plans.
6. Comprehensively rezone the County consistent with the approved and adopted Comprehensive Plan.

A land use plan designates the desired future use or reuse of land within the county. It explains the policies and reasoning used to arrive at decisions in the distribution and intensity of private development and the location of future public facilities and open spaces. It is also a basic guide to the structuring of zoning and subdivision controls and capital improvement programs.

### Existing Land Use

Thirty-six percent of the land in Calvert County is held as farmland; in 1959 fifty-eight percent was farmland. Most of this land is located along the Patuxent River. Sixteen percent of the County's land is subdivided into large lots (three to five acres). Most of the large lot development occurs in the Third District. Ten percent of the land is subdivided into lots of one-quarter to one acre. These lots occur primarily along the Chesapeake Bay in small communities, the Twin Beaches area and Solomons. Of the total land in the County, only 0.52% is in active commercial use and 1.1% is devoted to active industry.

### Introduction

Why do we need a land use plan? Areas that have experienced no growth for many years (and do not anticipate growth) have little need for a land use plan. However, where growth does occur, the form that it takes can have detrimental or positive effects on individual property owners and on neighborhoods and regions.

There are three basic reasons for a land use plan:

1. The effects of most land uses (noise, traffic, visual impact) project beyond property boundaries. Sometimes the effects are good—pleasant rolling pastures or well kept neighborhood yards. Sometimes the effects are bad—smokestacks belching fumes on neighbors' properties or a junkyard in a residential area. Society often needs to prevent undesirable effects from destroying a neighbor's enjoyment of his/her property.
2. Public action is often needed to protect the environment and to coordinate projects such as roads, schools and other public buildings and community water and sewer facilities. To do this properly, one must know how and where the County will develop. The land use plan becomes the model for government and private action.
3. Governmental control over private land promotes efficiency. In a commercial district, for instance, businesses can share the use of parking lots, sidewalks, and roads. The results are that the property becomes more valuable, county services (water, sewer, roads) are maximized and delivery of goods and services to the consumer is facilitated.

### Land Use Issues

The existing land use pattern in Calvert County has produced a number of land use issues. These issues may become major difficulties if proper steps are not taken to resolve them through land use planning.

#### Scattered Site Development versus "Growth Areas"

Concentrating population into relatively small areas makes more efficient use of land and public facilities than development throughout the countryside, often "leap-frogging" over farm and forest land. Efforts to draw the population into designated "growth areas" have so far been unsuccessful.

There are three primary reasons for development occurring outside of designated growth areas:

1. The low cost of land made it more profitable for developers to build in rural areas of the county.
2. Public services such as roads, sewer and water capacity were not readily available in the designated "growth areas".
3. The strongest market demand during the last decade was for land "out in the country."

The 1974 Comprehensive Plan states in two objectives that development should be encouraged within designated "growth areas," and that scattered commercial development should be prohibited. These objectives are firmly based on sound economics. The following chart shows why:

<b>Scattered/Strip Development</b>	<b>Towns/Growth Areas</b>
*Linear, uneconomic use of land; single-use parking	*Compact, economic use of land, multi-use parking
*Automobile-oriented; development reduces traffic-carrying capacity of streets	*Pedestrian-oriented, with internal walkways
*Depressed value of contiguous residential land; vacant lots tend to be held for speculation; greater perimeter increases cost of buffer	*Grouped concentration tends to stabilize contiguous residential land values; smaller area less costly to buffer
*Specific goods and services are only attraction to consumer	*Pleasant surroundings, many choices attract customers
*Increases vehicular and pedestrian traffic at busiest times of day	*Vehicular and pedestrian traffic separated from thoroughfares
*Generally uncontrolled access	*Controlled access
*Scattered locations increase costs for police and fire protection	*Protection and other services are more economically rendered, costing taxpayers less

## Commercialization

Has commercial development kept pace with residential development? In 1970, 190 acres of land were used for general commercial purposes; in 1980 the total was 280 acres. To compare relative commercial growth to residential growth a ratio of commercial acreage to households was computed. In 1970 the ratio was one commercial acre per 38 households; in 1980 the ratio was one commercial acre per 43 households.

In 1980, there were 1,000 acres of general commercial-zoned land; 280 acres developed. With over 700 acres of undeveloped commercially-zoned land there is still the complaint that there is not enough available for development. This occurs for several reasons:

1. Some owners of commercially-zoned land do not want to sell for development at this time.
2. Some owners of commercially-zoned property are overpricing the market.
3. The size and locations are not always suited to the potential developer's needs.

## Loss of Rural Character and Lifestyle

Many people are attracted to Calvert County because of its rural character and lifestyle. The County has traditionally been a collage of farm patches and forests, dotted with small towns and villages. The lifestyle has been depicted as easy and friendly.

Residential development in the last 20 years has consumed over one-third of the farmland. Strip commercial development has laced portions of the Route 4 corridor and threatens additional areas.

Many residents are dissatisfied with the new trends and would like to "close the gates" at Calvert County's borders to prevent further losses. Perhaps their concerns rest with the location and type of growth rather than the growth itself.

## Rural Residential Development—Large Lot versus Smaller Lot Zoning

The lifestyle of Calvert County is characteristically rural-agricultural with most of the land zoned for five-acre density. Since the mid-60's the population has doubled and the County faces strong development pressures. The size of lots allowed in fast growth outlying areas, away from designated "growth areas," has become a major issue.

The rural character of Calvert County is very important to our heritage, lifestyle and agriculture. Residents on large lots often help to preserve that character. They tend to do things ordinarily associated with farming: growing large gardens, keeping horses, maintaining large yards or harvesting trees for the wood stove. These activities require them to patronize the same stores that support the farmer—seed and implement stores. In Southern Maryland, the agricultural support business is a multi-million-dollar business. Like any other business, the agricultural support industry has a minimum threshold market below which it becomes uneconomical to operate. As farmlands are converted to subdivisions, this market may be reduced. Large lots help to maintain that market.

The higher the density of development the greater impact it has on the farmer. People from small lots often tend to venture over onto adjoining farms. Farmers surrounded by such development frequently complain of vandalism and destruction of property by minibikes. In addition, the new residents often find certain farming practices a nuisance.

Land in Calvert County has traditionally been owned in large parcels. When the decision is made to subdivide a parcel, the land is almost always subdivided into the maximum number of lots allowed by the zoning law. From the standpoint of the landowner, this is simply good business. In a strong market, property owners are highly motivated to subdivide as much land as possible. If Calvert County had permitted smaller lot zoning during the strong market years, it is likely that the same amount of land would simply have been more densely subdivided.

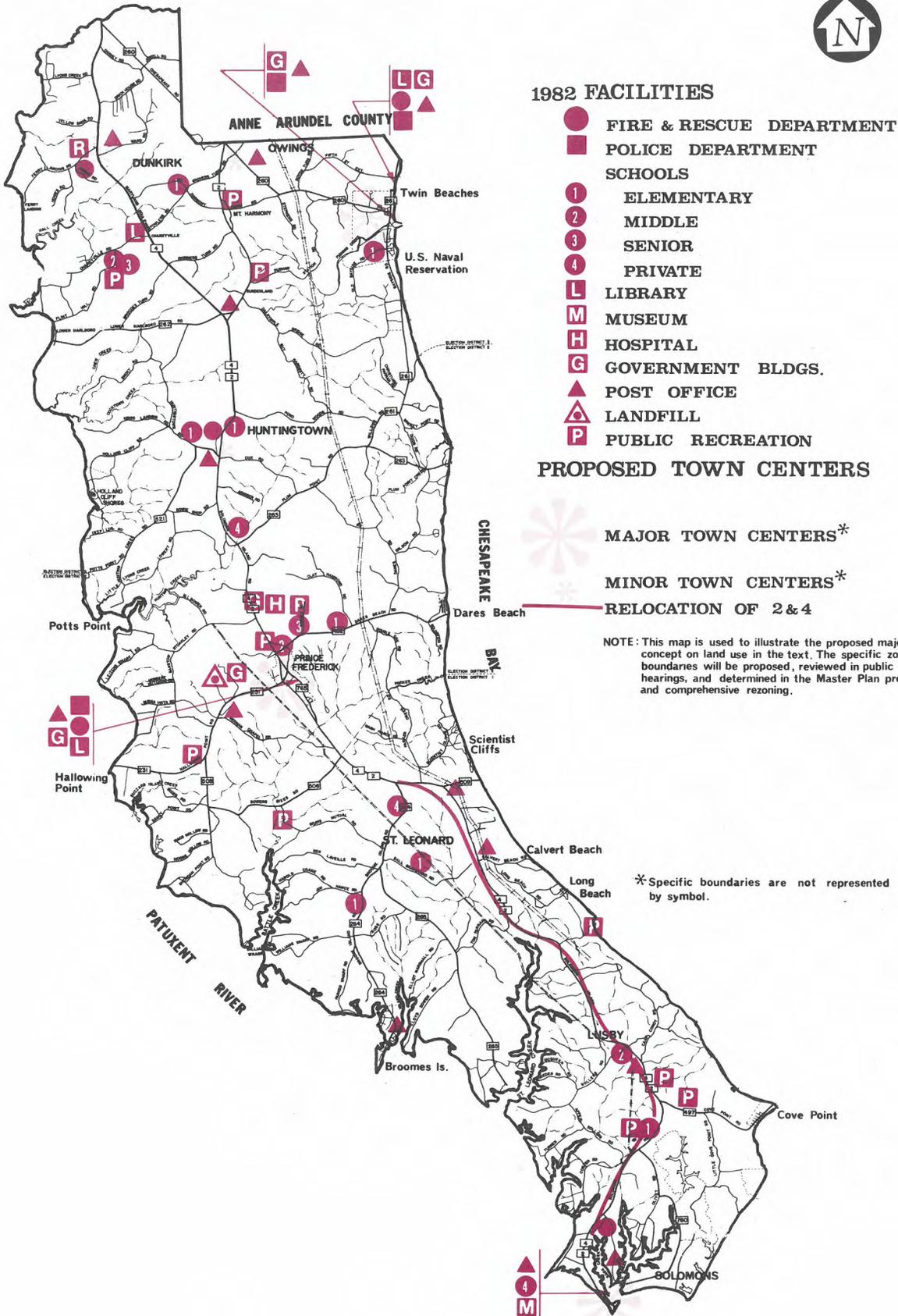
# TWENTY-YEAR LAND USE PLAN

## Introduction

There are several towns in the County which contain residential development and which serve as commercial centers for residents in outlying areas. The commercial center of a town is the ideal location for intensive land use—businesses, public buildings and, in some cases, multi-family development. Community services such as post offices and public buildings are nearby and towns are logical locations for community water and sewerage facilities.

The major thrust of the 20-Year Land Use Plan is to encourage single-family residential growth in Towns (and multifamily development where designated by this Plan) and to direct commercial development in Town Centers. This type of development is efficient because it reduces dependence on vehicles, allows for pedestrian access to facilities and services, and encourages one-stop shopping. Development in Towns can help reduce growth in agricultural areas, thereby protecting the productive capacity of the land.

# 1982 Facilities and Proposed Town Locations



# Land Use Categories

## Towns

Towns are growth centers designated in the 1982 Facilities and Proposed Towns Locations map. Most of the Towns have traditionally served as growth centers and are logical locations for new growth. Yet Towns are distributed so county residents will be within a 15-minute drive of general retail goods and public facilities.

Town Centers provide locations for the sale of convenience goods and services (grocery stores, drug stores, restaurants,

beauty salons, etc.), the sale of general merchandise (appliances, furniture, clothing, etc.), and the assembly of products (furniture, instrument panels, etc.).

The designated Towns with Major Town Centers (community water and sewerage) are Prince Frederick, Solomons, and North Beach/Chesapeake Beach. The designated Towns and Minor Town Centers are St. Leonards, Dunkirk, Huntingtown and Owings.

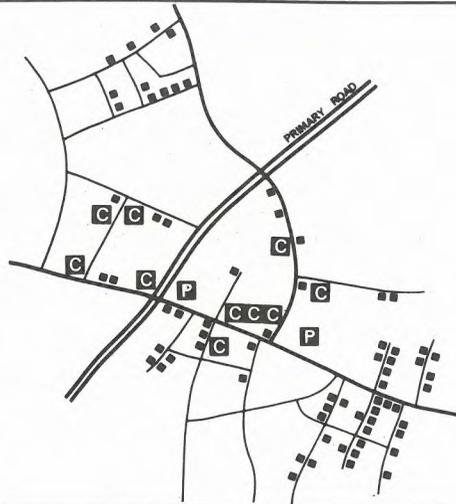
This plan designates Chesapeake Beach/North Beach as a Town Center. However, the implementation of the Town Center within the municipalities would be accomplished by the municipalities' zoning ordinances and not necessarily using all the concepts embodied in this plan.

## Three Sketches Showing One Typical Town In Calvert County

These sketches show how zoning in a Town designated by this Plan will be changed during comprehensive rezoning of the County. The first sketch shows existing land uses without zoning boundaries. The second sketch shows traditional zoning now used by the County. The third sketch shows the Town Center zoning and boundaries of the Town.

### Land Uses in a Town

- Normally there is a mixture of Commercial, Residential and public uses in a Town, particularly in the central portion of the Town.

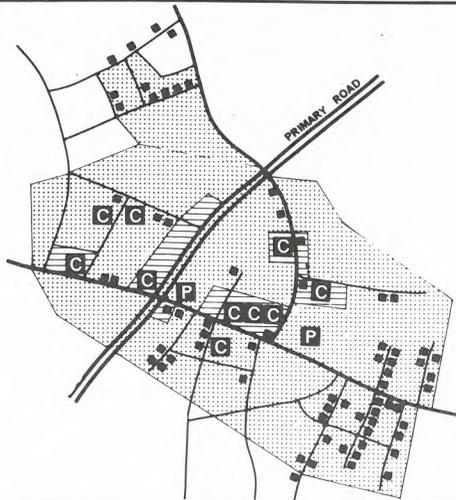


#### LEGEND

- RESIDENCE
- Ⓢ COMMERCIAL BLDG
- Ⓟ PUBLIC & QUASI PUBLIC

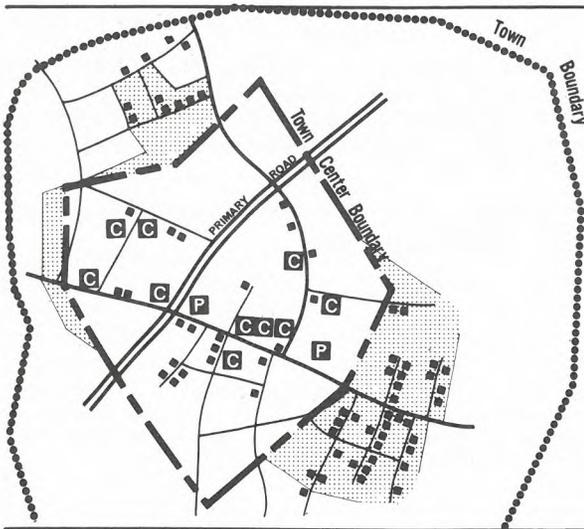
### Traditional Zoning Applied to a Town

- Commercially zoned property is often not available for development even though there is presently more land zoned Commercial than can be used.
- Some of the commercially zoned property may not be well located on property shaped for development.
- To rezone the entire Town to Commercial would prohibit residential development and other uses.



#### LEGEND

- ▤ RESIDENTIAL ZONE
- ▨ COMMERCIAL ZONE



## Town Boundary and Town Center Zoning

- The opportunity for commercial development is increased by use of the Town Center Zone. A proposed development must be consistent with the Master Plan for the Town. The Master Plan will prevent the creation of hazardous traffic situations that may be created by new development and will require adequate buffering of non-compatible adjoining land uses.
- Most residential and commercial uses are allowed in the Town Center Zone, thus no extra step for rezoning.
- A wider variety of land uses will be permitted on properties within the Town Center.
- Residences may either locate in the Town Center or the Town.

NOTE: See Recommendations for Land Use.

## Recommendations:

1. Revise the Calvert County Zoning Ordinance to permit the designation and establishment of TOWNS AND TOWN CENTERS for the following purposes, under certain procedures and conditions, and with safeguard controls, including but not limited to the following:
  - A. Purposes
    - (1) Concentrate commercial growth and employment opportunities (such as sales, services and assembly) in Town Centers.
    - (2) Encourage multi-family residential development to locate in Major Towns.
    - (3) Encourage single family residential development to locate in Major Towns.
    - (4) Promote efficient and attractive development in a rural setting.
    - (5) Allow increased residential densities in Towns by locating Agricultural Land Preservation Transfer Zones in these areas.
  - B. Procedures and Conditions
    - (1) Portions of designated Major Town Centers will have community water and sewerage as indicated in the Water and Sewerage Plan; designated Minor Town Centers will be considered on an individual basis for community water systems.
    - (2) All land in designated Major & Minor Town Centers will be rezoned to "Town Center Zone".
    - (3) The Town Center Zone will eventually replace the Retail and Highway Commercial (C-1 and C-2) Zones, except as provided in the Recommendations for Rural Commercial Districts.
    - (4) Development of Town Centers should be encouraged through consideration and use of financial techniques such as special taxing districts, deferred taxes and direct county expenditures.
    - (5) Permitted land uses, conditional land uses, and land uses permitted by special exceptions in the Town Center will be stipulated.
  - C. Controls
    - (1) Prevent residential development and/or certain types of commercial development from dominating the Town Centers.
    - (2) Coordinate the county Capital Improvements Program and Budget with the development of Master Plans.
    - (3) Enforce these recommendations through the Site Plan Review and building permits processes.
- (6) A process for the development and approval of the MASTER PLAN for each Town will be formulated to include the following:
  - \*\* Implement an active Citizen Participation Program.
  - \*\* Establish land use policies for Town Centers based on desirable economic development, public facilities available and needed, residential development, aesthetics, compatibility with and protection of existing and previously planned uses, and the cumulative effect upon the County.
  - \*\* Consider each Town independently, allowing for different sizes and specific guidelines for each Town Center.
  - \*\* Delineate areas to have certain public facilities, including community water and sewerage and roads.
  - \*\* Designate the physical boundaries of the Towns based on natural features, existing land uses, and policies indicated above.
  - \*\* Delineate identified locations not suited for certain types of development and restrict such development.
  - \*\* Develop master plans for designated Towns independently and as scheduled by the Planning Commission.
2. Permit health related facilities to locate in close proximity to the hospital.

## Rural Commercial Districts

Numerous existing businesses will not be located in the designated Town Centers. Many of these businesses are very important to the overall county economy and should be encouraged to grow and prosper.

Certain safeguards are needed so that the uses remain rural in nature and do not become focal points for the location and expansion of businesses that properly belong in Town Centers.

### Recommendations:

1. Rezone to Rural Commercial all plots not in Town Centers, which are currently used by commercial businesses.
2. Within the Rural Commercial Zone, permit the expansion of all existing businesses up to 100% (of gross floor area) as of the date of the enabling ordinance.
3. Undeveloped C-1 and C-2 zoned properties outside Town Centers will be allowed to retain their commercial zoning for a period determined by the County Commissioners during the comprehensive rezoning of the County. The properties actually developed during that period will be designated Rural Commercial. Those properties not developed shall be zoned consistent with the zoning in the area.
4. By special exception, permit multiple and more intensive use of existing buildings consistent with the Comprehensive Plan and the Zoning Ordinance.



## Marine Commercial Districts

*Marine Commercial Districts* provide locations adjoining waterways for businesses which supply and cater to marine activities and needs. These include: boat service and repair facilities, boat docks, marine equipment stores, wholesale and retail fish and shellfish sales outlets, hotels, motels, restaurants and cocktail lounges.

As of July 1980, 363 acres are being used for Marine Commercial activities. Only 282 acres, however, are zoned Marine Commercial. Of those 282 acres only a portion are actually

developed for that purpose. The majority of the 363 acres being used for Marine Commercial purposes are classified as non-conforming uses in other zones.

Commercial marine facilities in Calvert County may reach capacity in the near future as the county population continues to increase and week-end enthusiasts saturate existing services. Additional marine facilities and Marine Commercial zoning may become necessary.

### Recommendations:

1. Determine the amount of marine zoning needed and the best locations in terms of the following factors: water depths, erosion potential, water quality and critical navigation areas.
2. Allow maximum utilization of areas zoned Marine Commercial without causing significant adverse effects on aquatic resources or visual aesthetics.

## Industrial Districts

*Industrial Districts* are intended to provide areas in the county which are suitable for the needs of industry. They should be located and designed to be compatible with the surrounding land uses, either due to existing natural features or through the application of standards.

### Recommendations:

1. Identify general locations for potential industrial uses.
2. Permit retail sales as an accessory use in the Industrial District.

## Single-Family Residential Districts

*Single-Family Residential Districts* are to be developed and promoted as neighborhoods free from any land usage which might adversely affect them.

### Recommendations:

1. For new development, require buffering for controlling visual, noise and activity impacts between residential and commercial uses.
2. Encourage single-family residential development to locate in the designated Towns.
3. Allow duplexes, triplexes and fourplexes as a conditional use in the "R-1" Residential Zone so long as the design is compatible with single family residential development.
4. Allow home occupations (professions and services, but not retail sales) by permitting the employment of one full-time equivalent individual not residing on the premises.

## Multi-Family Residential Districts

*Multi-Family Residential Districts* provide for townhouses and multi-family apartment units. Areas designated in this category are those which are currently served or scheduled to be served by community or multi-use sewerage and water supply systems.

### Recommendations:

1. Permit multi-family development in the Solomons, Prince Frederick, and Twin Beach Towns.
2. Require multi-family projects to provide adequate recreational facilities—equipment, structures and play surfaces.
3. Evaluate the feasibility of increasing the dwelling unit density permitted in the multi-family Residential Zone (R-2).

## Rural Districts

Rural (Agricultural) Districts preserve and encourage agriculture and the rural environment and lifestyle. It is the intent of the County to conserve agricultural land, but single-family rural developments are permitted.

### Recommendations:

1. Encourage cluster development to preserve good forest land, agricultural land, and open space without significantly increasing off-site run-off or shoreline erosion.
2. Pursuant to the goals of the Patuxent River Policy Plan, to protect water quality and the aesthetics of the shorelines of the Chesapeake Bay, the Patuxent River, and their tributaries, prohibit cluster development on the waterfront and set a required minimum lot width.
3. Change the name classification of Agricultural zoning to Rural zoning.
4. Continue the policy of five-acre lots as the average in a subdivision in the Agricultural (Rural) zone and consider revising the policy which permits three one-acre lots for owners of record as of June 29, 1967 to a policy which permits three one-acre lots for parcels of record which existed on June 29, 1967.
5. Prohibit commercial uses not directly related to home occupations or to the production or sale of agricultural implements or products.
6. Allow home occupations (professions and services, but not retail sales) by permitting the employment of one full-time equivalent individual not residing on the premises.

### Recommendations:

Prohibit development of the designated Critical Conservation Areas.

## Public Facilities

Ideally Public Facilities such as parks, roads, utilities and buildings are placed to achieve an effective distribution of public services. Although their explicit functions are important to the Land Use Plan, they have other attributes that must be considered. For example, while Route 4 fulfills the function of transportation, it also has a significant impact upon the quality of life within the neighborhoods through which it passes because it is a physical object.

The physical distribution of facilities is a complex problem. It relates not only to the proper location of a facility from the standpoint of its purpose, but also to its form and visual quality, symbolic importance and its interaction with other facilities and human activities.

### Recommendations:

Reinforce Towns & Town Centers by identifying appropriate public facilities—sidewalks, street lights, curbing, landscaping, public squares, etc.—and providing or requiring provision of such facilities.



## Conservation Districts

Conservation Districts have a low tolerance to development. All of the conservation areas cannot be shown on the Land Use Plan because of the scale of the map. However, large concentrations have been identified under two categories:

1. Designated Critical Conservation Areas have properties which make them a development hazard or support delicate natural systems such as floodplains, marshland or cliffs.
2. Sensitive Conservation Areas require careful site selection, development and management of natural systems to protect the environment and sustain low density development.

The primary aim of the Conservation District is to preserve and protect the natural resources through a limitation of density and use. Preferred uses include low intensity agriculture, parks, natural preserves and other uses which tend to maintain natural vegetation and stabilize the land.

## Study Areas

There are several areas in the County which could benefit from special detailed studies. The goals of the studies would be the development of means to provide economic improvements, foster civic pride and preserve or enhance a certain lifestyle/character. The result of the study program and projects for public and private interests would be decided upon through the democratic process.

### Recommendations:

1. Create civic design projects for the Old Prince Frederick area and for Solomons.
2. Initiate a historic preservation program for Lower Marlboro.

# GROWTH MANAGEMENT

## Objectives

1. Develop policies, procedures and regulations which will foster controlled growth.
2. Encourage growth within existing or planned designated Towns and Town Centers.

## Introduction

There are many forms of growth that can occur in the County: population, housing, economic, agricultural, government, tourism, etc. This section deals primarily with the management of population growth and related aspects.

The past decade has seen Calvert County's population grow from 20,682 to 34,638—an average annual increase of 5.29%. This is the second highest growth rate in Maryland. Overall, the State had only an average annual growth rate of 1.03%.

As population growth occurs there will be increased requirements for schools, water and sewerage systems, medical services, police, fire and emergency services and for facilities for solid waste disposal. The County's financial resources will need to expand to provide these services.

While public services must be provided as population growth occurs, the county revenues received directly from residential development do not compensate for the resulting costs. Other revenue sources must continually be found.

As the County's population grows and other revenue sources are encouraged, a most vital asset of the County may be threatened—the rural lifestyle.

## Forces Stimulating County Growth

Continued growth in Calvert County appears inevitable and must be considered a major factor for overall county development. There are a number of forces stimulating growth which are likely to continue into the foreseeable future:

1. Taxes are high in the Washington/Baltimore metropolitan area compared to the outer fringes, or suburbs, such as Calvert County. Currently, Calvert's tax rate (\$1.96 per \$100 assessed value) is one of the lowest in the state. In addition, the county income surtax rate is only 20%; in most Maryland counties it is 50% of the State income tax.
2. Residents of urban areas perceive a decline in the quality of public services while taxes have increased. Conversely, Calvert County is making substantial improvements in public facilities and services while the tax rate has declined.
3. There is a continuing desire for Calvert County's rural lifestyle and property with water access.

4. Access to the urban/suburban job market is good as the County's main thoroughfare, Route 4, remains relatively uncongested.
5. Practices which restrict growth in adjacent counties (primarily Prince Georges and Anne Arundel) may result in a spillover effect to Calvert County.
6. Calvert County is an attractive retirement area for some in the metropolitan area.
7. Land use regulations in Calvert County are comparatively uncomplicated and approvals may be obtained with minimum delay.
8. Facility improvements required for development are not as extensive as they are in many counties.
9. Comparatively, the initial cost to develop land in Calvert County is low. There is no significant initial charge for the impact which development places on public services that need to be expanded.
10. There continues to be an abundance of undeveloped residential recorded lots.
11. County regulations make speculative platting of subdivisions relatively easy.

Growth may not continue at as steady and/or rapid a rate as it did for several years during the 70's. Yearly fluctuations can be expected as a response to economic forces affecting the entire country. It is likely, however, that Calvert County will continue to grow as long as it is perceived to be a pleasant and well functioning alternative to more urban or suburban communities.

## What is Growth Management?

Growth Management, as used here, is any effort on the county's part to direct the *rate*, *location* and/or *type* of growth in accordance with the elements of the Comprehensive Plan:

- *Rate* of growth generally refers to the percent of population or dwelling units occurring in the County within a given time frame (usually on an annual basis).
- *Location* of growth refers to those areas within the County where development takes place. These would be areas where land is available for development, where a good transportation route is available and where public facilities (water, sewer, schools, etc.) are available or are easily provided.
- *Type* of growth refers to land uses such as commercial, industrial and residential (single family versus multi-family dwellings) which already exist or are allowed or encouraged.

# Advantages of Managing Growth

1. Public facilities such as sewage treatment plants, water systems and roads may be realistically planned and efficiently utilized.
2. The type and location of various types of housing (single-family, multi-family, etc.) can be more readily encouraged to meet the needs of the County.
3. Partially developed areas can be more completely developed (in-filling). This maximizes utilization of existing services and facilities and ultimately reduces county expense.
4. If guiding growth can be channeled into designated developing areas, the development pressures on agricultural lands may be lessened.

# Cautions and Considerations

1. A growth management program should focus not only on problem solving, but also should give consideration to the side effects of growth management, both positive and negative.
2. Consideration should be given to incentives as well as regulation or restraints.
3. Attention should be paid to potential exclusionary effects.
4. Legal considerations must be addressed, especially such topics as Due Process, Equal Protection, Right to Travel and State Constitutional Provisions.
5. Alternatives to absolute limits (such as limiting the number of building permits issued) should be considered.

# The County View

It is important to understand the County government view toward growth management. This view is based on the understanding, attitude and assumption that the County holds regarding the nature, causes and consequences of growth:

1. Population growth is not a proper measure of the County's progress. Progress should be measured in terms of quality of life.
2. Given a certain population level in a given area and growth rate, public and private services and facilities should be planned for accordingly.
3. Growth pressures will probably continue for the planning period of 10 to 20 years and perhaps longer.
4. Growth is due to factors over which the county government can exert some influences.
5. Growth can and should be directed and regulated by the County.
6. Increased population growth often results in higher per-capita costs of government and public services.
7. Unmanaged growth may adversely affect the quality of life by causing problems relating to health, safety and general welfare.

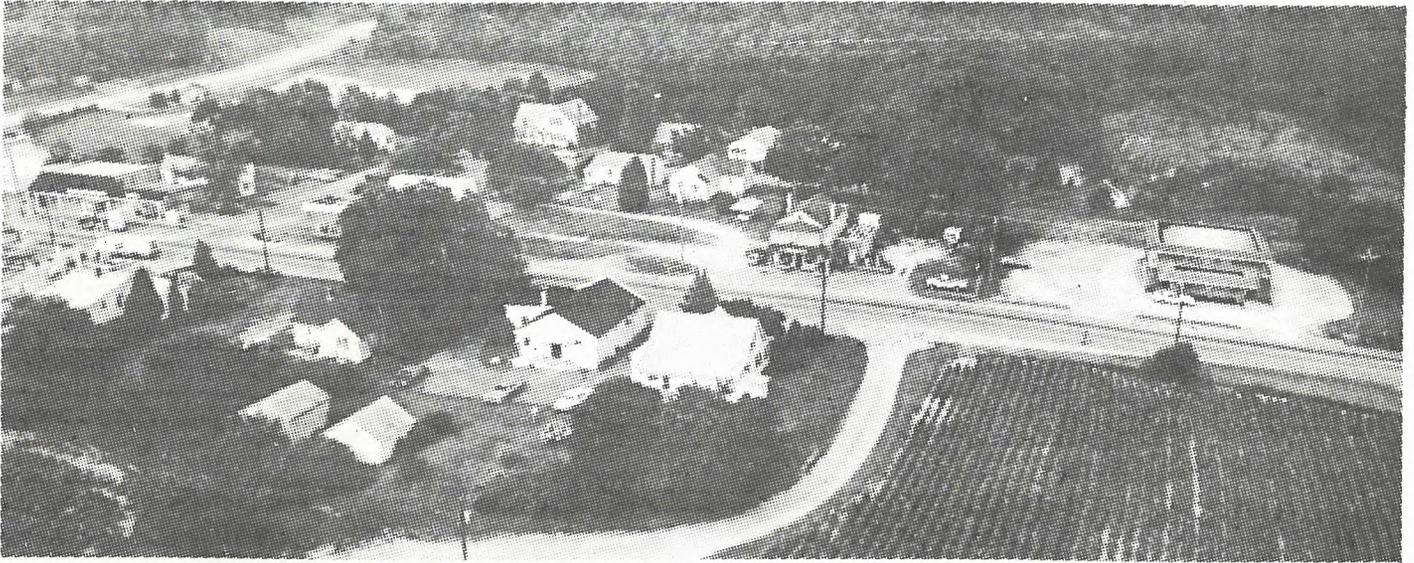
# Methods of Managing Growth

In order to develop recommendations for growth management in the future, it is necessary to review *existing techniques* together with *additional techniques* which may help promote sound growth management in coming years.

## Existing Techniques in Calvert County

- **Zoning** serves to regulate the density, location and type of development and promotes an orderly relationship between various land uses. Residential and Commercial zones are suitably clustered near existing population concentrations. This placement is in keeping with the policy outlined in the 1974 Comprehensive Plan. In the Agricultural zone, lots must generally average five acres in size. This five-acre requirement is designed to:
  - a. Discourage land uses which would infringe upon the land's capacity to produce crops and renewable resources or which would damage sensitive lands. (Although residential development is to be discouraged in this zone, if it does occur, it is to be at a low enough density to cause as little strain as possible upon surrounding farms or sensitive lands.)
  - b. Reduce the total potential population in the Agricultural zone. (If Calvert County had retained three-acre zoning in 1974, there would be a potential for an increase of approximately 67% in the number of lots created on the same amount of land).While zoning can effectively regulate density and promote efficiency, it cannot, by itself, cause development to gravitate toward existing population centers. Areas that are to receive development must be suitably prepared to accommodate growth. This preparation includes the provision of public facilities and services, adequate commercial services and more "urban" amenities.

- **The Calvert County Agricultural Preservation Plan**, enacted in 1976, includes a provision for Transfer of Development Rights. This technique was introduced because it was recognized that some land in the Agricultural zone can accommodate residential development to a limited degree while other areas, which are exceptionally suitable for farming or forestry or which contain very sensitive lands, should not be converted to residential or other more intensive use. At the same time, it was recognized that landowners should not be penalized for owning productive or sensitive lands. Furthermore, it was felt all landowners in the A-1 zone should be able to expect a fair return on their land, should they choose to sell. The Transfer of Development Rights provision enables landowners to sell the rights to develop their property (on a voluntary, free market basis) while retaining the land itself (which can then be sold on the basis of the land's productive value). Those who purchase development rights can use those rights to increase the number of lots they are allowed to create on land that can accommodate a greater housing density. In this way, the strong market for land "out in the country" can be maintained without usurping important productive resources and without causing some landowners to experience "wipe-outs" and others to profit from "wind-falls." The technique can be further refined to help ensure a greater variety of lot sizes.



- **Official Mapping**, used to a small degree in Calvert County, provides for the location of future facilities such as roads, parks and drainage systems. These future facilities are shown on a map and constitute a commitment by the county to provide them although ownership of the land is retained in private hands until required. Official mapping, used in conjunction with Capital Improvements Programming, can be especially useful in helping promote orderly development of designated development areas without incurring undue expense. Land can be reserved for roads, for example, without necessitating the expense of building the roads until the land is actually subdivided.

## Other Growth Management Techniques

Several other techniques for growth management are not presently used in Calvert County. They are used in other Maryland counties and elsewhere and may be of benefit.

- A *Floating Zone* can be identified in a Zoning Ordinance but is not shown on a zoning map except to indicate boundaries within which a floating zone may be used. Under the terms of a floating zone provision, the ordinance may state that a shopping center (for example) will be allowed somewhere within stated boundaries but will not pinpoint that exact location. It will be the responsibility of the developer to prove that the proposed shopping center meets the conditions listed for that zone.
- *Quota Systems* are used in some jurisdictions in the United States. When these systems are used to limit the number of people who can live in a given location, their legal validity is questionable. When these systems are used to limit the number of building permits that can be issued during any one year, they can help reduce the rate of growth enough to allow for orderly development and ensure that all income levels are provided adequate housing opportunities. Quota systems should not be necessary if other growth management techniques are implemented successfully and if growth pressure does not become so intense that the ability of the community to provide adequate facilities and services is overburdened.

- *Cost Benefit Analysis* is being used more frequently in jurisdictions to determine the additional cost to the community for facilities and services made necessary by growth versus the additional return in tax revenue that can be expected as a result of growth. This information is then used to help determine the rate, location and type of development and tax rate that is needed in order to raise needed revenues. In FY 1980, 43.3% of the total county revenue came from two major industries—Baltimore Gas and Electric's nuclear power plant and the Columbia Liquefied Natural Gas Terminal. State and federal funding comprises 9.0% of total county revenue leaving only 47.7% paid through residential and commercial property taxes and other sources.
- *Diplomacy Planning* is a formalized procedure which brings together developers and community residents (particularly those who live near the proposed development) early in the planning stage before large funds have been committed. They discuss and formulate a plan that will be mutually acceptable. This technique, when used properly, can promote understanding and compatibility between existing development and future development while minimizing time delay and the need for lengthy administrative review.

## Recommendations:

1. Develop procedures and regulations which foster planned balanced growth.
2. Encourage new residential, commercial, industrial and institutional developments to locate in and around designated Towns and Town Centers.
3. Protect prime agricultural and open space lands from encroaching development.
4. Prepare an economic evaluation study comparing projected residential, commercial and industrial growth as well as revenues and expenditures. Use this data to determine desirable amounts and types of growth. The study should be prepared under the guidance of the Economic Development Commission with input from business groups.

# HISTORIC PRESERVATION

## Objective:

Strengthen the existing historic preservation program to ensure that Calvert County's historic and cultural legacy will continue to help shape and define the unique character of the County.

## Discussion

It is still possible to "read" Calvert County history in buildings and artifacts dating back over several centuries. This is fortunate because the buildings and places retained here are among the oldest in the United States. The colonial period as well as subsequent eras are all well-represented. In addition, remnants from pre-colonial and pre-historical times can also be found in Calvert County. These physical reminders of early history give depth and richness to the County and to the people's lives. Many Calvert Countians can trace their roots directly back to the earliest colonial settlements.

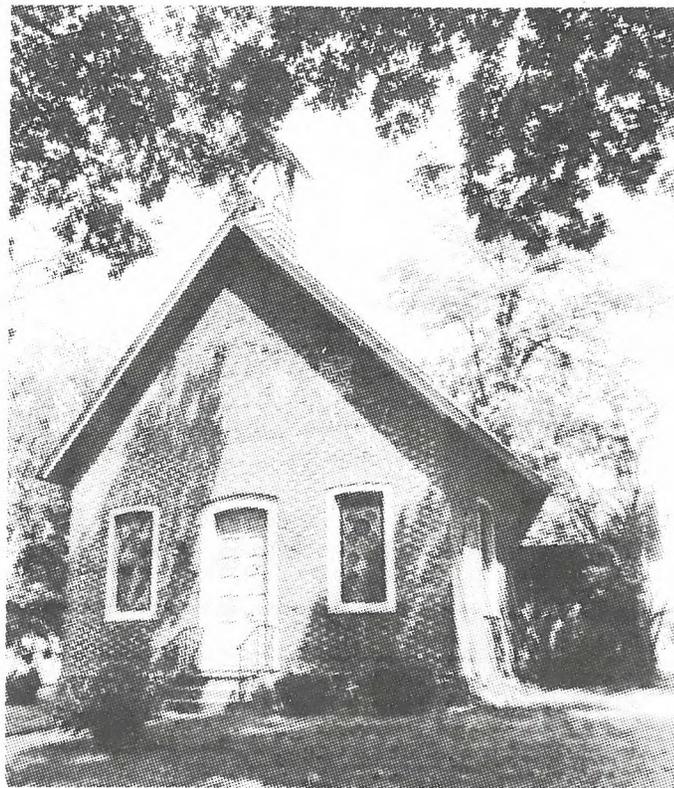
New techniques in the field of historic preservation allow the legacy of the past to be better protected. It is no longer considered enough to preserve a building here or there as an isolated museum piece. The idea now is to integrate the past with the present, to recognize that the old has a useful place alongside the new.

Calvert County is no newcomer to this progressive view toward preservation. Private houses and public buildings are often carefully restored. New uses are found for buildings that no longer serve their original function. Calvert County has an active Historical Society and a Historic District Commission which administers the Calvert County Ordinance for the Designation and Preservation of Historic Districts.

In recent years, historic preservationists have begun to take a new look at the environment surrounding historic structures. There is a growing awareness of the functional and harmonious relationships among buildings and villages and their surrounding open space. The setting as well as the types and design of rural developments were heavily influenced by topography, climate and local building materials. The Southern Maryland tobacco barn is an example. It fits into the landscape so well because it is built of local materials and it has a design based upon its relationship to function, topography and climate. It is clear that the people who built these tobacco barns had a close awareness and understanding of the land and their own relationship with the land.

Man's harmonious relationship with the land tended to create buildings and landscapes that merged into a unified image. Today, the relationship between people and the land is not so close. New buildings are often designed far from Calvert County and sometimes do not fit into the existing landscape. Despite a general interest in retaining the legacy of the past, the new can, and sometimes does, obliterate the old.

For these reasons, historic preservation today includes techniques which protect more than one or two structures of particular historic or cultural significance. Groups of buildings, as in



a village or town, or buildings *and* surrounding landscape are being preserved. The existing Historic District Ordinance recognizes the need to preserve groups of buildings and/or landscapes. However, at the present time, all property owners within a historic or culturally significant area must agree to a Historic District designation. In populated areas full agreement is extremely difficult to reach.

Historic preservation no longer limits itself to strict historic criteria. Buildings or places that may not be of historic or cultural significance in the strictest sense may nevertheless be identified as worthy of protection because they are simply attractive, typical of a given period in history, unique or because they contribute to a sense of local identity.

"Stabilization" is a term that has come into general use in the field of historic preservation. Stabilization refers to the retention of a lifestyle that functions well but may be threatened by changes that overwhelm existing social and cultural institutions. For example, the lifestyle of Calvert County has long centered around the direct use of natural resources—farming and seafood industries in particular. Current thought holds that there is no intrinsic reason why the existing lifestyle should give way entirely to more suburban or urban forms. "Progress" in the newest sense is being redefined. It is no longer valid to speak of progress as something that sweeps away all that went before. Progress today refers to the ability to encompass the full spectrum of human endeavor, to retain what has functioned well in the past or is functioning well in the present while welcoming positive change.

For these reasons, historic preservation should complement conservation of natural resources and the retention of agriculture.

Historic preservation can contribute significantly to economic development. Communities with strong preservation programs are often the focus of increased economic vigor. Such areas develop not only a strong housing market, but experience commercial growth as well.

It is sometimes feared that historic preservation techniques impose undue economic hardship or infringement upon personal property rights. The majority of preservation techniques, however, are designed to prevent economic hardship or property rights' infringement. Several techniques enable individuals or public agencies to apply for grants to restore or otherwise preserve designated historic structures. Other programs include tax incentives to encourage preservation. In some cases, designated historic structures are given special status within zoning ordinances. For example, in a single-family area, zoning might allow for conversion of a historical mansion into a two or three unit dwelling in order to make the cost of maintaining the building reasonable.

Calvert County is currently developing a Historic Preservation Plan which includes a full review of existing preservation techniques and an outlined methodology.

## Recommendations:

1. Allow, in certain circumstances, special uses of historic structures other than those allowed in the Zoning Ordinance. For example, a historic house in the Rural (agricultural) zone may be used for commercial or multi-dwelling purposes as a special exception with the provision that the historic integrity of the building be preserved.
2. Adopt appropriate ordinances which would allow the County Commissioners, with the recommendation of the Historic District Commission, to designate certain entire communities of historical or cultural significance as Historic Districts.
3. Identify key archeological and paleontological sites and determine methods of preservation.
4. Encourage multi-family, commercial and industrial site design to be visually compatible with surrounding areas that have been designated historically or culturally significant.
5. Initiate a historic preservation program for Lower Marlboro.

# AGRICULTURE

## Objectives:

1. Protect prime agricultural and open-space lands from encroachment by residential and strip-commercial development.
2. Foster the agricultural use of prime agricultural land.
3. Foster the development of agricultural businesses, forestry and related industries.
4. Promote soil conservation practices in order to preserve topsoil and prevent excessive siltation and pollution of streams.

## Introduction

Calvert County has historically been an agricultural area, and good planning would have it so. Ideally, industry requiring many employees, dense population and a multiplicity of services should be located in cities. More remote areas should contain industries requiring large areas (farming, fishing and mining) and a low population density.

However, since the advent of automobiles and cheap gasoline in this country, people have located far out in the suburban fringe. This trend has been supported by federal governmental policies such as construction of major thoroughfares into rural areas and the provision of low interest (FmHA) loans restricted to single-family dwellings.

The outward migration extended to Calvert County in the 1960's has created new situations and priorities such as the provision of jobs and housing for county residents. Yet the fact remains that agriculture is a most practical use of land in Calvert County and preservation of this industry should be a major priority.

According to the 1978 Agricultural Census, Calvert County's 633 farms utilized 37% of the county land. Based on the 1978 crop reports, the Planning and Zoning Department determined that the County produced in excess of \$9 million in produce. Although the amount of Calvert County farmland has declined significantly since the 1960's, agriculture remains a viable industry.

Farmland retention is valuable because it:

1. Preserves a way of life with its unique cherished values.
2. Provides fresh, high quality food at reasonable cost at locations close to the consumer.
3. Contributes to a stable economy in Maryland by providing job opportunities, income and a market for the resources of production.
4. Contributes to the nation's balance of payments by providing food and fiber for export.
5. Provides reserve food production capacity to meet the future needs of the world.
6. Provides wood products from woodland.
7. Maintains the quality and beauty of the environment through the cleansing effect of growing plants on the supply of oxygen and the filtering effects of plants and soil on water supply.
8. Maintains farm-associated wildlife habitats and provides for private outdoor recreational areas, such as camping, fishing and hunting.
9. Provides areas for recycling of solid and liquid wastes.
10. Protects mineral resources from being preempted.
11. Provides productive, privately maintained agricultural open space with its environmental benefits, including rural aesthetics and enhanced air and water quality.
12. Protects the hydrologic integrity of watersheds through the control of storm water run-off and sediment damage, protects aquifer recharge areas and provides buffers for water supply and other natural areas.

# Problems of Farming as an Industry

Calvert County farmers share the same problem as most rural areas experiencing rapid residential growth. In addition they face the nationwide problems of the farming industry. They include:

1. Low rates of return to farmers relative to alternate use of land (commercial, industrial or residential).
2. Inheritance taxes forcing conversion to other uses.
3. A lack of understanding by the general public of farming operations and what it takes to farm.
4. Loss of legislative power due to dwindling numbers of people in farming.
5. The great American dream, to own a home in the country, supported by governmental policies (local, state and federal) and lack of leadership to rejuvenate the cities and existing facilities.
6. Absentee and speculative ownership of agricultural lands.
7. Varying and sometimes conflicting objectives of farmers (e.g., want to preserve their farm while they are farming, but eventually want to sell to the highest bidder for whatever use).
8. Expense of farm labor (both skilled and unskilled labor going into agricultural businesses, other businesses and government work).
9. Need for better marketing arrangements for direct sale of produce to consumers.
10. Inadequate stewardship of the soil.
11. The need for maintaining at least a minimum number of farming operations in the community to insure that businesses which serve farms remain profitable.
12. Low return for products compared to the total investment. This discourages prospective farmers who must finance the operation.
13. Many farm children choose other occupations.

## Soil Conservation Practices

According to a booklet published by the Soil Conservation Service, approximately 2% of the County is suited to unlimited cultivation under ordinary good farm management; 26% is suited if appropriate conservation measures are applied; and nearly 16% is suited for limited cultivation with intensive conservation measures.<sup>1</sup> The remaining land is suitable for forestry but not for active cultivation.

Since farms comprise 37% of the County, according to the 1978 Agricultural Census, it is obvious that some of the land being tilled has moderate to severe limitations for cropping.

Since land was first tilled in Calvert County, there have been improper farming practices. Farmers have plowed and planted with the slope and have failed to apply proper conservation practices, such as strip cropping on slopes and crop rotation. To some extent, this continues today. Such improper utilization of the soil means increased siltation of streams and an eventual decline in soil productivity.

In recent history, however, many farmers have become more informed about soil conservation. Since Soil Conservation Districts were established in Calvert County in 1947, 37% of the farms have voluntarily developed Soil Conservation Programs and an additional 11% cooperate in some degree with the Soil Conservation Service.



On the other hand, more farms are being rented than ever before. In order to rent and still realize a profit, some renters are tilling more marginal land and are sometimes eliminating buffer strips, thereby accelerating erosion. Other farmers, for many different reasons, have chosen not to utilize proven conservation practices.

For the farmer, the difficulty lies in sacrificing short-term profits for long-range soil productivity.

## Impact of Suburban Development on Farmland

The direct impact of suburban development on county farmland is obvious. Good farmland is easy to develop since it is well drained, receptive to the use of septic tanks and already cleared for house sites. Therefore, as the County has grown in the past 20 years, many of the good farms have been converted to residential development.

Growth pressures have even had a direct impact on farms not in the immediate path of development. First of all, in areas experiencing rapid residential growth, the market (residential) value of the land often far exceeds the farm value of the land. Such has been the case in Calvert County and it has created the following difficulties in farming:

1. Inheritance tax levied on farms has forced heirs to sell.
2. Young farmers have not been able to afford land.
3. Farmland is often purchased primarily for speculation by those who can afford it, rather than for farming.
4. Some farmers have begun to believe that farming has no future in the County, and therefore, make no long-range investments in the farm.
5. The revenue of farm produce realized by the farmer has not kept pace with inflation.

In addition, the presence of new subdivisions adjacent to farmers has sometimes created farmer—new resident difficulties. For example, the new residents are often annoyed by obtrusive farming practices such as spreading manure and spreading lime during windy conditions. Also, farmers experience vandalism, theft and destruction of crops.

<sup>1</sup>Earl Matthews, "Soil Conservation Service Soil Survey of Calvert County Maryland", United States Department of Agriculture in cooperation with Maryland Agricultural Experiment Station, 1971.

# Existing Programs and Steps to Retain Farmland

In Calvert County, several methods are being used to preserve agricultural land: lot clustering, transferable development rights, agricultural preservation districts and tax credits.

- **Lot clustering:** The average lot size is five acres in the county's Agricultural A-1 Zone. Developers, however, are allowed to cluster the lots to which they are entitled on a portion of the land. The rest of the land is designated as open space. Sometimes this open space is usable agricultural or forest land.
- **Agricultural Land Preservation Program:** This plan allows for voluntary creation of Agricultural Preservation Districts (APD's) to protect farming communities. Within these APD's, the farmers have an alternative to outright sale of their farms (necessitated by death, inheritance taxes, illness, etc.); they may sell their development rights on their farms. The development rights can be sold on the open market and transferred to "transfer zones" having less viable farmland.
- **Tax Credit:** Farms in Agricultural Preservation Districts have a 100% County property tax credit for their farmland.

## Recommendations:

1. Prohibit the expansion of public facilities (sewer, water, major road improvements) into good agricultural areas.
2. Encourage federal legislation to provide preferential capital gains tax for development rights of easement sales so as to encourage the preservation of agricultural land.
3. Support changes to laws which would reduce the number of farms that are forced on the market for possible conversion to non-agricultural uses.
4. Promote policies which encourage soil conservation practices.
5. Encourage and support the marketing of county-produced farm products by providing farmers' markets within Town Centers.
6. Consider variable methods for the use of transferable development rights consistent with the goals of the Agricultural Preservation Program.
7. Encourage lot clustering where productive farmland or forest land can be retained in open space.

# ENVIRONMENT

## Objectives:

1. Protect those natural environmental features which will ensure continuance of a healthy and pleasant place to live for current residents and future generations.
2. Foster greater public awareness, education, and support of sensitive environmental concerns.
3. Encourage environmental protection and wise use of natural resources.
4. Encourage regeneration of lost and/or damaged natural environmental features (as indicated in the following recommendations).

## Introduction

The County's increasing population is a threat to the resources of our natural environment—air, land and water. Each land use change has effects on the environment which are often unanticipated and which may produce undesirable results. Erosion, sedimentation, reduced water quality, loss of forest and productive agricultural land, and reduced finfish and shell fish resources are but a few of the problems which are facing Calvert countians.

Natural resources are both limited and interdependent. The misuse, degradation or destruction of any resource alters the usefulness and availability of others.

To meet the objectives identified in this section, the County

government as well as each citizen must take an active part in conserving and preserving the natural environment. The elements which follow have been identified as *primary* and should be addressed immediately. This is not to say that these are the only environmental problems facing us.

## Aquifer Supplies

Favorable geological conditions have provided abundant supplies of groundwater—the primary water supply source in Calvert County. The aquifers from which groundwater is being produced are the Nanjemoy, Piney Point, Aquia and Magothy formations.

The depths of these aquifers are 100–300 feet (Nanjemoy), 320–400 feet (Aquia) and around 500 feet (Magothy) below sea level around Prince Frederick. The formations are at shallower depths to the northwest and greater depths to the southeast.

## Recommendations:

1. Continue to support groundwater studies.
2. Work for the establishment and enforcement of a state policy of groundwater management in terms of sustained yield.
3. Monitor, on site, the effects upon groundwater and surface water from sanitary landfills and sewage disposal areas and take corrective actions when problems are identified.
4. Initiate new procedures where necessary and update existing regulations to promote and require policies and devices to reduce water use.

# Surface Water

Surface water includes lakes, streams, ponds, rivers and bays originating in, or adjoining Calvert County, which are used for a variety of purposes including industrial, commercial, agricultural, and recreational activities.

During the past two decades, surface water has suffered a dramatic decline in overall quality, which has resulted in losses of aquatic life. Recently, however, there have been substantial efforts to stop and reverse the trend of continuing water quality degradation. The Chesapeake Bay is of prime importance and the Patuxent River is of such concern that coordinated drainage basin-wide planning has become a top priority and the County Commissioners have endorsed the goals of the Patuxent River Commission, which are designed to restore the river quality and aquatic productivity.

The Patuxent River Commission consists of members of the seven jurisdictions in the Patuxent River Drainage Basin whose responsibility is to develop an inter-jurisdictional plan to protect and restore the water quality of the River.

## Recommendations:

1. Initiate a program of continuing environmental assessment to identify and monitor water quality problems.
2. Develop and enforce appropriate controls to restore the county-wide water quality to 1950 levels by reducing degradation resulting from point and non-point contamination, including siltation, contaminated run-off, septic system seepage and overboard discharge from marine craft.
3. Protect recreational waters, through appropriate controls, from over-utilization which may lead to decreases in user satisfaction and water quality degradation.
4. Protect and enhance the scenic quality of the shores of the Bay, the Patuxent River, and their tributaries.
5. Promote land use patterns and practices that will protect water quality while allowing for the accommodation of growth.
6. Prohibit or regulate the use of hazardous and toxic materials and wastes of potential harm to the Bay, the River and their tributaries.
7. Establish a process requiring those who generate environmental damage or economic cost on the Bay, the River, or their tributaries to pay both compensatory and punitive damages sufficient to discourage such actions.

## Recommendations:

1. Work with federal and state agencies to complete studies necessary to determine accurately the 100-year Flood Plain. (The 100-year Flood Plain is land that may be inundated either by rising coastal waters or by fresh-water run-off produced from a storm event of such intensity and frequency that it could be expected to occur once in 100 years.)
2. Amend the Zoning Ordinance, official zoning maps and subdivision regulations to adopt the 100-year Flood Plain (instead of the 50-year Flood Plain) in order to be compatible with existing state and federal programs (especially the National Flood Insurance Program administered by the Federal Emergency Management Agency).
3. As required at time of use, identify those areas that have a potential flood hazard or are flood prone. Initiate procedures to be implemented through the Zoning Ordinance and Subdivision Regulations to provide for the safe use of those areas.

# Wetlands

Wetlands are lands where water is the dominant factor determining the nature of soil development and the types of plant and animal communities. These are generally low lands covered with shallow water, sometimes temporarily or intermittently. Wetlands include both inland and coastal fresh and saline areas and are referred to by such common names as fresh and salt marshes, swamps, wet meadows and bogs.

Wetlands provide flood and water storage, pollution control, wildlife habitat and a major food supply for untold numbers of aquatic organisms, migratory waterfowl and other wildlife.

## Recommendations:

1. Work closely with the Department of Natural Resources (which has regulatory power over tidal wetlands through Maryland's Wetland Act, 241, 1970, as amended) and the U.S. Army Corps of Engineers (which has regulatory power pursuant to P.L. 92-500) to preserve these valuable natural resources.
2. Develop standards and regulations for the use of non-tidal wetlands.

# Flood Prone Areas

Flood prone areas are lands which are adjacent to a body of water or which serve as drainage basins for a body of water when it is inundated by excess water during periods of flooding.



# Severe Slopes

Slopes of 25% or greater are generally unstable and highly sensitive to changes in surface vegetation. Serious erosion and sedimentation problems may develop if these areas are disturbed. Therefore, they are generally unsuitable for development.

## Recommendation:

Review the Subdivision Regulations and the Sediment Control Ordinance concerning development, grading and alteration of natural vegetation on areas with severe slopes. Revisions should include performance standards for driveway surfacing, amount of lot area to be disturbed, and degree of slope that may be needed for conventional development.

# Cliffs Along the Chesapeake Bay and Patuxent River

The Calvert Cliffs, of Miocene age strata, stretch nearly the entire eastern boundary of Calvert County along the Chesapeake Bay. The same formations also outcrop along the County's western border, the Patuxent River.

Jutting up as high as 150 feet from the water's edge, the cliffs are of unique scenic beauty. They also have extremely significant paleontological value because they contain the best exposed miocene age strata in Eastern North America. On the other hand, the cliffs constitute an extreme safety hazard because they are subject to heavy erosion from natural forces. That erosion presents a hazard to life and property.

## Recommendations:

1. Ensure a protection zone that would require adequate shoreline setbacks.
2. Identify high risk erosion areas and recommend a program of shoreline stabilization.

## Woodlands

Woodlands are areas dominated by trees, which also contain woody shrubs and other vegetation. They serve to restrict runoff, induce groundwater recharge, minimize flooding, reduce erosion and sedimentation and provide shelter and food for numerous species of wildlife.

## Recommendations:

1. Encourage good forest management practices on public and private lands including the production of wood products, forest stand improvement, and reforestation.
2. Encourage forest management and incorporation of desirable forest and tree features in land development.
3. Encourage public and private cooperation with the Maryland Department of Natural Resources Forest Service to use technical assistance in both managed and developed forest lands.
4. Develop and include procedures in the Zoning Ordinance and Subdivision Regulations for the management of woodlands in open space provided in subdivisions.

## Critical Natural Areas

Areas which have such unusual or significant importance that future use or development is of concern to the citizens of the county are called critical natural areas. These may include steep slopes, groundwater, scenic vistas, woodlands, agricultural areas, cliffs, wetlands, flood plains, archeological sites, rare natural features, streams with critical water quality problems and wildlife habitat areas.

## Recommendations:

1. Establish a County Critical Natural Areas Program, which would develop procedures for identifying and protecting critical natural areas.
2. Develop a procedure whereby critical natural areas identified in the County Program which are of such extreme importance as to be of state concern may be forwarded for designation as State Critical Areas.

## Wildlife

Calvert County has an abundance and wide diversity of wildlife. Extensive forest lands and agricultural lands and agricultural practices provide excellent natural habitats and valuable food supplies for many forms of wildlife.

During the past decade, a significant increase in residential construction has resulted in a loss of farmland and forest areas. As this trend continues, valuable wildlife habitats will be destroyed or significantly modified. The result will be a general reduction of wildlife resources.

## Recommendations:

1. Cooperate with the Maryland Department of Natural Resources' Wildlife Administration to maintain an adequate stock and diversity of wildlife species.
2. Encourage preservation and conservation of wildlife habitats.

## Mineral Deposits

The primary mineral resources found in Calvert County are sand and gravel, used mainly in the construction industry. Most of the sand and gravel is found in the higher, interior portions of Calvert County, but supplementary amounts occur in the lowland terraces bordering the Patuxent. During the 1970's the number of homes in the County increased by an average of 5% each year. This trend is predicted to continue into the 1980's and there is a real danger of these valuable resources being covered over by development.

Ceramic clay suitable for face brick or structural tile is available in the Marlboro Clay, a relatively thin but persistent layer found at shallow depths in the northwestern part of the county. A further clay resource having a potential for lightweight aggregate occurs in the St. Mary's Formation in southern Calvert County. Other minerals are not economically feasible at the present time. These include small amounts of phosphorite, fairly substantial glauconite (mined on the Patuxent in the past) and, in northern Calvert, impure diatomite.

## Recommendations:

1. Identify and map significant mineral resources.
2. Encourage extraction of mineral resources before the establishment of permanent uses on the mineral deposit site.
3. Develop procedures and guidelines to allow mineral extraction in an environmentally safe manner and to provide for reclamation of sites after completion of operations.
4. Develop procedures to encourage restoration of abandoned mineral extraction areas.

# Environmental Education

The environment is continually threatened to various degrees by man's actions. Calvert County has suffered serious water quality degradation and scarred landscapes. Furthermore, natural habitats have been needlessly destroyed due to lack of understanding or for economic reasons. It is logical that an educated public is the best protection for sensitive environmental features.

## Recommendation:

Maintain quality educational programs directed at all age groups to emphasize the importance of the environment.

## Air Quality

Calvert County presently enjoys relatively good air quality, but may experience drastic decreases in the future. For information on radiation studies refer to the Public Safety section.

At the present time, automobile emissions along major corridors (Routes 2 and 4) may present localized problems. A more serious problem is the seasonal (summer) wide-spread air pollution from the metropolitan area (Washington-Baltimore) which inundates the county, causing severe air quality degradation. Another source of pollution is PEPCO's Chalk Point Generating Plant. Located in Prince Georges County, it discharges soot, ash and chemicals that drift over the Patuxent River into Calvert County.

## Recommendations:

1. Discourage land uses which add significantly to air pollution.
2. Supplement federal and state monitoring of air pollution as warranted and take feasible actions.

## Waste Water Disposal

The fresh-water (not salty) flow into the Patuxent River is currently estimated to be 75 million gallons per day (mgd), just below the confluence with Western Branch Sewage Treatment Plant (average 1980 discharge). Of this total, 35 mgd is treated effluent from sewage treatment plants upstream in Howard, Montgomery, Prince Georges and Anne Arundel Counties. It is estimated that the treated effluent discharge will double by the year 2000.

During current low flow conditions, approximately 60% of the total fresh-water flow is attributable to waste water. Maryland law requires protection of water quality down to the lowest one week average flow expected in a ten year period.

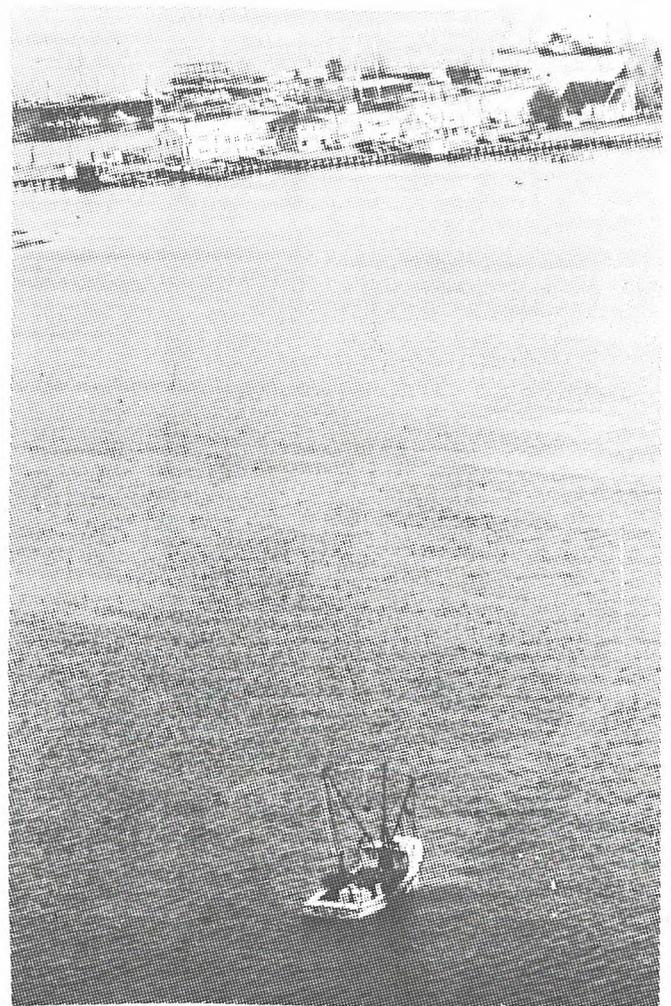
It is important to recognize that even though some pollutants are removed by sewage treatment facilities (primarily fecal coliforms), other biological and toxic pollutants are discharged with little or no treatment. Nitrogen and phosphorus are two elements which, when discharged in large quantities, cause algal proliferations that deplete dissolved oxygen supplies. This condition causes the destruction of eggs, larvae, new hatched fry and the disappearance of some species of fin fish. In addition, shellfish are killed or weakened to such a degree that they are susceptible to various forms of disease.

With discharge from sewage treatment plants expected to double, it is extremely important that alternatives to direct discharge be implemented. If land treatment facilities were utilized in the Patuxent River Basin, harmful nutrients would be recycled on land. Furthermore, land treatment would allow waste water to seep into the ground where it helps maintain the natural volume of water in streams and rivers (known as base flows).

Calvert County should actively pursue land treatment facilities for all expansions or new facilities in the three Town Centers. In addition, where possible, existing direct discharges should be converted to land treatment.

## Recommendations:

1. Continue every means possible at the state and federal levels to force an awareness of the continued and expanding degradation of tidal estuaries and to develop workable programs to clean up and protect water quality.
2. Remove phosphorus and nitrogen from sewerage effluent which might be discharged into the Patuxent River, Chesapeake Bay, and their tributaries, as is feasible.
3. Encourage and promote land disposal (and other innovative methods) as the preferred treatment of sewage waste water whenever possible.
4. Initiate a Land Disposal Study to identify sites which can best be utilized for community sewage disposal.



# ENERGY

## Objectives:

1. Develop policies, procedures, and practices that foster energy conservation, and wise use of energy resources.
2. Establish energy conservation as an important objective during the decision-making process.
3. Foster the development and use of alternative energy sources that are economically feasible and compatible with the environment.

## Introduction

The availability and use of energy resources has become an issue facing individuals, businesses, institutions and all levels of government. Critical energy shortages and rapidly rising prices have placed financial pressures and performance limitations on every aspect of daily life. Energy is one of the primary factors which will dictate future individual and community actions.

Currently the United States uses six times as much energy as the world average. The result is that more energy is consumed in the U.S. than in the Soviet Union, Japan, Great Britain and West Germany combined. (New Frontiers for Energy, American Petroleum Institute, 1891 K Street, N.W., Washington, D.C. 20006).

It is apparent that non-renewable fuels are resources in short supply—a reality which has not been, nor is likely to be, dealt with comprehensively by government agencies. And it won't be until economic conditions become so severely impacted that there is no choice. In the past decade, the United States has experienced widespread petroleum shortages, watched O.P.E.C. increase oil prices several times and entered an economic recession which was due partially to the dramatic increases in energy costs.

Calvert County has grown significantly over the past 10 years. County population has increased from 20,682 in 1970 to 34,638 in 1980. During the same period, the number of dwelling units increased 61%, from 7,932 to 12,782. Correspondingly, during a one-year period between 1977 and 1978, the average daily vehicle miles driven on state-maintained roads increased 20.9% from 403,543 to 487,731 daily.

It is apparent from these statistics that overall energy consumption is increasing. Southern Maryland Electric Company records indicate an increase of 34% in annual KWH sales since 1975, from 111,690,080, to 170,164,055 KWH. During the same period, the cost per KWH has risen from 3.1¢ in 1975 to 4.5¢ in 1979, a 31.11% increase.

Despite these problems, Calvert County has the resources to save energy without relying on state or federal policies and assistance. Tax incentives, assistance to low-income families, conservation regulations, building codes and public education are tools that may be utilized by the county government.

Furthermore, an awareness of current energy conservation efforts may reduce wasteful practices. If energy is thoroughly considered during the planning process, traffic congestion may be lessened, the need for additional stop lights may be controlled, and more efficient utilization of public facilities including schools, hospitals and highways could result.

Renewable resources are becoming a major supplement to modern fuels, and may provide relief from the rising costs of oil and gas products. The Maryland Department of Natural Resources reported that 27% of all the homes in Maryland were either partially or totally heated by wood. Calvert County, however, led the State with over 51% of all homes using wood for heating purposes.

During the critical years ahead energy will become an issue that drastically affects every citizen. Ever-decreasing supplies will alter the American lifestyle. It is the responsibility of government and, more importantly, every citizen to develop a personal philosophy of energy conservation and to implement conservation practices wherever possible.

This section addresses four areas of concern related to energy: transportation, governmental actions, alternative energy sources and public education.

## Transportation

Rising fuel prices, an increased number of commuters and rising construction costs of highways make it imperative that maximum utilization of available resources be a county priority.

### Recommendations:

Develop a commuter plan to include the following elements:

1. Car/van pooling.
2. Commuter parking lots.
3. Expansion of commuter bus service.
4. Transportation support services (such as gas stations).



# Governmental Actions

The county government can achieve widespread results through proper planning, development and implementation of energy-saving guidelines.

## Recommendations:

1. Direct development to Town Centers (North Beach, Chesapeake Beach, Prince Frederick and Solomons). This will reduce the need for expanded services and make more efficient use of these centralized facilities.
2. Adjust construction and building requirements so as to foster energy efficiency.
3. Encourage the use of energy conservation in public buildings to conserve fossil fuel and to promote alternative energy uses.
4. Consider the development and maintenance of an emergency energy reserve program for limited-income families.

## Recommendation:

Promote the use of renewable energy sources.

# Public Education

Education is the critical factor which will determine whether or not energy conservation will be effective. Regardless of regulations, procedures, and guidelines developed by local government, people must understand the need for energy conservation and the benefits they may realize.

## Recommendations:

1. Support the development of an energy extension service at the regional or state level which should include, at a minimum, the following:
  - A. A public information center.
  - B. Public education of energy-conservation practices, including demonstration projects for promotion of energy-saving techniques.
2. Advocate the integration of energy conservation awareness in the school curriculum.

# Alternative Energy Sources

As oil supplies dwindle and prices increase across the board, alternative sources of energy become more attractive. Wherever possible, alternate sources should be developed and promoted.



# Administration & Finance

## **Objectives:**

1. Base the Capital Improvement Budget upon a Five Year Program and an identified Long Range Needs List consistent with the Comprehensive Plan.
2. Make information concerning government organization and budgetary procedures readily accessible and understandable to the public.
3. Develop a strong public participation program in government and budget procedures.

## **PART I— ADMINISTRATION**

### **Introduction**

The ability of local government to meet the needs of citizens depends, to a large extent, upon a cross-flow of communication among elected officials, government departments and citizens. In order for these communication channels to operate efficiently and equitably there needs to be:

1. A clear delineation of functions and responsibilities within the government.
2. A structured operating procedure.
3. Citizen awareness and understanding of government functions and procedures and strong citizen participation.

In Maryland, the rules governing the functions and operating procedures of local government are determined by state law. These laws are made by the Maryland General Assembly. Bills relating particularly to Calvert County are introduced in the legislature by the State Senator and Delegates serving our County.

The state law governing the functions and administration of a County Commissioner form of government can be found in Article 25 of the Annotated Code of Maryland. Laws pertaining specifically to Calvert County can be found in the Code of Public Local Laws of Calvert County and in the record of resolutions or ordinances passed by the County Commissioners.

## **Functions of Local Government**

In order to strengthen communication channels and promote interdepartmental coordination, the Board of County Commissioners, in 1980, instituted a government reorganization.

A number of separate county offices were consolidated into five departments, each headed by a director reporting through the Administrative Director to the County Commissioners. They are Public Facilities and Services, Planning and Zoning, Administration and Finance, Public Safety and Community Resources.

## **Administration of Local Government**

Article 25 of the Annotated Code of Maryland stipulates how government actions are to be taken. These laws ensure that the public will have full disclosure of actions being taken and will have an opportunity to make comments prior to any action.

Some examples of the legal requirements regulating local government actions are:

1. All actions taken by the Commissioners must be taken during public meetings.
2. No act, ordinance or resolution shall be adopted by the Commissioners until 10 days after a public hearing with prior notice together with a fair summary of the proposed action given in a newspaper of general circulation once a week for two weeks.
3. In the event the County Commissioners wish to acquire property for any public purpose, they are authorized to do so provided that immediately following the execution of an option, they advertise the optionee's name, the purpose for which the option has been secured and the price and terms of the option. This information must be published in a newspaper of general circulation in the County for three consecutive weeks.
4. No County Commissioner may have an interest in any agreement or contract entered into while in office, unless approved by the Calvert County Ethics Commission.

In compliance with State law, the Board of County Commissioners adopted the Calvert County Ethics Law on February 23, 1982. The County Ethics Law was revised later that year. The law pertains to certain County officials and employees. It establishes an Ethics Commission and deals with conflicts of interest, financial disclosure, lobbying disclosure, exemptions, and enforcement.

Procedures concerning the sale of public property, the opening, altering, or closing of roads, the provision of electric lighting districts, the awarding of contracts, the adoption of a fire prevention code, the building of bridges and a number of other specific conditions are prescribed in Article 25 and the Code of Public Local Laws of Calvert County. This code contains only state laws pertaining to Calvert County.

## Citizen Participation

In 1980 the position of Staff Assistant for Citizen Affairs was created to serve as liaison between citizens, the Commissioners and county government offices. Citizens are encouraged to call upon the Staff Assistant for information regarding any aspect of county operations.

Another primary way in which citizens can express their concerns and learn more about county government is by attending the weekly public session of the County Commissioners. These meetings are held every Tuesday beginning at 10:00 a.m. at the Courthouse in the Commissioners' Hearing Room.

Public Hearings provide citizens with the opportunity to express opinions regarding specific actions to be taken by the County Commissioners. These hearings are advertised in newspapers two and sometimes three weeks prior to the hearing date.

Citizens are also encouraged to attend meetings of any Commissions and Boards. Dates of these meetings are published in newspapers as well.

## Summary

The preceding discussion has been a brief review of the manner in which the county government operates. There is already considerable opportunity for citizens to take part in the decision-making process and they are encouraged to do so.

### Recommendations:

1. Review and revise the Code of Public Local Laws of Calvert County to delete obsolete laws and to promote efficient and effective government.
2. Institute quarterly evening meetings of the County Commissioners for special hearings such as zoning cases, Ordinance changes, Public Facilities projects, etc.
3. Provide a floor plan of the Courthouse at the building's main entrance.
4. Have printed information, concerning the organization of county government including the functions and procedures of departments, Boards and Commissions, available to citizens at the Courthouse, schools and public libraries.

## PART II—FINANCE

### Introduction

In 1975, Calvert County had a revenue budget of \$6,575,205. By 1980, the revenue budget had increased to \$26,124,390. The increase in revenue resulted primarily from two major industries, the liquified natural gas terminal and the nuclear power plant. Together they provided more than 56% of all local tax revenue. These increased revenues have enabled Calvert County

to launch major expansion programs and to provide services and facilities in such areas as health, education and recreation at a per-capita expenditure far in excess of revenue derived from non-corporate local taxes.

During the same five-year period, the tax rate was lowered from \$2.60 per \$100 assessed value to \$2 per \$100 assessed value. The piggybank income tax remained at 20 percent of the state income tax; the lowest rate allowable by state law.

## Issues

The primary finance issue confronting the County in the coming years is the uncertainty of future revenues. The liquified natural gas terminal is vulnerable to international actions. The future role of nuclear power is not clear at the present time. The life expectancy of individual nuclear power plants is uncertain. State and federal regulations governing the operation of nuclear power plants may change as may state law governing the distribution of revenues from major industries.

With an uncertain financial future, several options are open to the County in terms of fiscal policy formulation:

1. Encourage diversification. The County can, through a variety of means, encourage additional sources of commercial and industrial revenue in keeping with overall county objectives.
2. Seek additional federal and state grants. An aggressive policy toward pursuing state and federal grants can produce considerable additional funding for the County. Such a policy must be weighed against the potential cost to the County for staff and time needed to meet the requirements of the granting agencies or to continue programs once they are no longer funded.
3. Raise the property tax rate. By raising the tax rate, income from Calvert County's two major industries would increase considerably. If a surplus were created, this could be budgeted for future use, in the event that the County's major industries no longer provide current levels of revenue. The disadvantages of such a policy are that it would increase the property tax burden and possibly discourage new industry or business from locating in the County.
4. Raise the piggyback county income tax above the minimum 20%. The piggyback tax, unlike the tax rate, is a progressive tax, tied to income rather than property. As such, it may prove a less burdensome tax on individual taxpayers if the need for additional revenue should arise.

In terms of expenditures, the operating budget for Calvert County utilizes approximately 82% of total revenues while annual capital improvements utilize the remaining 18%. Most capital improvements undertaken by the County add to the total operating costs upon completion (maintenance, staffing, etc.). The potential impact of these capital improvements upon the operating budget is an important consideration in evaluating proposed capital improvements.

The process of making fiscal policy decisions relating to potential future revenue sources and expenditures can be expedited through the effective use of a Capital Improvements Program and Budget.

# Capital Improvement Program

The Capital Improvement Program (CIP) lists expenditures that have been made and that are to be made for specific public facilities during the coming five years, ten years, or in some cases, 20 years. A list of Capital Improvements to be provided within a given time frame provides several benefits to local government:

1. The process of developing a CIP allows the government and the public to evaluate proposed capital improvements in light of long-term goals and objectives.
2. The government can more accurately assess the need for future revenue.
3. Public funds can be utilized more efficiently. For example, land for a specific project can be acquired before costs go up.
4. Financing other than through current revenues can be investigated and facilitated. Examples of alternative financing include creating special taxing districts and the sale of revenue bonds and/or general obligation bonds.
5. County department administrators are provided with direction in developing their annual budgets and programs, thereby creating additional stability to the government.

The process of capital improvement programming will ordinarily call for the following distinct steps:

1. An inventory of potential projects, including cost estimates and an initial evaluation of their relative priority.
2. An investigation of the financing capabilities of the County and the relation of these to different project categories and the effect on the annual operating budget.
3. A schedule of project execution in a long-range program list which considers project relationships to each other and to financial requirements.
4. Selection from this schedule of a slate of projects for early action. This generally takes the form of the capital budget for the coming fiscal year.
5. Formal adoption of the capital budget against the background of the long-range recommended program, after some form of public review.
6. Annual updating of the long-range program list.

The procedure for developing a Capital Improvement Program should be formalized and documented in the Code of Public Local Laws of Calvert County along with documentation of procedures for developing county budgets.

## Public Review Procedures

At the present time, public review of the Capital Fund Budget takes place at a public hearing once a year. The General Fund Budget also has a public hearing once a year. In order for citizens to be able to make reasonable judgments and to voice concerns, it is necessary to review both budgets together to see how they relate to each other. At the same time, however, it is necessary to provide citizens with enough supporting detail in each of these budgets and enough time to study these budgets so that judgements as to their interrelationships and validity can be made.

The Calvert County budget provides the information necessary for an assessment, provided the reader is familiar with background information and budgetary terms. Additional supporting narrative and graphics are necessary for the majority of citizens however.

## Recommendations:

1. Continually review and revise the budgetary process as necessary.
2. Modify the Code of Public Local Laws of Calvert County to make it more specific in describing budgetary processes and procedures and to describe responsibilities and legal obligations.
3. Include narrative and graphic information in the Annual Budget document so that the average reader can understand and assess the objectives, the services and the plans relating to specific items. Such supporting detail should include the following:
  - a. A summary of the major factors used to determine fiscal policy and a statement of general goals and objectives for the year.
  - b. Revenue Budget: A brief description of local, state, and federal revenue sources (including glossary of terms) for past, present, and projected year budgets.
  - c. Operating Budget: A description of the budgetary policy guidelines; description of services and functions provided by each department being funded; a description of special proposed projects; relationship of special projects to goals and objectives of the departments; sources of funding; and an explanation of changes from the prior year's budget as originally and finally approved.
  - d. Capital Improvement Program: A listing of all Capital Improvement projects that are scheduled to be undertaken within five years as derived from the identified Long Range Needs List; description of each project to include the same information as suggested under "Capital Improvement Budget"; and an explanation of any actions to modify or abandon projects already authorized.
  - e. Capital Improvement Budget: A description of each capital project, including a map showing location; current status; summary of previous, current and estimated future funding; sources of funding; estimated completion date; schedule of costs; estimated annual operating and maintenance cost; priority rating; and justification (i.e., how does the project relate to the Comprehensive Plan as interpreted by the Planning Commission).
4. Annually review the Capital Improvement Program with regard to time, location, financing, operating maintenance and replacement costs.
5. Make each of the budget documents available to interested citizens at the Courthouse and Public Libraries at least two weeks prior to budget hearings.
6. Provide a series of public budget hearings for explanations by Department Heads and the Administrative Director, and allowing adequate time for public discussion.
7. Support a policy of retaining utility taxes in Calvert County to help insure a stable economic base.

# Public Safety

## Objectives:

1. Reduce the loss of life and property in the event of emergencies.
2. Plan the expansion of law enforcement protection to coincide with the current and projected population increase and identified needs.
3. Provide a high and efficient level of law enforcement services.
4. Dispatch emergency services in an expeditious and orderly manner.
5. Maintain a high level of emergency management and civil defense preparedness.
6. Continually update, revise and initiate new plans and develop citizen preparedness necessary to react efficiently to disasters. Promote public participation in and awareness of public safety plans and programs.

If the more populated Maryland counties serve as an example, the need for fire, rescue and emergency medical services will continue to grow. It is probable that the existing facilities will not be able to meet increased demands.

## Recommendations:

1. Prepare and update annually a County Development Plan for fire, rescue and emergency medical service facilities.
2. Maintain a high level of service by providing essential, modern, up-to-date equipment and professional level training for emergency personnel.
3. Continue to evaluate on an annual basis the need for career personnel to augment the existing volunteer program.
4. Take steps toward the eventual establishment of a paramedical program.
5. Provide a fire, rescue and emergency medical service facility in the St. Leonards/Mutual area.

## Fire, Rescue and Emergency Medical Services

Fire, rescue and emergency medical services function to reduce the loss of life and property in the event of emergencies. The immediate availability of these Emergency Services is vital to any community.

Currently six fire-rescue-emergency medical service stations are located in the County—at Solomons, Prince Frederick (two), Huntingtown, Dunkirk and North Beach.

The dramatic increases in county population and demand for public services are demonstrated by the following table. In the 15 years between 1965 and 1980 the total number of fire and rescue responses has increased by 356%, from 1,135 to 5,181 yearly; the population has increased only 104%.

## Law Enforcement

Police protection is provided by the Sheriff's Department and the Maryland State Police post, both centrally located in Prince Frederick. The municipalities of North Beach and Chesapeake Beach provide protection within their jurisdictions.

The Sheriff's Department has three major divisions: Civil Deputies (civil process and court security); Patrol Deputies (traffic and criminal investigation and transport); and Correctional Services (Calvert County Jail). There are 15 deputies and 2 civilian clerks to staff the Headquarters and the Civil and Patrol Deputies Divisions. The Correctional Services Division has an Administrator, 30 correctional officers and 11 administration service staff members. The Sheriff's Department has a total staff of 60.

### Fire, Rescue and Emergency Service Responses 1965 - 1980

	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80
Number of Responses	1,135	1,327	1,430	1,670	1,865	1,918	2,009	2,187	2,600	3,129	3,543	4,132	4,910	4,647	4,564	5,181
% Increase Each Year		17	8	17	12	3	5	9	19	20	13	16	19	-5	-2	14
% Increase over 1965		17	26	47	64	69	77	93	129	176	212	264	332	309	302	356
County Population	17,000					20,000					25,000					34,600

In addition to the local Sheriff's Department, the Maryland State Police provide protection for the County. On January 1, 1979 the Southern Troop, which covers Calvert, Charles and St. Mary's Counties, was created from a reorganization of other State Police troops. The primary factor in the reorganization was the combining of areas with geographical compatibility and a similarity of police problems and criminal activity. Presently there are 26 regular state troopers assigned to the Prince Frederick Post.

### Law Enforcement Personnel in Southern Maryland (1980)

	Calvert	Charles	St. Mary's
State Police	38 <sup>1</sup>	40	35
Municipal Police	5 (N. Beach)	0	0
Sheriff's Dept.			
Sheriff & Deputies <sup>2</sup>	16	97	35
Correctional Officers & Staff (Ratio to Pop.)	42 (1.21/m)	49 (.67/m)	9 (.15/m)
Total <sup>3</sup> (Ratio to Pop.)	59 (1.67/m)	137 (.67/m)	70 (1.15/m)

<sup>1</sup>includes 12 resident state police, three for Chesapeake Beach and 9 for Calvert County.

<sup>2</sup>does not include clerks and secretaries.

<sup>3</sup>does not include correctional officers.

Another program, the Resident Trooper Program, was initiated in 1975 by the Maryland State Police in cooperation with the County. It is designed to provide greater police coverage of specific areas and to augment the regular local police staff. As of 1980 there were 9 resident troopers assigned to the County. The County pays 75% of the cost and the state pays the remaining 25%.

The municipalities of North Beach and Chesapeake Beach provide their own police protection. North Beach employs five town police officers while Chesapeake Beach has contracted for three resident state troopers.

Functionally the services provided by the Sheriff's Department, State Police and municipal police are very similar and often overlap. All police personnel are responsible for patrol, crime prevention, enforcement of criminal and motor vehicle laws and for general police services.

The Sheriff's Department has the additional responsibility for operating the Calvert County Jail and is primarily responsible for the rehabilitation of its inmates. Opened in 1978, the new jail has a rated capacity of 92 inmates.

### Recommendations:

1. Study the need for law enforcement sub-stations.
2. Periodically evaluate the total law enforcement activities (State Police and Sheriff's Department) to determine the current level of protection, identify deficiencies or overlaps that may exist and make specific recommendations for corrective actions.
3. Discourage the use of the county jail for the long term detainment of inmates sentenced to the Maryland House of Corrections.
4. Continue the successful work release program.

## Control Center

The control center coordinates all incoming calls for police, fire, rescue and emergency medical services, and dispatches emergency personnel and equipment in an expeditious and orderly manner.

Since its beginning, almost 25 years ago, the Control Center has performed a public service in answering public inquiries. Unfortunately, the public inquiries often disrupt operations and overall efficiency in handling emergency referrals. This disruption is due to the center's location and availability to the general public.

### Recommendations:

1. Provide a central control facility in a location which is isolated from the general public (for security and maximum efficiency).
2. Periodically inventory and evaluate all existing equipment and recommend a program of maintenance and replacement as needed.

## Emergency Management & Civil Defense

Civil Defense came into existence in the mid 1940's during World War II. It was staffed primarily by civic-minded volunteers who organized to help minimize the effect upon the civilian population in the event of an enemy attack on the United States.

In 1950 the President signed into effect the Civil Defense Act of 1950, Public Law 920. Since the original Act, there have been numerous amendments and revisions so that the Civil Defense organization currently has the dual role of planning and preparing for wartime as well as for major disasters.

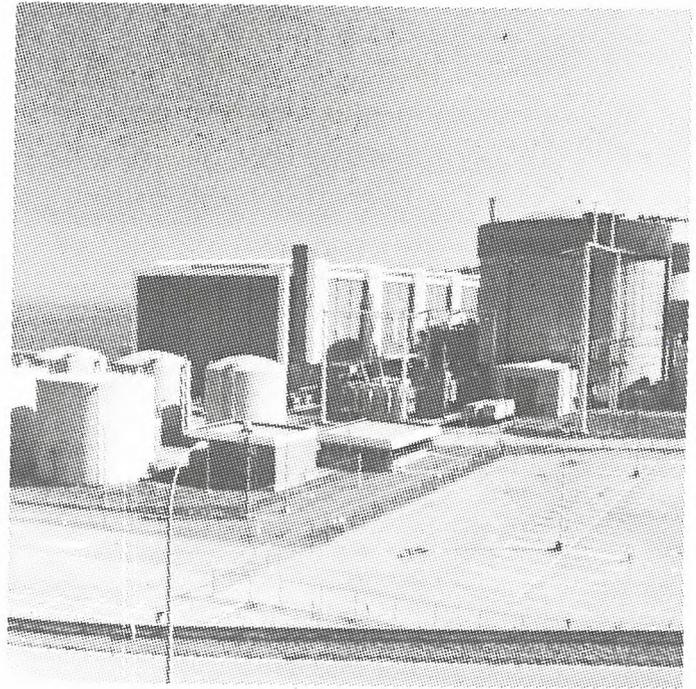
Our local Emergency Management and Civil Defense Division (formerly known as Civil Defense and Disaster Preparedness Agency), is mandated by federal and state laws and authorized by a County Resolution.

The basic purposes of the local Emergency Management and Civil Defense Division are: 1) to provide for coordination of the operations of all governmental and non-governmental forces in emergencies and 2) to provide the unique civil preparedness skills and capabilities not available in existing government organizations. The Division is also responsible for informing the departments of government of those special conditions arising out of major disasters which would call for a modification of the normal day-to-day operating techniques.

# Emergency Operating Plans

Our county preparedness for disasters include the following seven emergency operating plans:

- **Radiological Emergency Plan (REP):** The purpose of this REP is to coordinate and implement an immediate, effective and comprehensive county and state response to a radiological emergency at the Calvert Cliffs Nuclear Power Plant. The REP is a compilation and integration of county responsibilities and procedures in a cohesive guidance document.
- **Emergency and Major Disaster Plan:** The purpose of this EMDP is to provide a comprehensive plan which will ensure maximum preparedness for, response to, and recovery from any emergency, major disaster or enemy action which occurs within Calvert County.
- **Major Disaster Plan Warning:** The purpose of this Plan is: (a) to enumerate the procedures necessary and to establish the responsibility to receive and disseminate an attack warning within Calvert County with minimum delay, and (b) to utilize the warning system within authorized limits to warn the public of major disasters. The system will also be used to warn the citizens in the event of a serious radiological release at the Calvert Cliffs Nuclear Power Plant.
- **Calvert County Operational Survival Plan:** The plan is a directive to the county government to prepare for and execute emergency tasks to insure maximum survival of the population and property in the event of a nuclear attack. This plan will be revised in 1983 and incorporated in the County's Emergency and Major Disaster Plan.
- **Cove Point Liquid Natural Gas Receiving Terminal Emergency Plan:** The purpose of this plan is to provide for the protection of plant personnel and the general public and for the prevention of property damages resulting from an incident at the Cove Point Liquid Natural Gas Terminal, specifically:
  1. Establish an emergency organization to effectively direct the response to an emergency.
  2. Establish procedures to coordinate the response of local, state and federal agencies to incidents requiring off-site assistance.
  3. Define a spectrum of potential emergency conditions and outline the most effective course of action and protective measures to mitigate the consequences of the emergency.
- **Cove Point—Loudoun Pipeline Emergency Plan:** The purpose of this plan is to provide information and guidance to operating personnel for the preparation of emergency procedures, including organization, material, equipment and outside resources to assure prompt and effective response to any pipeline emergency involving company facilities.
- **B G & E Calvert Cliffs Nuclear Power Plant Emergency Response Plan:** The Emergency Program for the CCNPP consists of an Emergency Response Plan and off-site Emergency Plans to provide protection of plant personnel and the general public and to prevent or mitigate property damage that could result from an accident to the plant or to plant personnel. Specifically the purpose of the Emergency Response Plan is to provide:
  1. Effective coordination of emergency activities among all organizations having a response role.



2. Early warning and clear instructions to the population-at-risk in the event of a serious radiological emergency.
3. Continued assessment of actual or potential consequences both on-site and off-site.
4. Effective implementation of emergency measures.
5. Continued maintenance of an adequate state of emergency preparedness.

## Emergency Communication Plan

The plan is designed to support the County Emergency Plans. It outlines communication nets in the County and mutual aid counties in order that warning and emergency functions established by the plans may be successfully carried out.

All plans, except those that would affect the security of operations and that of a facility, are available for review in the Emergency Operating Center of the Courthouse. All plans that are required by law to be made public are located in the Public Library. The Division Chief for Emergency Management and Civil Defense is responsible for preparing and implementing these plans.

### Recommendations:

1. Maintain an adequate office of Emergency Management and Civil Defense.
2. Update at an interval not to exceed every two years all disaster plans and implement new ones where required, in the light of safety hazards and increasing population.
3. Increase public awareness, knowledge, and preparedness in emergency management and civil defense plans and procedures.
4. Consider continuously monitoring and reporting radioactivity outside the grounds of the nuclear power plant.

# Community Resources

## PARKS AND RECREATION

### Objectives:

1. Improve public access to the Patuxent River and the Chesapeake Bay for Calvert County residents.
2. Ensure that a wide selection of public recreational facilities and programs are provided to meet the varying needs of all county residents.
3. Provide safe access to parks and recreational facilities including, where feasible, non-motorized access.

*This chapter summarizes major goals and objectives in recreation. For a more detailed discussion, see the Comprehensive Parks, Recreation and Open Space Plan.*

### Introduction

Anything a person does to restore or "re-create" a sense of well-being is recreation. It can be a hobby, dancing, going to the movies, getting together with friends, taking a walk, joining a class, collecting wildflowers, boating, reading, playing a team sport, learning to play a musical instrument, acting in a play, going to see a play, sightseeing, hiking and . . . so on.

People have different recreational interests at different times of their lives and an individual usually has a wide variety of recreational interests at any given time.

Recreation is provided by individuals, organizations, churches, commercial enterprises and government.

For the purpose of discussion, recreation can be divided into four major categories—

- Recreational Open Space
- Facilities
- Programs—Athletic, Cultural and Social
- Cultural Attractions

It should be remembered, however, that these categories overlap. For example, the Battle Creek Cypress Swamp is a cultural attraction that provides facilities and programs within recreational open space.

### Recreational Open Space

The Parks, Recreation and Open Space Plan is part of a state program called *Program Open Space*. The main purpose of Program Open Space is to help counties acquire land for recreational purposes. Each county is asked to determine the need for such land by comparing existing recreational open space to standards established by the state. Table 1 on this page summarizes these findings.

According to state standards, the County will need an additional 1,093 acres by 1985. At least 615 of those acres should be within the "metro-regional" category generally acquired, developed and maintained by the state.

A thorough analysis of these requirements, including a feasibility study, is included in Parks, Recreational and Open Space Plan together with a site acquisition and development schedule.

### County-wide Recreation

According to state standards, the County should acquire approximately 355 acres of *county-wide* recreational open space by 1985.

Fortunately, recreational open space can be made to perform many functions besides recreation. A policy of multiple use can help ensure that money spent on open space will help promote other county objectives at the same time. For example, recreational open space can help protect the environment by reserving sensitive lands for low intensity use, promote economic development by helping revitalize a town, encourage tourism, provide space for a museum, nature center or school or preserve an historic site.

In addition to the concept of multiple use, another popular idea, and one that has merit, is the "recreation network." The idea is to tie several county attractions together by way of off-road travel corridors. For example, the Patuxent River could be used more extensively as a travel corridor for boats if provisions were made for convenient and intermittent stop-overs along the shore. Some stop-overs could be owned and operated by private businesses, others could be county operated. Some could be both. Hiking and bicycling trails and bridle paths can also tie attractions together into a network.



**Table 1**  
**Public Recreation Space Needs Inventory Summary**

Category	State Standard	Number of acres needed by 1985 as per state standards (based on 40,000 pop.)	Number of acres acquired as of June, 1982	Approximate additional number of acres recommended by the state for acquisition by 1985
<b>Regional Park</b> —250 acres or more within 1 hour's drive of users; usually resource based providing recreation opportunities for all ages. May include facilities for golf, hiking, winter sports, limited camping, etc.	45 acres per 1000 pop.	1800	1185 <sup>1</sup>	615
<b>County Wide Park</b> —100 acres or more within ½ an hour's driving time of users providing recreation opportunities for all ages. May include one of a kind special purpose areas such as amusement parks, zoos, amphitheatres, beaches, marinas, or large sports areas.	20 acres per 1000 pop.	800	445 <sup>2</sup>	355
<b>Community Park</b> —20 to 100 acres within ½ a mile to 3 miles of users offering recreation facilities to children and adults which require definite sizes (ex. tennis courts). It is usually accessible to several neighborhoods, It may include community parks, junior or senior high school-park complexes, etc.	10 acres per 1000 pop.	400	350 <sup>3</sup>	50
<b>Neighborhood Park</b> —a small area usually less than 20 acres within walking distance of its users. Primarily a day-use area providing active and passive recreation opportunities. It may include elementary school-park complexes, playgrounds, tot-lots, vest pocket parks, etc.	5 acres per 1000 pop.	$\frac{200}{3200}$	$\frac{127^4}{2107}$	$\frac{73}{1093}$

Notes: 1 State Park

2 Includes Flag Ponds, Battle Creek Cypress Swamp, Mt. Harmony Fishing Pond, 10 acres on Rt. 260, Calvert Marine Museum (the fairgrounds provide approximately 9 acres of recreation for county-wide use not included in this list).

3 Includes district parks and activity areas at schools. Schools have an additional 266 acres of undeveloped land.

4 Recreational open space in subdivisions.

Prepared by the Department of Planning & Zoning, April, 1981

The most immediate need in terms of recreational open space is county ownership of waterfront land. The April 1981 acquisition of a 327-acre tract on the Chesapeake Bay helps to meet this need. Prior to this there had been almost no public access to either the Patuxent River or the Chesapeake Bay. As land continues to be subdivided, it becomes more and more difficult to find and acquire suitable waterfront sites. Without public water access, the most unique feature in Calvert County, its 140 mile shoreline will remain closed to all but a few residents.

The Parks, Recreation and Open Space Plan lists criteria to be used to help select additional waterfront land. It also discusses a number of techniques that can be used to ensure that waterfront land will be well-maintained, safe and an asset to even the closest neighbors.

### **Town Center Recreational Space**

Recreational open space should also be provided within Town Centers. Although none of Calvert County's towns, except perhaps Old Prince Frederick, has a public square at the present time, it was an integral feature of towns built in this area in the 18th century. This kind of open space is meant to be attractive and useful—with places to sit and relax, and to present outdoor shows and ceremonies. Such areas do not need to be very large and should not be separated from stores, shops or public buildings; they should be at or near the center of activity.

Town Centers should also be designed for pedestrian travel. If walking in a town is to be a form of recreation, then attention must be given to landscaping. Buildings should be close together with parking provided at centralized locations. There should also be provision for safe bicycle travel within Towns.

### **Community Recreational Open Space**

During the last ten years, the County has made dramatic progress in providing community recreational space by building district parks and by using school recreational areas for community activities. Schools can, however, be more fully utilized by the surrounding community.

### **Neighborhood Recreational Space**

Calvert County requires that major subdivisions provide recreational open space. In most cases, this land is deeded to subdivision lot owners who retain full control of the space. This policy gives residents the opportunity to individualize their own neighborhood parks by developing the space in their own way. This has been viewed as a way to promote variety and vitality in neighborhoods and to help foster a sense of community. This policy should be continued.

In certain locations, a subdivision of land may present an opportunity to acquire recreational space for public use. For example, a certain stream valley may be suitable for a hiking trail or a proposed waterfront subdivision may be suitable for public access to the water. In such instances, the County may exercise its right to develop and manage the open space.

Some subdivisions cannot provide adequate recreational space due to limitations of topography and site configuration. In these cases, subdivisions are required to pay "fees-in-lieu" (or instead) of land dedication. The fees are to be used to help provide recreation within "reasonable proximity" to each subdivision that has paid fees-in-lieu.

In view of the scattered nature of subdivision developments in Calvert County, fees-in-lieu should be used either to help purchase sites or to help provide facilities at existing or future recreational sites.

## Scenic and Resource-related Open Space

Sometimes people do not need to have access to open space to enjoy it; it is enough simply to look at it. Scenic open space forms the basis for strong tourist industries in other parts of the country and plays a role in retaining property values. It is possible for government to purchase scenic easements or to receive them as gifts. A scenic easement is an agreement between the government and the property owner which assures that the land in question will not be visually altered. The owner retains all other property rights.

Resource-related open space refers to farms, forests and waterways. Farms qualify in many people's minds as scenic open space, but forests, rivers, streams and the Bay can produce food and fiber while still providing recreation.

The Parks, Recreation and Open Space Plan discusses how voluntary programs that are currently available can be used to provide scenic and resource-related open space while providing recreational benefits as well.

## Recommendations:

1. Prepare a ten year schedule, to be updated annually, for county parks development.
2. Promote multiple-use of county-wide parks.
3. Adopt the concept of a "recreation network." Identify roadways which can be designated as bicycle routes. Identify potential recreational corridors (bike trails, hiking trails, bridle paths, river and streams).
4. Provide control techniques, where needed, which will ensure that parks are safe, well-maintained and sensitive to the rights of neighbors.
5. Provide and/or regulate public squares, pedestrian walkways and safe bicycle routes within Town Centers, as needed.
6. Continue the use of school recreational areas for community recreation.
7. Continue the policy of deeding subdivision recreational open space to subdivision lot owners.

## Facilities

Table #2 lists the number and kinds of recreational facilities that are available in Calvert County. The demand for more programs in softball, baseball, football, and soccer, as measured by the Division of Parks and Recreation, exceeds the supply of usable fields considerably. Schools cannot assume the respon-

**Table 2**  
**Public Recreational Facilities, 1982**  
**(County Parks & Public Schools)**

PLAYING FIELDS	TOTAL
Baseball	4
Softball	19
Little League	1
Football/Soccer	4
Basketball	
Outdoor	22
Indoor	11
Tennis Courts	22
Swimming Pool	0
Golf Driving Range	1
Skeet & Trap Shooting	0
Quarter Mile Running Track	2
Auditorium	1
Outdoor Theater	1

sibility for developing and maintaining playing fields to meet standards for county and organization-sponsored team sports because school fields are provided primarily for school-related activities. However, the County can upgrade some of these fields and take responsibility for maintenance through the use of contractual agreements between the Board of Education and the County.

Table #3 is a list of popular outdoor recreational activities. It shows which activities are available at public recreational sites in Calvert County. This table is oversimplified in order to illustrate that there are few, if any, public provisions for outdoor concerts, bicycling, boating, fishing, golf, hiking, horseback riding, hunting, skating, off-road vehicles, shooting, swimming or walking for pleasure.

Some of these activities, notably golf and boating, are provided by commercial enterprises or are private. The Parks, Recreation and Open Space Plan discusses the relationship between public and private recreation in some detail. Briefly, public investment in recreation can and should, where feasible, help promote private enterprise. Competition between public and commercial recreation should be avoided. At the same time, public access to popular recreational activities should be provided.

Tables 2 and 3 should only serve as general indicators of recreational needs. They must be compared to public demand before they can be useful as policy guides.

However, the results do suggest that in terms of facilities Calvert County is in the process of completing one phase, that of providing outdoor athletic complexes, and should enter into Phase II—providing more natural resource related recreational opportunities, and social and cultural facilities together with one or two major facilities—in particular, swimming pools.

## Recommendations:

1. Develop a facilities plan based upon an analysis of need and demand for all age groups and ability levels.
2. Ensure that all future public recreational facilities are accessible to the handicapped.
3. Upgrade and maintain facilities at school recreational areas through the use of contractual agreements between the Board of Education and the County for use by the Division of Parks & Recreation.
4. Promote cooperation and coordination between public agencies and private businesses which provide recreation.

# Programs

Over 100 different *kinds* of recreational activity are sponsored by the Division of Parks and Recreation, the Senior Citizen Center, the Calvert Marine Museum, Battle Creek Cypress Swamp Visitors Center, the Calvert County Library and the Maryland Agriculture Extension Service. They range from team sports for all age groups to concerts, classes, dances, children's summer programs and story hours, boat trips, hikes, field trips and films. The participation rate for these activities is very high in comparison to other counties. Adult Education sponsored about 42 different classes in 1981 with a total enrollment of 905. Civic organizations sponsor a wide variety of activities and events, many of which are also offered to non-members. Churches, schools and fire and rescue stations provide space and facilities for many of these activities. The King's Landing YMCA Camp is another source of recreational programs available to residents.

**Table 3**  
**Public Outdoor Recreation Activity**

Activity (list developed by Dept. of State Planning)	Where Available in Calvert County (prepared by Cal. Co. Dept. of Planning & Zoning)
Archery	Not available on public land
Attending Outdoor Concerts	Hallowing Point Park
Basketball	District Parks, schools
Bicycling	No specified bicycle paths
Boating—Motor	Limited Public Access
Sail	—
Canoe/Kayak	—
Camping	State Park
Driving for Pleasure	County & state roads
Fishing—shoreline	Mt. Harmony Pond, State Park Pond, Solomon causeway, some public wharves
Surface	Limited Public Access
Golfing	Driving range available at Hallowing Point Park
Hiking	State Park, Battle Creek Cypress Swamp
Horseback Riding	State Park
Hunting	State Park
Ice-Skating—Rink	None
Ponds	Mt. Harmony Pond, Dunkirk Park
Jogging	Calvert High, Northern High tracks
Nature Walks	State Park, Battle Creek Cypress Swamp
Off-Road Vehicles	Only on private property
Picnicking	District Parks, State Park
Target-shooting	Not on public land
Sightseeing	Historic churches, houses, Railroad Museum, Cypress swamp, Calvert Marine Museum, Solomons, Port Republic schoolhouse, country roads
Sledding, Tobogganing	Winters too mild
Snowskiing	n/a
Softball or Baseball	District Parks, schools
Swimming—Beach	None
Pool	None
Tennis	District Parks, schools
Walking for Pleasure	Twin Beaches/Solomons
Field Sports	District Parks, schools

The agencies which provide recreational programs in Calvert County should work together to coordinate programs, develop new kinds of activities, promote efficient use of existing facilities, develop a transportation system for access to different recreational areas and help determine the need for future facilities.

A centralized source of information regarding existing programs could also help residents find what they are looking for in recreational programming.

## Recommendations:

1. Establish a centralized source of information regarding recreation-related programs.
2. Provide public instruction in swimming when feasible.

# Cultural Attractions

Cultural attractions in Calvert County are especially noteworthy because so many of them are the result of individual initiative. The Calvert Marine Museum, the Battle Creek Cypress Swamp, the Port Republic Schoolhouse and the Chesapeake Railroad Museum all began as ideas by individuals or small groups. County festivals, theatre and music productions, arts and crafts shows are further examples of citizen initiative.

The role of government is to support such cultural activities and projects. For example, the Calvert County Cultural Arts Council, initiated late in the 1970's has spurred interest and achievement in art, music, theatre and dance by helping to fund and promote local talent and by sponsoring visiting performers.

A sidewalk or town square may be all that is needed to encourage an outdoor art show. A park pavilion can provide the opportunity for a high school band concert. A surplus school can become a community center that brings people together to produce art, crafts, theatre and music.



County support for local talent in the arts and local interest in history and science should remain a major goal. Furthermore, new ways should be found to help encourage these activities.

## Recommendation:

- Expand accommodations for passive recreation (requiring little or no physical exertion) and cultural activities in public parks and Town Centers to include provisions for art shows, craft shows, music and theatre events, county celebrations and other similar events.

# HOUSING

## Objectives

1. Encourage the availability of a variety of housing types which can meet the needs of different age groups, family sizes, life styles and income capabilities for Calvert County residents. Place a special emphasis on providing housing opportunities for low and moderate income families of the County through public and private actions.
2. Encourage upgrading of substandard housing through public and private actions.

## Introduction

In the 1970's, the number of dwelling units in Calvert County increased by 62%. Still, many county residents find it difficult or impossible to obtain housing to meet their needs.

Causing the problem are two major shortages—a lack of variety of housing types and a lack of suitable houses for low and moderate income families. Another difficulty with housing in the County is the number of substandard dwellings in dire need of improvements.

## Lack of Variety of Housing Types

Practically all dwelling units in Calvert County are single-family detached homes. Many sectors of the county population (senior citizens, young singles and young couples) would prefer attached units (such as two-family units or townhouses) or apartments. The shortage of attached dwelling units and apartments can be attributed to:

- **Lack of key facilities—such as community water, and road access.** Most of the county community sewerage facilities already have the maximum number of users allowed. Studies are underway for expansion of the Prince Frederick and Beach sewerage systems and a plan has been approved for Solomons.
- **County requirements on dwelling unit density.** According to county regulations, the maximum density is nine dwelling units per acre. Developers find the density too low to expect a fair return for their investment. (Garden apartment densities in most suburban counties in Maryland permit up to 18 dwellings per acre.)
- **Apartment policy.** As with many areas of the country, the County does not allow separate and complete apartments in the single-family residential "R-1" zone. This can be a disadvantage for families trying to provide a place in their homes for parents and relatives.

## Shortage of Housing for Low and Moderate Income Families

A general trend in the country has been that a larger percentage of total income is required to purchase homes. The recent inflationary spiral and mortgage rates above 10% have priced many families out of the housing market. For example, a family making \$15,000 would need to spend 38% of its gross income to afford the principal and interest alone on a \$40,000 house (30-year loan with interest rate = 15%), with a down payment of \$2,000. Most lending institutions will not grant a loan to a family spending as much as 38% of its gross income on house payments.

In Calvert County, the problem is further compounded by the demand for housing generated by the families moving in from other jurisdictions. Those seeking to relocate into the County have usually been second or third time homeowners and have been able to finance moderately expensive homes. Therefore, developers have generally found it profitable to build for this market and low and moderate income families are not able to compete. The demand for housing has also driven up the cost of lots.



## Substandard Housing

In 1978 a housing survey conducted by the County determined that approximately 5% of the houses were deteriorated and in need of immediate attention. Part of the problem has been that the demand for rental housing has forced individuals to rent practically any structure. The lack of apartment buildings has intensified the problem.

Without readily available rental units, the plight of individuals who are evicted or who need emergency housing (due to fire or spouse abuse) also increases. These people sometimes have no suitable place to go and often wind up in even more crowded situations.

## **Existing Programs**

A number of housing programs are available to county residents: financial assistance for rent and home purchase as well as special help for the elderly and handicapped. Also, the County assists the consumer by inspecting housing construction to insure that building code standards are met.

## **County Housing Office and Housing Authority**

The Calvert County Housing Office and Housing Authority provide rent subsidy assistance through three programs funded by the U.S. Department of Housing and Urban Development (HUD). Eligible families pay up to 25% of their adjusted gross income toward cost of rent and utilities.

1. **Existing Housing Program.** Up to 100 families at a time can be assisted in Calvert County. From April 1977 to October 1980, a total of 585 families requested rent assistance.
2. **New Construction Program.** Calvert Pines Apartments (50 units) were constructed through the use of Maryland Community Development Administration and county funds. The total cost of construction was \$1,692,000. Rent subsidy is provided for the elderly (age 62 or over) or handicapped. A total of 191 applications was received between January 1979 and October 1980.
3. **Public Family Housing.** Twenty-four units are being constructed in several locations in the County. Between August 1980 and October 1980, seventy-one applications were received to rent the houses with a rent subsidy.

**Other housing assistance programs sponsored by the Housing Office and the Housing Authority include a Homeownership Loan Program and housing rehabilitation programs:**

1. The Maryland Department of Economic and Community Development (DECD) provides mortgage funds at a preferred rate of interest for new homes and housing rehabilitation. Fourteen county families have obtained loans for new homes between January 1977 and October 1980, and seven county families have obtained loans for house rehabilitation.
2. Calvert County provides funds at a preferred rate of interest. Nine county families have obtained home repair loans since 1978.

## **Housing For Developmentally Disabled Citizens**

Calvert Association for Retarded Citizens, Inc., (CARC) provides housing opportunities for mentally retarded adults which include teaching of skills necessary for more independent community living. CARC is serving 31 residents in ten homes. Eight homes are owned by CARC, and two homes are rented through local HUD Section 8 Rent Subsidy. Three houses are barrier-free to allow services to nonambulatory disabled citizens. CARC's future plans call for further expansion of residential services, especially services to developmentally disabled children.

## **Farmers Home Administration (FmHA)**

The federal government provides home-ownership loans to low and moderate income families. For fiscal years 1977, 1978 and for fiscal year 1979 through March 31, 1980, a total of 188 loans were approved for new homes. The Housing Office provides assistance in preparing applications.

## **Southern Maryland Tri-County Community Action Committee, Inc.**

This organization utilizes funds from the FmHA and Community Services Administration to assist low and moderate income families in purchasing single-family houses and in housing rehabilitation. During the 1980 fiscal year, the committee assisted with the construction of 12 homes and the repair of 39 homes.

## **Family Conveyance of Lots**

The County Commissioners recently adopted a change to the Zoning Ordinance which allows the Planning Commission to reduce road construction requirements in a subdivision if all of the lots are to be conveyed to family members of lineal descent or ascent.

## **Review of Site Design and Building Structure**

Local agencies currently review all residential construction to protect present and future occupants. This review begins at the building permit stage where the Health Department checks for the adequacy of proposed septic field locations, the County Engineer reviews site access, the Soil Conservation Service reviews soil erosion control practices and the Department of Planning and Zoning reviews lot size and setbacks.

The actual construction of the houses is inspected and evaluated based on the Southern Standard Building Code—the adopted building code for the County. In addition, no residential dwelling can be constructed by a builder unless he is licensed by the Building Board. (If the house is to be constructed by the homeowner, no building license is required.) All of these safeguards are designed to protect unwary purchasers and to provide, at a minimum, a safe and healthy place to live.

## **New Approaches**

Existing new housing and housing rehabilitation programs have been effective in meeting some of the housing needs. County review has helped to assure quality and durability of physical aspects of houses and house lots. Due to their limited scope and lack of funding, however, these programs are not able to meet all of the housing objectives.

# Low Cost Housing Alternatives

In recent years, custom-built single-family houses have become out-of-reach for many county families. There needs to be lower priced housing available to these families. Townhouses are one such alternative. However, wide-spread development of townhouses will probably not be feasible until community sewerage is available. The use of duplexes, triplexes and fourplexes on one septic system may be a feasible alternative where soils are suitable.

Mobile homes are another means of providing more reasonable houses. On June 15, 1976, the Department of Housing and Urban Development (HUD) raised the construction standards for mobile homes. Since the inception of the new code, HUD has conducted research which indicates that the new mobile homes are as durable as conventional construction and are no more susceptible to fire than conventional homes. They are not likely to be blown over so long as the units are installed with a proper wind-stabilization system.

With proper site orientation, underskirting of carriage and landscaping, such mobile homes can be placed in many areas without adversely impacting the community.

# Inclusionary Zoning

One method of providing low cost housing without use of public funds would be to require a percentage of lots in a subdivision to be for low and moderate income families. Another method would be to give builders/developers incentives by granting additional lots in a subdivision if the developer provides low cost houses in that subdivision or another subdivision. These methods are called inclusionary zoning.

# Preparation and Adoption of a County Housing Code

A housing code sets standards for the physical properties of dwellings. A housing code can help to maintain and improve housing quality.

Rental properties are usually the first to show deterioration. These should be given close attention by the reviewing agency. One word of caution: If the County adopts a housing code, it should also implement new housing and housing rehabilitation programs to assist those ejected by landlords who decide to leave substandard units vacant.

Many rural substandard homes provide necessary shelter but cannot be brought up to code by the owners. Rather than requiring that these units meet the standards or be destroyed, emphasis should be on providing basic improvements which are of obvious value to the households.

# Revised Apartment Policy

The County should evaluate its policy which restricts separate complete apartments in single-family dwellings in the Residential "R-1" District. These apartments could be used to house elderly family members, singles, or young couples so long as Health Department requirements are met.

# Increased Dwelling Unit Density

Because permitted dwelling unit density for multi-family developments in Calvert County is low, it is not profitable to build them. The dwelling unit density should be increased in designated Town Centers which are served by community water and sewerage.

## Recommendations

1. Continue to formulate and develop housing opportunities for County residents with special needs—the physically handicapped, the aged and families with low and moderate incomes.
2. Pursue a basis for increased use of duplexes, triplexes and fourplexes, in the Residential "R-1" District.
3. Revise the Zoning Ordinance to permit greater use of mobile homes meeting HUD construction standards.
4. Consider inclusionary zoning by incentive as a means of providing low and moderate income housing.
5. Consider adopting a housing code with special emphasis on incentives for upgrading rental housing.
6. Consider the use of separate, complete apartments within homes.
7. Provide for increased multi-family dwelling unit density in the Town Centers of Solomons, Prince Frederick, and the Twin Beach towns.
8. Identify all county, state, federal and private rehabilitation programs and take affirmative steps to notify owners of substandard housing which programs are available to them.
9. Explore new methods of assisting residents who are not able to receive assistance from rehabilitation loan programs.
10. Review eviction procedures within the County.
11. Support temporary means of caring for evicted families, fire victims and abused spouses.
12. Review, at least biennially, regulations, codes, and procedures relating to housing development to eliminate unnecessary restrictions, while insuring safe and proper development.
13. Consider sewerage hook-up priority for proposed subdivisions that commit at least 25% of the units to low income housing.

# ECONOMIC DEVELOPMENT

## Objectives

1. Promote the economic health and expansion of existing local businesses.
2. Attract businesses and industries that provide job opportunities for the county's work force.
3. Encourage the development of businesses and industries which add stability and broaden the County's tax base.
4. Encourage and promote the development of industries which do not significantly contribute to environmental degradation.

## Introduction

The rapid growth in Calvert County and other areas of the Washington/Baltimore metropolitan fringe has been made possible, in part, by the increased number of employment centers at the Beltways and beyond. Residential growth brings new jobs in the construction, retail, local government and services sectors of the fringe economies. Employment growth, however, has not kept pace with population growth in most of the rapidly-growing portions of the fringe.

In terms of the cost of essential public facilities and services, residential development seldom pays its own way in tax and fee revenues. For instance, during fiscal year 1980, county expenditures averaged approximately \$1,667 per residence. However, during the same year, the real property tax received from residential property and buildings averaged less than \$400 per residence. The deficit was made up primarily by the tax yield from commercial and industrial properties which typically produce a net gain to local government.

During fiscal year 1980, approximately 43.3% of all local tax revenue was derived from two major industries, the Calvert Cliffs Nuclear Power Plant and the Columbia Liquefied Natural Gas Terminal. Although these two industries have significantly improved the County's tax base, the continuation of these two revenues is uncertain in the future. The Columbia LNG Terminal is vulnerable to international actions, and state and federal regulations governing the operation of nuclear power plants may change, as may the state law governing the distribution of revenues from major industries.

With the uncertainty of future revenues, the future development of business and industry will be a major determinant of the financial stability of the County. Encouraging development of businesses and industries which are consistent with overall County objectives can:

1. Provide employment opportunities for the County's unemployed and enable more county residents to work close to home.
2. Create a larger tax base, producing revenues which can either pay for services required by county residents or be used to reduce the tax rate.

When industrial and commercial development is accompanied by residential development, tax rates may either rise or fall. The outcome depends upon the number of new residents and their

incomes, the magnitude of the new industrial and commercial valuations, the levels of municipal services provided and other factors. Local property owners most often share the cost of these services.

Fiscal impact analysis (the projection of the public costs and revenues associated with residential or nonresidential growth) is becoming an increasingly important tool for public officials when public costs are found to exceed expected revenues. The fiscal advantages of an industrial or commercial development depend on some or all of the following variables:

1. The amount of services required by the industry.
2. The capital (i.e., the industry's facilities and equipment) in relation to the number of employees required.
3. The nature of the labor force employed (skilled or unskilled).

## Past Trends

For three hundred years, Calvert County had a small population, a traditional society, a farm and fishing economy and limited industrial development. Agriculture was the mainstay of the County, with tobacco the primary crop and major source of income. Seafood from the Chesapeake Bay and the Patuxent River was abundant.



Early in this century, the recreation and tourist industries became a major economic base. North Beach and Chesapeake Beach, in the northeastern portion of the County, were developed for recreation. The attractions were the beaches, piers, fishing, amusement parks and ancillary businesses such as restaurants, bars and hotels. Later, the Solomons area and places along the Patuxent River were also developed as recreation spots with fishing, marinas and restaurants.

During the late 1960's, however, the County began experiencing accelerated growth, due primarily to the outward movement of population from the Washington metropolitan area. With the rapid influx of population, Calvert County began shifting from a farming and fishing oriented economy to a commuter oriented society. The result has been the expansion of trade and service employment. In addition, employment in government and in the construction sector has increased rapidly. Despite these increases, however, not enough new economic development has occurred to replace the jobs lost in agriculture and fishing.

In 1970, the County's labor force was 5,800 workers. This labor force was not highly skilled, and a substantial amount of the retail trade and industrial activity was seasonal. Out-migration of younger workers and commuting to jobs outside the County, especially from the northern portion, were common. Unemployment had been considerably higher than the state or national rates for some time, usually by a percentage point or more.

By 1972 the labor force had risen to 7,070 and by 1978 it had climbed to 12,956. As the construction work (Calvert Cliffs, Columbia LNG, Memorial Hospital and the lower Patuxent River bridge) peaked in 1973, and then decreased, the unemployment rates responded very quickly.

Unemployment rose from 346 individuals in 1972 to 1,347 in 1975—an increase of 1,001 persons. These data are recorded by place of residence, so they do not count daily or weekly commuters who would have filed for unemployment outside Calvert County. The average unemployment rates in 1976 and 1977 were even higher than they were in 1975, although the labor

force had decreased. These figures suggest substantial out-migration, especially of construction workers, and perhaps some withdrawal of local residents from the labor force.

Much of the increase in the labor force during the 1968–1978 period was the result of the in-migration of people who moved to Calvert County but continued to work outside the County. Few of these suburbanites were unemployed; most of the unemployment was experienced by county natives or long-term residents. This addition to the labor force of commuters who work outside tends to lower the unemployment rates for the County. It hides, somewhat, the relatively poorer condition of the work force employed at jobs within the County.

## COUNTY EMPLOYMENT COMPARED TO COUNTY LABOR FORCE

## Tourism

Calvert County has the potential for becoming one of the top tourist-attracting counties in Maryland. If the people of the metropolitan northeast switch to shorter, closer-to-home vacations, the economy of Calvert County could benefit, assuming that effective marketing strategies are implemented and that tourist marketing destinations, accommodations and services continue to be developed.

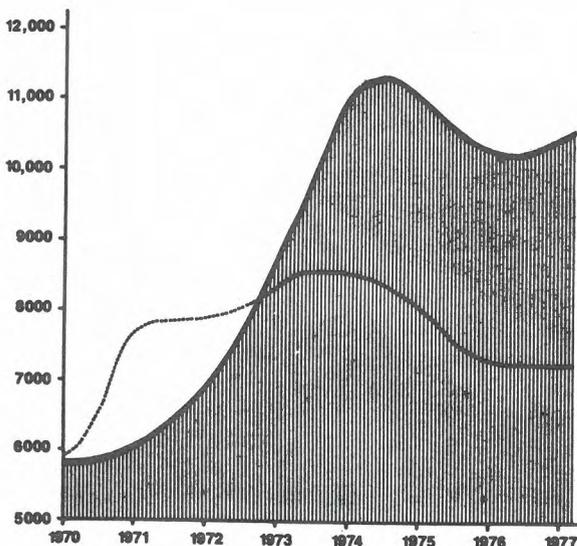
Currently, the two major tourist attractions within the County are the Calvert Cliffs Nuclear Power Plant and the Calvert Marine Museum. The Museum's annual "Patuxent River Appreciation Days" celebration is recognized as the second largest festival in Maryland. Other tourist attractions include the Battle Creek Cypress Swamp Nature Center, the Chesapeake Beach Railway Station, the Cliffs of Calvert, the Hemlock Stand and the many historic structures and homes.

In 1978, travel-generated expenditures in the County totalled \$5.4 million, resulting in a travel-generated payroll of \$1,056,000. There were 188 travel-related jobs in the County and the local tax receipts which were travel-generated totalled \$34,000 (U.S. Travel Data Center, *Impact of Travel on Maryland Counties*, 1978). Despite the thousands of tourists who visit Calvert County annually, however, the County ranks only 20th out of the 23 Maryland counties in travel-generated revenue.

## Manufacturing and Processing

The largest manufacturers in the County are those associated with lumber, millwork and seafood harvesting. Other manufacturers include boat construction, furniture production, pre-fabricated building material construction and meat packaging. During 1969, 5.0% (253 persons) of the number of persons employed in the County were involved in manufacturing. However, by 1977 the percentage had dropped to 2.1% (158 persons). As of 1978, approximately 36% of the persons involved in manufacturing were associated with boat construction, while approximately 24% were associated with lumber and millwork companies and pre-fabricated building material construction.

The productivity of the seafood industry has been reduced dramatically in the last 10 years, due primarily to the degradation of water quality in the waters surrounding Calvert County. For instance, 254,174 bushels of oysters were harvested in the County in 1974. In 1979 only 29,099 bushels were harvested. This reduction in productivity is also reflected in the number of employees engaged in seafood processing. During 1969 there were three major seafood processing industries, employing a total of 170 persons. By 1978, however, only one seafood processing industry remained. It employed 45 persons.



■ Labor Force by Place of Residence<sup>1</sup>  
 ■ Employment by Place of Work<sup>2</sup>

<sup>1</sup> Labor force by place of residence<sup>1</sup> measures the number of county residents in the labor force, including commuters who work outside the county. Sources: Maryland Department of Employment Security, 1970; Maryland Statistical Abstract, 1973 and 1975; Department of Human Resources, 1979.

<sup>2</sup> Employment by place of work measures the level of activity occurring within the county, but because some of the jobs located in the county are filled by persons who commute daily into the county to work, the place-of-work figures include these non-residents. Source: Bureau of Economic Analysis, April 1979, *Employment by Type and Broad Industrial Sources, 1968-1977* (unpublished).

## NUMBER OF MANUFACTURING FIRMS IN TRI-COUNTY AREA

	1950	1960	1970	1977	1978
<b>Tri-County Area</b>	<b>45</b>	<b>89</b>	<b>62</b>	<b>47</b>	<b>39</b>
Calvert	7	20	17	10	9
Charles	18	30	22	25	21
St. Mary's	20	39	23	12	9

*Source: Maryland Department of Human Resources, Employment and Pay Rolls Covered by Unemployment Insurance Law of Maryland, first quarter issue for stated years.*

## Agriculture

The 1978 Agricultural Census indicated that Calvert County had 633 farms on 52,213 acres (37% of the County's land). Based on 1978 crop reports, the County Department of Planning and Zoning has estimated that the County's produce was worth in excess of \$9,000,000. Although farming remains one of the largest industries in the County, the number of farms, the amount of farmland and the number of persons in agriculture-related jobs have decreased significantly. Since 1969, Calvert County has lost 38% of its farmland to non-agricultural uses. In addition to the reduction in the number of farms, increased farm mechanization has reduced the number of jobs available for farm laborers.

Three primary reasons for the conversion of farmland to other areas are:

1. Low return for products compared to total investment.
2. Inheritance taxes have forced conversion to other uses.
3. Market value of farmland has priced young farmers out of the market.

## Potential Economic Growth

Several major features enhance Calvert County's potential for future economic growth:

1. It is a part of the rapidly growing Washington/Baltimore region and they are, respectively, the nations' 8th and 15th largest cities. Within the 6,300 square-mile Washington/Baltimore region are over 5.5 million people, the 4th largest consumer market in the country.
2. The location of the County, with tidal water on three sides, offers an abundance of recreational opportunities.
3. The transportation network in the County contains a central spine, Route 2/4, which travels the entire length of the County and offers efficient access to Washington, Annapolis and Baltimore. In addition, the County is easily accessible to Charles and St. Mary's Counties by way of the bridges located at Hallowing Point and Solomons.
4. Regionally, the County is served by three major international airports, the Port of Baltimore and thirteen national trucking lines. The regional transportation system is one of the world's best and contains two Beltways which lie within 19 miles of each other. More than one-third of the nation's population can be reached in 24 hours by truck and half of the nation's population within 48 hours.

Although the County has these attractive features, there are also several major impediments to economic growth which the County must consider in encouraging economic development:

1. The available work force (unemployed and seasonal) is primarily low and moderately skilled.
2. It appears there may be a shortage of available and affordable commercially and industrially zoned property within certain areas of the County.
3. There is a lack of diversity of transportation modes within the County: there are no railway systems or public airports.
4. The geographic isolation of the County has suppressed local economic development. Poor transportation and the peninsula geography have played an important role in the character of the area.

## Resources and Assistance Available Financial Resources

Several long-term, low-interest financing programs are available in Maryland from several sources for new and expanding businesses and industries. The major sources of financing are Industrial Revenue Bonds, the Development Credit Corporation of Maryland, the Maryland Industrial Development Financing Authority, the Small Business Administration and the Farmers Home Administration.

## Industrial Training

The Calvert County Vocational Technical Center can work closely with new industry in order to shape special training programs to meet new needs.

The Maryland Department of Economic and Community Development through the Division of Business and Industrial Development offers a manpower training program to meet the needs of new and expanding industries.

A highly flexible pre-employment or on-the-job training program, based on an employer's requirements, can be established in one of Maryland's many vocational schools or in rented facilities. Training can be provided promptly with little or no expense to the employer.

## Industrial and Commercial Sites.

The Calvert County Industrial Park, encompassing 225 acres, is located five miles southwest of Prince Frederick on Route 231. The Industrial Park is complete with paved streets, drainage systems, water and waste water systems. Sites in the Park are available in various acreages to suit tenants. There are five additional industrially zoned sites, totalling 2,309 acres. However, approximately 1,354 of these industrially zoned acres are owned by the two major industries in the County: BG&E and Columbia LNG.

As of July 1980, there were 1,000 acres of commercially zoned land in the County, of which 280 acres were in commercial uses. Despite the availability of 720 acres of undeveloped commercially zoned land, there is still the complaint that not enough is available. This occurs primarily because:

1. The size and location are not always desirable to the potential developer.
2. Some owners of commercially zoned land have raised the price beyond the feasibility of opening new businesses.
3. Some owners of commercially zoned land do not want to sell for development.

# CALVERT COUNTY LABOR FORCE, BY PLACE OF RESIDENCE

## ANNUAL AVERAGES

### 1970, 1972, and 1974-1979

	1970	1972	1974	1975	1976	1977	1978	1979
<b>Calvert County</b>								
Labor Force	5,800	7,070	11,120	11,102	10,134	10,527	12,956	13,148
Employed	5,324	6,724	10,631	9,755	8,737	8,959	11,901	12,085
Unemployed	476	346	489	1,347	1,397	1,568	1,055	1,063
Unemployment Rate	8.2%	4.9%	4.4%	12.1%	13.8%	14.9%	8.1%	8.1%
<b>Maryland</b>								
Unemployment Rate	—	4.9%	4.7%	6.9%	6.7%	6.1%	5.6%	5.9%

Sources: Maryland Department of Employment Security, 1970; Maryland Statistical Abstract, 1973 and 1975; Department of Human Resources, 1979.

## Tax Incentives

Under Article 5, Section 132, of the Code of Public Local Laws of Calvert County, entitled Manufacturers' Tax Exemption, the County Commissioners may exempt from taxation for a period of 10 years the plant and equipment of any manufacturing business or industry established in the County after June 1, 1955.

## Agencies and Organizations

Several organizations and agencies are involved with promoting Calvert County as a viable business location. They are available to assist new and existing businesses and industries.

- **The Economic Development Commission** was established on July 16, 1974 by the Board of County Commissioners for the purpose of:
  1. Giving general advice to the county government.
  2. Feeling the pulse of the economic community.
  3. Acting in an advisory capacity to the county government.
 The commission formed has no power to formulate or execute plans for economic development.
- **The Calvert County Department of Economic Development** has hired a full-time Director and has an active economic development program under the mandate of the County Commissioners. The three key areas of concentration in the County's program are:
  1. The promotion and development of the Calvert County Industrial Park.
  2. A program of retention and development of existing industrial and commercial firms.
  3. The promotion and development of tourism.
- **The Tri-County Council for Southern Maryland (TCC)** is a regional policy planning body serving the three-county area of St. Mary's, Charles and Calvert. The TCC brings together the region's senators, delegates, county commissioners and planning and economic development commissions. One of TCC's primary purposes is to provide a framework for cooperation and coordination to supplement local efforts in the interest of economic development. It accomplishes this goal by working with local businesses and community leaders, Maryland state agencies and the federal government.
- **The Calvert County Chamber of Commerce** is an organization involved in a united action for the Calvert County business community. It assists businesses to provide the full range of goods and services and represents the business community's views in Washington, Annapolis and Prince Frederick regarding:

1. How business tax dollars are spent.
  2. Actions at all levels of government which place administrative burdens on business.
- The Chamber of Commerce contributes effort and funds to encourage and assist the County's young people in preparing for and becoming a part of the business community. It also sponsors local civic activities for the betterment of the County.

## Economic Development Promotional Strategies

Over the past several years, local economic development has become one of the most intensely competitive fields in the United States. As a result, a well structured economic development program is becoming increasingly a function of effective promotion.

There are five major components to a successful county economic development program:

### Community Awareness and Involvement

Community involvement is mandatory if Calvert County is going to unite and develop a successful program. Local attitude can either be the greatest asset or deterrent to obtaining both industrial/commercial establishments and significant tourist attractions. By bringing the local business leaders into the program, the County will have a wide range of talent available for its economic development effort.

### Business Retention and Expansion

An improved awareness of the resources available to businesses and industries in the County would assist companies wishing to expand. Companies with problems could solve them before they have an adverse effect on the company.

### Industrial Attraction from Regional and National Markets

The Calvert County Department of Economic Development is seeking target industries which could potentially utilize the available labor force skills.

## Industrial Attraction from International Markets

In addition to the development of strategy to attract target industries, the Department of Economic Development is developing a plan for a comprehensive international marketing and prospecting approach.

## Taxation and Land Incentive Strategy

In addition to the Manufacturer's Tax Exemption Law (which enables the County Commissioners to exempt from taxation the plant and equipment of any manufacturing business or industry for a period of 10 years), the County is capable of offering industrial sites for a nominal price to the proper industry. The proper industry could be defined, for instance, as a light industry in which at least 75% of the employees are from the County's available work force and the revenue generated is substantial enough to justify the public services required.

## Business and Dollars

Where the county residents buy their goods and services (in the County versus outside the County) and whether money is re-spent within the County affects both the success of local businesses and industries and the economic stability of the County. The following examples illustrate four types of fiscal impact resulting from consumers buying goods and services.

### Type 1: Money Spent Outside the County

Many establishments for goods and services are not located in Calvert County. Therefore, county residents travel to nearby counties to spend money for goods and services. This results in a loss of tax revenue for the County and no re-spending of dollars within the County. This reinforces neighboring counties' economies and hurts Calvert County.



### Type 2: Money Spent in County But Leaves the County

Part of the money spent in large corporate stores located in the County remains in the County (wages and taxes), but a large portion leaves the County and thereby reduces the re-spending of money within the County.



### Type 3: Money Spent in the County and Re-spent in the County

Customers spend money in locally owned businesses and the money is re-spent by the businessman in the County. This increases tax revenue in the County and supports local businesses and industries.



### Type 4: Money Brought Into the County and Re-spent in the County

Various industries and businesses can attract money into the County from sources outside the County. The tourism industry, for example, brings money from outside the County and that money, in turn, is re-spent within the County. This type of money circulation substantially expands the County's tax base.



## Recommendations:

1. Encourage economic development by considering innovative financial techniques and visible support for businesses and industries through one or more of the following techniques (criteria to be recommended by the Economic Development Commission):
  - a) Consider a tax credit for industries locating in the County which meet specific criteria.
  - b) Consider reducing and/or deferring land costs for new businesses and industries locating in the industrial park which meet specific criteria.
  - c) Consider constructing and leasing building(s) in the industrial park.
  - d) Provide a legal mechanism for establishing public facilities construction districts which would permit, under specific circumstances, the development of streets, sewer, water and related public facilities in Town Centers. Under this provision, the County Commissioners should be empowered to levy a benefit charge.
2. Provide new existing businesses and industries with information regarding available resources and financing programs.
3. Promote the development of tourist attractions within the County and encourage the development of lodging accommodations and other tourist related facilities.
4. Promote retail outlets, including public market places, in Town Centers for agricultural and seafood industries.
5. Investigate alternative means of transportation as the need arises, including but not limited to an air park, to attract business and industry.
6. Support the use of public education facilities to assist in occupational training for specific industries and businesses.

# HEALTH

## Objectives

1. Prevent health problems through the surveillance of epidemic diseases and appropriate health education programs for Children, Adolescents, Adults and Elderly.
2. Promote accessible and quality health services in the County.
3. Through community participation, develop health services and facilities which meet identified needs, reduce inefficiencies and restrain increases in the cost of health care.

## Recommendations:

1. Develop a Health Plan which would coordinate all of the available community health services in the County.
2. Support the County Health Advisory Council in its preparation of the County Health Plan. The continuing future role of the Council would be addressed in the Health Plan.
3. Encourage all health practitioners in Calvert County to develop a good communication rapport and cultural understanding of Calvert County's residents.
4. Provide information at a central location to identify the available health services within the County.

## Introduction

Health is a state of complete physical, mental and social well-being, not merely the absence of disease or infirmity. Such a broad definition implies effects upon health from health services as well as from environment, recreation, housing and education. Health is also influenced by other aspects of living, including land use, public safety, transportation, agriculture, economic development and governmental activities.

A comprehensive health program should meet the needs of ALL citizens, including the specialized health service needs of the young, the handicapped, the economically deprived and the elderly. This is particularly important for Calvert County, which has larger than average numbers of people in the under-5 and over-50 age groups. The projected population growth makes it even more necessary to improve the health services in those areas which are inadequate for the current population.

## Current Status

The current health situation can be summarized as follows:

1. Some health services are inadequate.
2. Information about health services is not generally known.
3. Money spent on preventive measures pays high dividends. Remediable defects must be identified and corrected at an early age.
4. The activities of the County Health Department are generally limited to preventive services, public health regulatory functions and mental health services.
5. It is necessary, and desirable, to use highly specialized medical facilities outside Calvert County. The demand is not now sufficient to warrant the financing of such facilities within the County.
6. Transportation for health services, vital in a rural area, is inadequate in Calvert County.
7. Coordination of health services does not exist, but should begin.

## Preventive Health Services

Preventive health services are those services delivered to individuals to promote optimum physical and mental well-being, including protection from the development of disease and ill-health. Four interdependent elements comprise the current preventive health services program:

### Health Department

The Health Department is responsible for preventive health activities for a large segment of our population. The Health Department is reasonably staffed for the services it is required to provide.

### Transportation

Health care to some people is a major problem because of the inaccessibility of existing service. Many people wait until a crisis develops to obtain health care due to lack of transportation.

### School Health Programs

Programs leading to prevention of problems in the fields of developmental disabilities, handicapping conditions, mental retardation, dentistry, vision, hearing, speech, mental health, venereal disease, family planning and family life education are fragmentary.

### Central Information

There is no central place where information and referrals are available.

## **Recommendations:**

1. Provide the Health Department with appropriate facilities, preferably located on or near the hospital grounds, to make best use of all facilities and personnel.
2. Support the expansion of Calvert Memorial Hospital to include an emergency short-term in-patient psychiatric service as demand indicates need.
3. Investigate the need for and feasibility of establishing a satellite clinic at Solomons under the auspices of the hospital.
4. Coordinate the use of vehicles to transport ambulatory patients to health clinics and health care providers, within reason.
5. Encourage the Board of Education of Calvert County to develop and implement a comprehensive school health program, involving the Health Department as a partner in planning and in providing staff. The stress would be on the prevention of health problems, especially in the lower grades. Dental checks, eye and hearing tests and speech therapy should receive increased emphasis and be available to all children. The child's health record should indicate that these tests have been administered at least once. Venereal disease prevention, family life, drug and alcohol and child abuse educational programs must be greatly expanded.
6. Strengthen existing programs to identify and treat sexually-transmitted diseases.
7. Increase the availability of counseling for adolescent pregnancy and parenting.

## **Diagnostic and Acute Treatment**

Four main areas are identified as critical to the development of adequate facilities for diagnostic procedures and acute diagnostic care: Calvert Memorial Hospital, medical clinics, nursing home facilities and the County Health Department.

### **Calvert Memorial Hospital**

The county's only hospital has 111 beds and is located in Prince Frederick, the geographic center of Calvert County. The hospital, completed in 1978, replaced the 78-bed facility located adjacent to the new building. The Board of Trustees, an autonomous body, adopted a Long-Range Development Plan for Calvert Memorial Hospital during January, 1980. This plan calls for expansion of the Calvert Memorial Hospital facilities, listing three priorities to be included:

- 1) Short term in-patient facilities for psychiatric care and alcohol/drug detoxification.
- 2) Long-term care.
- 3) Medical/surgical beds.

The current expansion will result in an additional 50 beds and some increase of ancillary facilities (X-ray, dietary, pharmacy and medical records).

### **Medical Clinics**

Since the 1974 Comprehensive Plan, the medical facility in Owings has been completed. It has proven successful in attracting new physicians to northern Calvert County. The County now needs to assess the current and future needs of the southern portion of the County for physician offices and the care of minor traumas.

## **Nursing Homes**

The occupancy rate of the two nursing homes within the County, both located in Prince Frederick, is quite high. Some beds at Calvert Memorial Hospital are occupied by patients who should be in a nursing home facility.

There are currently 133 nursing home beds in Calvert County. Eighty-three are in the Calvert County Nursing Center (CCNC) and 50 are in the Calvert House.

The Health Systems Plan (HSP) for 1980, prepared by the Southern Maryland Health Systems Agency, uses a standard of 52 beds per thousand in the population who are 65 and older. Thus, in 1985, Calvert County will have a projected need of 174 comprehensive-care beds. CCNC is proposing an addition of 15 comprehensive-care beds in existing space once intended for a medical day care program.

## **County Health Department**

The Calvert County Health Department is currently located in the old hospital building adjacent to the new hospital. It is divided into five separate operational units: General Administration, Nursing, Out-patient Clinic, Mental Health Clinic and Environmental Health. These departments are functionally independent, but united administratively under General Administration. The Nursing Program provides services at the homes of individuals. The Mental Health Clinic is an out-patient facility designed to accommodate community needs. Psychiatric testing, diagnosis and treatment are provided to individuals on a self-referred, physician-referred or school-referred basis. The Environmental Health Office enforces Maryland's environmental health laws. This division is responsible for food and restaurant inspections, water and sewer permits and inspections and the investigation of environmental hazards and nuisances. The Out-patient Clinic has programs for diagnosis and treatment which are made available to provide an improved system of health care delivery to ambulatory patients.

## **Recommendations:**

1. Support the Board of Trustees of Calvert Memorial Hospital in:
  - a) Building modern facilities to care for psychiatric patients including drug and alcohol abuse patients.
  - b) Developing self-care programs for patients who do not need an acute care bed, but who cannot yet go home.
  - c) Establishing extended care facilities.
  - d) Establishing a hospice care facility, to provide specialized care for the terminally ill.
2. Encourage a paramedical training program, including the training of rescue squads and ambulance crews.
3. Encourage the hospital and the Calvert County Community College to participate jointly in the operation of an Associate Degree Nursing Program and other health related specialists and technicians training programs.
4. Encourage the establishment of a medical center, similar to the one at Owings, in the Solomons area. The cost would preferably be paid by the citizens in the area served.
5. Investigate the need for and the feasibility of conducting health clinics at the Owings Medical Center and the Solomons area with the County assisting in the financing.

# Chronic Illness, Rehabilitation and Geriatrics

Chronic illness may require placement in a nursing home or the delivery of medical and nursing services in the patient's home. Home nursing service is currently provided by the County Health Department and by a private proprietary firm. They are not adequate, however, to meet the chronic health care needs in the County.

Rehabilitation programs train or retrain disabled individuals to the highest possible level of function through the coordinated use of medical, social, educational, and vocational measures. These programs include special classes for the trainable and educable mentally retarded, emotionally handicapped, and those with special learning disabilities. The Board of Education provides some services by physical therapists, speech therapists, counselors and psychologists. The rehabilitation of persons over 16 years of age is administered by the Maryland Department of Vocational Rehabilitation. In addition, the County Health Department provides the services of physical therapists who can make home visits.

Geriatrics is of special significance in Calvert County because a larger than usual percentage of its residents are in the over-60 age group. Some of the health needs of this group include adequate clinics, nursing homes for varying degrees of disability, home nursing services, specialized medical and hospital services, counseling (including psychiatric), equipment which may be used during recovery, physical therapy and other forms of rehabilitation. When feasible, alternatives to nursing-home placement are generally recognized as desirable: most patients prefer to remain at home as long as possible and the cost is less.

Calvert County presently offers in-home services, a senior center which provides prepared meals as well as other programs and housing for senior citizens. Transportation to and from health services is a major problem for those not having a car, for non-drivers, and for those with low incomes.

The Office on Aging utilizes a limited number of Senior Aides who provide limited transportation for senior citizens to doctors, dentists, health providers and community shopping centers. The Nutrition Program of the Office on Aging provides meals for eligible participants and the Calvert Meals on Wheels, Inc. sees that the meals are delivered in a proper manner at a proper temperature.

## Recommendations:

1. Encourage the establishment of additional nursing homes and other related services to meet current and projected needs.
2. Support self-care training programs to meet established needs of hospital and nursing home patients to facilitate their return home. As necessary, also provide follow-up visits as part of the public home health care program.
3. Encourage the establishment of domiciliary care facilities, to provide a protective environment for persons not in need of institutional care, but who are unable to maintain a home independently or to continue work.
4. Support a school health program which provides:
  - a) Adequate services of speech therapists, counselors, psychologists, physical therapists, and occupational therapists.

- b) Job training for the mentally and physically handicapped.
  - c) Use of vocational-technical facilities for training clients of the Department of Vocational Rehabilitation, including the operation of a sheltered workshop, if appropriate.
5. Investigate the need for and feasibility of establishing Senior Citizens' Centers in public buildings (such as community centers) with at least one in each election district. The centers would promote social and recreational activities. Hot lunches should be served at a small fee. Transportation should be provided to health services.
  6. Encourage employment of the physically and mentally handicapped and the employment of senior citizens.
  7. Encourage the establishment of a hospice type facility in the County to provide specialty care for the terminally ill.
  8. Maintain adequate support for Senior Citizens in their homes by employing and utilizing Senior Aides, Homemakers, Home Companions, and by extending the Senior Companion Program.
  9. Study the feasibility of providing respite services in people's homes and/or in currently available facilities.

## Mental Retardation

The services available to the mentally retarded in the County are provided primarily by the Calvert Association for Retarded Citizens (CARC) and the Calvert County Board of Education.

Under Maryland law, the state and individual counties are required to make educational programs available, free of charge, to each handicapped child, regardless of the level of handicap. The state develops specific programs, guidelines and standards with which every county must comply. Each county is required to develop a specific plan of special educational services to meet the needs of all local handicapped children.

The Association for Retarded Citizens, founded in 1975, is governed by a Board of Directors elected by the membership. CARC is a local affiliate of the Maryland and National Associations for Retarded Citizens. The purpose of CARC is to promote the general welfare of the mentally retarded citizens of the County. As an information and resource center, CARC serves to increase public awareness and understanding of mental retardation and to foster a positive attitude of acceptance by the community. In addition, CARC provides direct services to mentally retarded citizens and their families, including residential services, vocational services, transportation and respite care.

## Residential Services

CARC provides residential placements for mentally retarded citizens where they can develop the necessary skills for community living. The services range from an extensive staffing pattern of live-in and supportive personnel to minimal follow-up services for a person in his or her own apartment. CARC is currently serving 31 persons in 10 homes and recognizes the need for further expansion to meet the needs of mentally retarded citizens of the County.

## Vocational Services

CARC provides work-related experience through its vocational training program, the Calvert Diversified Services (CDS). The purposes of CDS are to provide employment opportunities, to provide training and skill development in a variety of areas and to assist workers in applying for, securing, and retaining competitive employment in the community. Currently CDS provides

employment and skill development in four main areas: law maintenance, crab pot manufacturing, janitorial and cleaning services and furniture refinishing. CDS currently serves 47 trainees and plans to expand its program to accommodate 75 trainees during the next five years. CDS is currently located in the Old Hospital. Construction of a new facility has been approved by the County Commissioners and the Mental Retardation Administration (MRA). The facility will be located adjacent to the Calvert Pines Senior Citizens Center and is scheduled to be completed in the summer, 1983.

## **Transportation**

CARC provides transportation services for the workers at the vocational training program. Vehicles include two 15-passenger vans and three nine-passenger vans equipped with a lift to accommodate persons confined to wheelchairs. These vans were made available through grants awarded by the Mass Transit Administration with local matching funds. Vehicles are also available on a lease arrangement to other agencies serving disabled or elderly citizens. The expansion plans for the vocational program will necessitate the acquisition of several new vans over the next few years, as well as the replacement of the current vans.

## **Respite Care**

Occasionally a retarded person who lives with his family needs an additional amount of care or assistance, particularly if he is severely handicapped. CARC's Respite Care program provides assistance and relief by supplying trained sitters or companions for the retarded person. This gives the family a break or respite (respite care means short term relief). Respite care usually involves the placement of a trained worker in the family's home, but sometimes the retarded person is taken to the respite worker's home.

### **Recommendations:**

1. Develop plans to provide residential services for children.
2. Provide appropriate opportunities for the mentally retarded, especially in the areas of education, employment, housing and recreation.
3. Seek additional support for expansion of the Respite Care Program.

## **Mental Health**

There is no universally accepted definition of mental health. However, for purposes of this plan, mental health is defined as the ability to function at full mental/emotional potential.

There is virtually nothing in the human situation that does not affect mental health. Various studies have demonstrated that air pollution, high noise levels, inadequate recreational facilities, job frustrations, unsatisfactory housing, poor schools, family problems, etc., may all have detrimental effects on a person's mental health.

## **Mental Health Services**

The Mental Health Clinic in the County Health Department is the primary source for mental health services such as psychiatric consultation, screening, individual and family therapy, nursing and referrals. It operates a Health Clinic which receives state funding. A Mental Health Advisory Committee, appointed by the

County Commissioners, is mandated to assess mental health needs and make recommendations. A non-profit organization, BLESS, Inc., works with the Mental Health Clinic to provide psycho-social and vocational counselling services to County adults having chronic mental illness, and is establishing small group homes maintained for residents otherwise unable to function normally in society.

Acute care patients and those requiring long-term care are sent to one of several hospitals outside of the County. Programs for the Tri-County area (Calvert, St. Mary's and Charles) are less than adequate. Residential services for children are provided at the Cheltenham Center. These services are also considered inadequate. Currently, there are limited mental health services available in the public schools. The teachers in four selected schools are able to confer with the Health Department's psychiatrist and psychologist.

The Tri-County Mental Health Systems, Inc. is proposing a facility in Hughesville which would provide residential and day care services for children and adolescents from the tri-county area. The center will be known as the Tri-County Center for Children and Adolescents (TRICCA).

## **Alcoholism**

Alcoholism, widely recognized as a major health problem in the United States, is a severe problem in Calvert County. In March, 1976, the Alcoholism Services Program, mandated by Maryland State Law, was initiated and funded by the County Commissioners. Under this program, a Driving While Intoxicated (DWI) Program was established. Between 1976 and 1980, approximately 900 people went through the program. It is estimated that about 42% of them are alcoholics. The recidivism rate was 18 out of the total 900 participants. Fifteen were more successful the second time.

The Alcoholism Services Program employs five full-time counselors and one part-time counselor. Each week they conduct five night clinics, two jail clinics and one teen clinic (for those aged 16 and under). A walk-in clinic in North Beach/Chesapeake Beach serves alcoholics in that area. In addition, persons with drinking problems may receive individual counseling. Counselors are also assigned, on both a full-time and a part-time basis, to the hospital, the school system and the court.

Calvert Memorial Hospital is designated by the State as a detoxification (de-tox) center for the acute stage of withdrawal from alcohol. After acute withdrawal, patients should be moved to extended care facilities (halfway houses). There are, however, no facilities within the County for this type of care.

## **Drug Abuse**

The primary source of drug abuse services is the New Leaf Counseling Program, a unit of the Calvert County Health Department, located in the old hospital building in Prince Frederick. This unit also provides counseling in cases of domestic violence, individual and personal problems, suicidal feelings, crisis intervention, runaways, pregnancy, and family planning issues.

The unit, established in 1974, is certified by the State of Maryland. Combined state and county funding provides for a program coordinator and three addiction counselors. This unit is a part of the Health Department's division of mental health. The unit's counseling services focus primarily on short-term crises, court referrals and persons who come in on a voluntary basis. Currently, 75% of the participants are referred by the court. Counseling services include individual, group and family counseling.

There is no detoxification (de-tox) center within Calvert County for drug abuse patients. The nearest facility certified by the State as a narcotic de-tox center is Prince Georges Hospital, located

in Cheverly. In addition, there are no halfway houses or other provisions within the County for the follow-up care of alcohol/drug abuse patients after the acute withdrawal stage. Currently, plans are underway to establish a counseling center in the North Beach Community Center.

## Child Abuse, Neglect, and Foster Care

"Abuse" is when a child has been physically or psychologically injured as a result of the treatment received from a parent or caretaker. Child abuse also includes sexual molestation or exploitation by a parent or caretaker. "Neglect" is when the basic needs of food, shelter and clothing are not being adequately provided by the parent or caretaker. Neglect also includes inadequate supervision or inadequate provision for the child's education.

The Department of Social Services, located in Prince Frederick, provides protective services to children and spouses suffering from abuse and/or neglect. The number of abuse and neglect investigations has been on the rise. During Fiscal Year 1980, for instance, there was a 19% increase in the total number of investigations conducted within the County.

	FY 79	FY 80
Abuse	50	57
Neglect	58	73
Total	108	130

Reports of abuse and neglect come from the Health Department, schools, neighbors, police, relatives, anonymous callers and hospitals as well as from other agencies and professionals. The increase in the number of reports can be attributed to the close relationship between the Department of Social Services and various local agencies. In addition, newspaper coverage and presentations at the schools have contributed to the increased awareness of abuse and neglect within the County. The Department of Social Services projects an increased caseload in protective services, with neglect cases continuing to exceed those of child abuse.

The 130 investigations conducted in FY 80 resulted in 27 children being removed from their homes and placed in foster homes or homes of relatives by the Department of Social Services. Foster care is the placement of a child in a foster family home or appropriate group-care facility. Attention is given to the supervision and care of the child as well as to the provision of special services to meet identified needs. Counseling with the foster child and his/her natural family is available. The goal is to enable the child to maintain a relationship with the family, to facilitate family problem solving and to return the child home. Also included is counseling for the child's foster family, transportation and health related services.

The Department of Social Services also provides counseling services to battered spouses. There is no residential facility in this county, however, for abused wives/husbands.

All of the FY 80 foster-home placements were the direct result of Protective Services investigations conducted by the Department of Social Services. There was a 27% increase in the number of children returned to natural families in FY 80, and 50% of the new children coming into care were returned to their natural families after an average stay of three months. Three children in permanent foster care were able to move to adoption due to the availability of 100% subsidy for adoption.

The Department of Social Services has a staff of six to work in Protective Services, Foster Care and Adoption. In addition, the Mental Health Clinic provides the services of three therapists to assist the Department of Social Services. Recently, the county government voted to increase DSS support by making a financial commitment to supplement the foster care rates.

## Recommendations:

1. Expand the substance abuse counseling services within the county school system.
2. Make available a walk-in clinic for alcoholics in the southern portion of the County. It is essential that hours be concentrated in evenings, weekends and on holidays.
3. Support a 24-hour "crisis hotline". Investigate the feasibility of a 24-hour crisis intervention service.
4. Encourage the establishment of the Tri-County Center for Children and Adolescents (TRICCA), to provide diagnostic, transitional care and residential treatment for children who require acute and long-term care.
6. Establish an extended care facility (halfway house) to provide follow-up care for patients after the acute withdrawal stage for alcohol and/or drug abuse.
7. Provide emergency shelter care and specialized foster care for the placement of children who are removed from their homes because of abuse and/or neglect. Make available special services such as therapy, counseling, and foster parent support groups.
8. Increase the availability of transportation for children in foster care who must travel to obtain health related services.
9. Continue local county government supplementation of the foster care rates program.
10. Promote community awareness and support of Protective Services through staff presentations and newspaper coverage.
11. Investigate the feasibility of operating a residential facility for battered spouses.
12. Consider developing and coordinating a program of housing services for County residents with chronic mental health dysfunctions.
13. Support supervised domiciliary care facilities (self-care, group home and/or halfway house) to meet the established needs of chronic mentally ill County residents.
14. Encourage private mental health practitioners to locate in the County to provide a choice of services.
15. Utilize all known means of promoting normal growth and development, including protection of the nervous system and the provision of adequate intellectual and emotional stimulation, the encouragement of appreciative child-parent relationships, adequate attention to emotional needs in the school years, educational efforts to prepare for expected life experiences such as courtship and marriage, financial stress, pregnancy and childbirth, the leaving of children from the home, the menopause, retirement and the infirmities of old age. The proper control of such chronic diseases as diabetes and high blood pressure are also important to preservation of good mental health.

## Accessibility of Services

Calvert County's health facilities and personnel are concentrated primarily in the Prince Frederick area: the Public Health Center, the only hospital, most pharmacies and most of the professional offices. There are neither mobile units nor bus service available for public health clients. Only limited visiting nurse services are available. There is no catalog of existing health services and no information center for use by interested citizens. Furthermore, current data is not available on the number of persons unable to obtain health services because of lack of transportation.

The completion of the new Calvert Memorial Hospital in 1978 brought greatly expanded outpatient services to the County. Since the 1974 Comprehensive Plan, several new professional offices have opened in the vicinity of the hospital and a group practice center for physicians and dentists was constructed in Owings. Despite these gains, however, accessibility to present health facilities is still inadequate.

Emergency ambulance services are maintained by the Rescue Squads at Prince Frederick, North Beach, Dunkirk, Huntingtown and Solomons. A private ambulance service operates out of Charlotte Hall in St. Mary's County. Helicopter evacuation service is maintained by the Maryland State Police with federal funding.

### **Recommendations:**

1. Prepare and maintain a Health and Mental Health Services Directory under the auspices of the Community Resources Department.
2. Investigate establishing county transportation service by coordinating and expanding use of public service vehicles.
3. Assure continuation of helicopter evacuation service, either through federal funds or otherwise.

# Public Facilities & Services

## **PUBLIC FACILITIES**

### **Objectives:**

1. Insure adequate and efficient facilities to accommodate approved programs and services.
2. Insure the safe disposal of solid waste generated by citizens, commerce and industry in the county.
3. Insure, in designated areas, sufficient and potable water for consumption, fire protection, and commercial and industrial purposes.
4. Insure, in designated areas, safe and efficient collection and treatment of sewerage as well as the disposal of sludge and effluent.
5. Seek to eliminate or control storm water problems.
6. Provide public facilities according to a five year capital improvement program.

### **County Facilities**

The operational and functional needs for county facilities are developed by appropriate county departments or agencies and are then presented to the County Commissioners. After County Commissioner approval, funding and scheduling are established. The Department of Public Facilities and Services then initiates actions for the construction, acceptance, maintenance and, if assigned, the operation of the facility.

### **Recommendations:**

1. Considering current and long term needs, evaluate the cost effectiveness of alternative means of construction, operation, and maintenance of essential county services when considering new facilities and major reconstruction of existing facilities.
2. Assume that, directly or indirectly, the citizens of the County will pay the full cost (construction, operation, and maintenance) of all county owned facilities and services provided, and consider this fact in cost evaluation.

### **County Services Solid Waste Management**

The County operates a central landfill, in accordance with the permit issued by the State, for disposal of solid waste. The County also operates a collection system for household wastes.

Commercial and industrial enterprises are responsible for delivery of solid waste to the sanitary landfill.

Provisions for the disposal of *hazardous waste* materials should be made only after a need is established for such disposal in the County.

The County has a solid waste plan, which is updated every two years.

### **Recommendations:**

1. Acquire sufficient land to accommodate solid waste collection and disposal needs through at least the year 2000.
2. Strictly follow county solid waste management plans, and enforce regulations and operating instructions. Update them at least every two years.
3. Maintain an ongoing public information program to keep the public aware of the high dollar and environmental costs of trash littering and illegal dumping.
4. Improve on the present collection system for household wastes.
5. Consider separation of solid waste to bring about recycling of useful materials and the easing of pressure on landfill needs.

### **County Water Service**

Moderate to high density development zones should be served by community water systems. These systems provide reliable and adequate service as well as fire protection.

Several community water systems should be designed for incorporation into larger community and regional systems as the original community develops and expands.

The operation and maintenance of community systems are centralized in the County Water and Sewerage Division. This provides the range of expertise needed, efficient operations, and due process in establishment of service areas, sanitary districts and user charges.

### **Recommendations:**

1. Plan well sites and storage sites (elevated or ground) in designated Towns to meet the water demand generated by new housing, commercial businesses and industry.
2. Provide technical assistance to solve specific problems in residential areas.
3. Develop a water system for Solomons and upgrade the water system for the Prince Frederick area.

## **County Sewerage Services**

Moderate to high density development zones should be serviced by community sewerage systems. These reduce the development cost as well as the operation and maintenance costs.

In the development of new systems and the expansion of existing systems, careful consideration should be given to the use of new technologies and alternative solutions. Such alternatives to conventional collection and treatment may result in cheaper operational costs and/or reduced adverse environmental impact will result.



### **Recommendations:**

1. Place first priority on alternatives to discharging effluent into bodies of water (e.g., ground disposal, septic tank, effluent pump system, etc.).
2. Assure that effluent discharges into bodies of water are designed and located to minimize any adverse environmental impacts on oyster beds, spawning areas and fishing areas.
3. Encourage high density development in areas scheduled to be provided with sewerage services.
4. Marinas and community piers shall be required to provide convenient and adequate toilet facilities to eliminate the discharge of raw sewage from watercraft.
5. Provide adequate sewerage treatment facilities for Solomons, "Twin Beaches" and Prince Frederick areas.

## **Storm Water Management**

Storm Water Management is a concept that is becoming increasingly important as land use changes from the natural environment to more urban uses. Changing land use from open land (which can absorb storm water) to developed areas with surfaces such as asphalt, concrete, and roofs causes severe runoff problems. "Typically volumes of runoff in rural (non-urban) areas are approximately 25% of the rainfall as contrasted to volumes of runoff as high as 75% in urban areas." (Source: Alternatives for a Maryland Storm Water Management Program, page 3, Maryland Department of Natural Resources; Water Resources Administration, March 1980.)

Currently Calvert County faces several problem areas in older communities where runoff volumes are being increased in already standard drainage systems. Areas of the County currently needing attention include: Solomons Island, Neeld Estates, Dares Beach, Randle Cliffs, Kenwood Beach and Long Beach.

Increased storm water runoff poses a direct threat to personal property when flooding results from seasonal rain fall and storm events. It also causes stream-bank and land erosion which in turn causes sedimentation and leads to water quality problems.

Because storm water runoff is a natural process, management techniques must be implemented during the planning stages. Factors such as the intensity, density and duration of use, as well as the location (steep slopes, stream valleys, swamps, or on high water table areas) need to be considered before development.

Relief may be provided to subdivisions with existing storm water runoff problems by utilizing the provisions of Article 25, Section 155-B of the Annotated Code of Maryland. This law contains enabling legislation permitting the County to establish storm water drainage districts and it allows for a system of collection and allocation of money to solve drainage problems in those areas.

### **Recommendations:**

1. Identify problem storm water and drainage areas.
2. Develop storm water management plans for communities where problems exist or are anticipated in the next five years.
3. Encourage communities with substantial storm water management problems to petition for establishment and implementation of storm water management districts.

# TRANSPORTATION

## Objectives

1. Stage the development of a transportation system to complement the overall development of the County.
2. Maintain Routes 2 and 4 as the main transportation corridor providing for safe and efficient travel.
3. Maintain and improve the county highway system to provide for safe and efficient travel.
4. Encourage transportation alternatives such as public transit, carpools, bikeways and pedestrian ways which reduce the dependency on individual automobiles.

## Introduction

One of the most vital elements of Calvert County is its transportation system. Streets and highways are essential to the orderly functioning of a rural county because they provide mobility for people and goods as well as access to land. Functional planning for transportation also includes: public transit, highways, pedestrian ways and airports.

## Rural Transportation Characteristics

In rural areas, such as Calvert County, at least 90% of all trips are made by automobile. This means that the family without access to a car has serious problems. Therefore, many county residents must purchase and maintain cars at the expense of other basic needs.

Even in households with a car, some members may be "transportation handicapped" when the family breadwinner takes that vehicle to work and leaves the others stranded. This is true for 55% of the households in Calvert County.

Rural residents make more and longer auto trips than urban residents, and people in areas like Calvert County make the most trips per day of all Americans. There is little carpooling within the County. The aversion to carpooling here is perhaps because drivers take many trips and the destinations are widely scattered.

The reasons for mobility problems are obvious. Public transportation does not exist. Taxi service does not exist. Shopping areas are often not within walking distance. Persons without telephones have difficulty arranging for ride sharing. Furthermore, County residents often need to travel to several towns or locations outside the County in order to obtain a full range of services.

## Inventory Highways

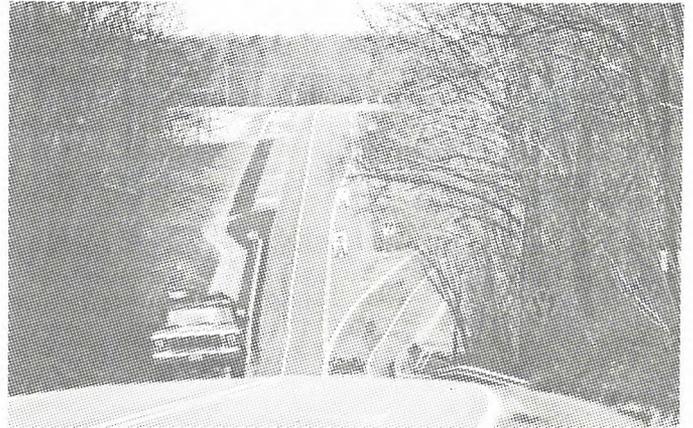
Highways are classified according to the functions they serve with respect to the total highway system. The main designation within the functional classification used by the Maryland Department of Transportation and Calvert County are *Arterials*, which provide high mobility; *Collectors*, which expedite move-

ment **within** a local area; and *Locals*, which serve as access to adjacent property. Calvert County also has a number of *Private Roads*.

The functional classification of any highway is derived directly from the travel characteristics of the users. The "main road" between two small towns, such as Prince Frederick and Dunkirk, is categorized as an Arterial because it functions in the same way as an Interstate route between two major cities. The design of each of these roads, however, is radically different because of the wide difference in traffic volume. The terms "Freeway" and "Expressway" are not functional classifications but describe geometric design types.

**Arterials:** The primary function of the arterial system is to provide a high level of mobility for concentrated volumes of traffic travelling over a relatively long distance between major destinations.

**Intermediate Arterials** carry a substantial amount of commuter and inter-urban traffic. Volumes may range from 5000 ADT (average daily traffic) on rural routes to in excess of 20,000 ADT on urban routes. There are no Intermediate Arterials in Calvert County.



**Minor Arterials** handle traffic volumes which range between 2,000–5,000 ADT in rural areas and between 5,000 and 25,000 ADT in urban areas. Maryland owns and maintains 126 miles of Minor Arterials in Calvert County.

**Collectors:** The primary function of Collectors is to expedite movement within a localized area. They provide moderate levels of service within, rather than between, important regional centers. Collectors serve a dual function between mobility and land access; they connect the Locals to Arterials.

**Major Collectors** have traffic volumes ranging between 1,000–3,000 ADT on rural routes and 2,000–10,000 ADT in urban areas. Calvert County owns 280 miles of Minor Collectors.

**Locals:** Local roads are designed for low speed and low-traffic volumes. They provide the first access link between individual properties and the higher mobility highway system. They carry traffic volumes that are less than 1,000 and rarely over 2,000 ADT. As of July, 1980, Calvert County had 258 miles of local roads—41 miles with a gravel surface, 114 miles with a double surface treatment ("tar and chip") and the remainder, 103 miles, with a bituminous concrete surface ("blacktop").

**Private Roads:** As of July, 1980, there were over 190 miles of private roads in the County. Maintenance of the private roads is generally the responsibility of the owners or users of the road. Most private roads are in subdivisions that were recorded prior to the adoption of the County Zoning Ordinance in 1967.

## Air Transportation

Within the County, there are six private landing strips. Within the Tri-County Region of Southern Maryland, there are fourteen facilities—ten are small private landing strip operations, two are basic utility airports and two are military installations.

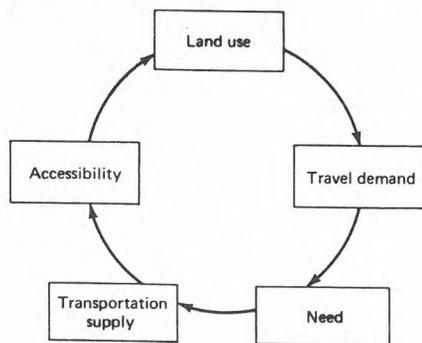
It is unlikely that the Federal Aviation Administration would permit the creation of a public or commercial airfield in the County because of the heavy air traffic resulting from Baltimore-Washington International, Dulles, Washington National, Andrews Air Force Base, and Patuxent Naval Air Test Center.

## Railway Facilities

In many parts of the nation, railroads are an important element of the transportation network for the movement of goods, services and people, but in Calvert County, no railroads or rail facilities now exist. In view of the type of industry that is attracted to the County and in light of the known natural resources found in the County, it is unlikely that railroad services will be developed.

# Transportation Theory

The development of transportation plans is based upon a number of theoretical concepts about the way the region functions and the role of transportation. The first of these is an understanding of the relationship between transportation and land use. This relation is called the **land use—transportation cycle**. When transportation access to a parcel of land is improved, the land becomes more attractive and is often developed for commercial or residential use. As land is developed, the greater amount of activity leads to an increase in travel demands. This increased demand in turn causes an overloading of the transportation facilities which respond with an increase in supply. The cycle is repeated again and increased accessibility affects the pattern of land use.



A good example of this cycle can be seen in the Route 4 Bypass that has been constructed around old Prince Frederick. This road, originally built to relieve congestion in the town by diverting some of the traffic around it, has attracted major commercial developments. These developments themselves generated large amounts of traffic, leading to congestion such as that at Route 4 and Dares Beach Road.

The second theoretical concept underlying transportation planning is that of **derived demand**. This theory, which is related to the land use-transportation cycle, states that the demand for travel derives from the demand to do other things. Thus, most people do not travel just for the sake of travelling, but rather for specific purposes, such as to work, shop or visit. Through this concept, it is possible to relate the amount of trip making that takes place to the level of land-use activities. For example, the number of trips into a shopping center can be related to the size

of the center and to the employment there. Therefore, it is possible to predict future travel patterns as a function of land-use characteristics.

The third concept, **impedance minimization**, refers to the attempt to reduce the negative aspects of trip making, such as cost, time, discomfort and inconvenience. Travelers behave in such a way as to minimize the impedance of travel as they perceive it. This concept is used to explain the choice of a route of travel between points (use of minimum time path); the choice of a mode of travel (combination of minimum cost, travel time and inconvenience); and the choice of a destination (minimization of travel time to a place that serves the travel need).

With these three concepts, a procedure has evolved for the planning of the County's transportation facilities and services.

# Highway Transportation Plan

Highway transportation planning activities are directed into three geographical levels: regional planning, corridor-level planning and spot-improvement planning.

## Regional Planning

**Regional Planning** is aimed at the development of an overall highway system for the entire county as well as its relationship to nearby counties.

Calvert County is essentially a long peninsula. Primary access to the County from the north is provided by Routes 2 and 4 at the Anne Arundel County border, from the west by the Patuxent River Bridge crossing from Charles County and from the south by the Thomas Johnson Memorial Bridge from St. Mary's County.

Within the County there are many primary roads which radiate from Routes 2 and 4 and "dead-end" (See Figure 1). This type of road system with one way in and out has some major disadvantages. Traffic must backtrack, thereby increasing cost and inefficiency in services such as mail delivery, school busing, carpooling, trash collection, as well as fire and rescue service and police protection. In some cases, these disadvantages can be reduced if a "dead-end" road is converted to a loop road (See Figure 2). However, in many cases it is not practical to make such a conversion.

Several major regional transportation changes have had the effect of increasing traffic in Calvert County:

1. The completion of the Capital Beltway and the dualization of Route 4.
2. The opening of the Thomas Johnson Memorial Bridge in Solomons.
3. The increased traffic congestion in Waldorf has resulted in more St. Mary's County to Washington, D.C. trips and St. Mary's County to Annapolis trips through Calvert County.

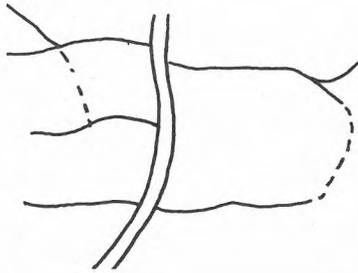
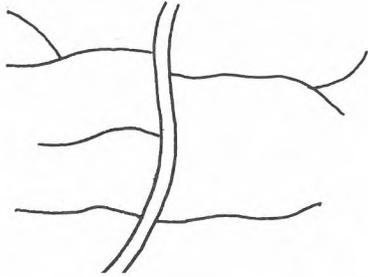
## Recommendations:

1. Pursue the completion of the Route 4 bypass of Wayson's Corner.
2. Connect collector roads to form a loop road system whenever possible.
3. Explore the feasibility of ferry service or a Bay Bridge from Calvert County or St. Mary's County to the Eastern Shore.
4. Evaluate county standards and specifications for roads to assure adequacy and avoid overdesign which could be costly to construct, wasteful of resources and costly to maintain.

# Corridor Level Planning

**Corridor Level Planning** is aimed at improvements and controls along the Route 2 and 4 corridor. Routes 2 and 4 combine to form a central spine, with radial roads spreading east and west linking residential subdivisions and farm lands with this primary axis. This four-lane highway is dualized from Broomes Island Road to Washington, D.C. It is currently being upgraded to four lanes south of Broomes Island Road to Solomons.

Prince Frederick, the county seat, functions as a vortex for a majority of the County's social, economic and governmental needs. Most intra-county trips now terminate at or near Prince Frederick.



The position of the Route 2/4 corridor and the location of Prince Frederick can be used for positive purposes or exploited at the expense of the public.

## **The corridor has three major attributes:**

1. It is vital for all aspects of life in Calvert County including evacuation of residents in the event of a major disaster.
2. The character, design and style along the corridor, reflect the lifestyle of the County. A view of rural, uncluttered scenery gives people a positive impression of the County. It gives a "good feeling" of a place to live, work or visit.
3. The free flow of traffic along the corridor promotes economic growth.

## **Two major threats to the corridor now exist:**

1. Numerous driveway connections directly onto the highway reduce its efficiency and safety.
2. Commercial development spread along the corridor also contributes to inefficiency and changes the rural character of the County.

## **Recommendations:**

1. Strongly pursue the dualization of Routes 2 and 4 to Solomons as being essential to the safety and welfare of Calvert County.
2. Prohibit ingress-egress points on Route 4 wherever possible.
3. Limit major intersections to essential locations such as access to designated Town Centers and Collector roads.
4. Develop and implement a landscaping program for the Route 2/4 corridor by enlisting cooperation from the State Department of Transportation and private interests.

# Spot-Improvement Planning

**Spot-Improvement Planning** is aimed at the needs of particular intersections and road segments. As the land-use changes, there is a corresponding change in the traffic along the County's rural routes. Many of the roads that were satisfactory for the low traffic volume associated with agriculture are not designed to handle the increasing number of residential subdivisions. Under certain conditions, the upgrading of a rural road may be counter-productive both to the taxpayer and to the resident if:

1. The maximum speed increases and with it the probability that traffic accidents are fatal.
2. The upgraded road is exploited for development, resulting in greater vehicle traffic which nullifies the advantage of upgrading the road in the first place.

It is important that the county roads be maintained and improved to provide safe and efficient travel. There are 127 miles of country roads with substandard traffic-control devices and several areas that have high accident rates that could be reduced by properly designed improvements.

In 1980, the County undertook two spot-improvement studies. One study developed a traffic-control program and engineering-improvement program that could significantly reduce the incidence of traffic accidents in high-risk areas where inadequate traffic-control devices, regulations and roadway geometric features are currently contributing factors. The other study provided a complete Capital Improvement Program for roads and storm-drainage maintenance.

**Priorities for the recommended improvements have been established, based on the following criteria:**

1. **Maintenance**—roadway patching, curb and gutter removal or replacement, etc., based on quantities per total length of roadway/section.
2. **Resurfacing Program**—based on traffic, existing structural condition of paving, rideability of roadway and skid resistance of existing surface.
3. **Renovation of Roadway Sections**—includes widening based on national and county standards, traffic counts and overall operational capability of roadway at its existing width and alignment.
4. **Illumination**—suggests additional lighting requirements where unsafe conditions exist.
5. **Guard Rails**—using nationally accepted guidelines, program installation at critical areas.

## Recommendations

1. Implement a program of spot improvements, aimed at the needs of particular intersections and road segments.
2. Amend the Calvert County Road Ordinance directing that the subdivider make improvements, such as stabilization, grading and seeding along the county road fronting on the subdivided property.
3. Continue a program for the upgrading and acceptance of privately owned roads into the public system through use of the road tax districts.

# Public Transportation Plan

The "need" for rural public transit has been documented and it is relatively easy to prove this need for poor, handicapped and elderly rural persons. Moreover, with over 13% of the general county population not having a car and with over half of the households having only one car, which is often taken to work by the bread winner, the need becomes even more apparent.

In a 1977 report on the "Southern Maryland Transit Development Program" prepared by Tri-County Council for Southern Maryland it was calculated that public transit need in the County would service from 5,150 to 6,438 residents, with the following distribution of potential users:

Commuter (within county)	Transit Need = 180	Potential Users
Elderly (intra regional)	Transit Need = 560	Potential Users
Elderly (intra county)	Transit Need = 1,900	Potential Users
Handicapped	Transit Need = 1,040	Potential Users
Youth	Transit Need = 1,660	Potential Users
Low-Income	Transit Need = 510	Potential Users

However, in economic terms, "demand" for bus service in rural areas is often too low to justify service. This seems like a contradiction.

Since "demand" is measured in terms of willingness and ability to pay for bus service, the demand for rural transit turns out to be very low—although "need" may indeed be high. It is estimated that there is a "demand" for 60 to 400 trips per week (based on aggregated estimates in similar rural areas). The cost of this number of trips would be very high. Some argue against the economic or political decision to provide mobility assistance for the County's isolated residents. On the other hand, revenue-sharing funds, tax revenues or other methods of financing could provide the initiative so that transportation "demand" would approach transportation "need".

## Regional Commuter Services

Regional commuters account for approximately 50% of the labor force in Calvert County. Reliable, low-cost incentives are needed to attract these commuters to public transportation.

Route 4 provides an excellent basis for a well-designed fixed-route system for a commuter bus route into Washington. The commuter bus system should be undertaken only by commercial bus companies.

The County could assist commuter programs by establishing commuter parking lots. Commercial bus operators would then be encouraged to incorporate these lots into their regular route service by making scheduled stops at each site.

In addition, and more immediately, the commuter parking lots would encourage carpooling. Carpooling not only cuts down on congestion, pollution, and fuel consumption, but a one-car family can become a two-car family if the working member is deposited at a transfer point.

Commuter parking lots are most useful if they are located in convenient places with good visibility and security. Dual use could be made of the parking lots in parks and other public facilities. Not all lots need be publicly owned; the County could lease areas from churches or stores.

## County Transportation Service

"The Southern Maryland Transit Development Program" suggested a modest system of public transportation available to all county residents. The proposed system would be under the control of a publicly-owned, non-profit corporation and funded primarily through federal and state programs. The key is the county's initiative and contribution.

At present, there are several public and private agencies which operate van-type vehicles for their programs and there are other organizations that could benefit from such a service. They include: Calvert Association for Retarded Citizens, Medical Transportation and Senior Companion Programs, Calvert County Commission on Aging, Calvert Nursing Center, Department of Social Services, The County Health Department, Vocational Rehabilitation and other nonprofit groups.

Under the proposed system, all of the vans would be pooled and managed through a central dispatcher. Primary service would be provided to agencies, with the system gradually extending service to the public. As contracted services are fulfilled, drivers become accustomed to standardized schedules and routing is set.

## Bicycle and Pedestrian Routes

Bicycle pathways can help provide shopping and commuter transportation as well as transportation to and from schools. Studies have shown that the average bicycle commuter is willing to travel from three to five miles to work, school or shops. Unlike the recreation cyclist, the commuter cyclist is interested in flat, direct routes.

There are three ways of providing bicycle transportation routes. These are classified as Class I, II or III bikeways.

A **Class I bikeway** is designed to be used exclusively by cyclists, but may be shared by pedestrians. Surface treatment of Class I bikeways should be similar to roadway surfacing. It is basically a path leading from residential to commercial areas, employment centers or schools, separated from auto traffic. It can be an inexpensive and safe transportation alternative.

A **Class II bikeway** is a shoulder along a roadway. This shoulder should be 4' in width and designated as a bikeway through the use of signs, striping and the installation of bicycle grates (drainage grates that do not pose a hazard for bicycle wheels). Preferably, the road surface should be the same as the auto roadway surface.

Any roadway can be a **Class III bikeway** provided signs are displayed which warn motorists that bicyclists may be encountered.

As a general rule, Class I bikeways are to be preferred over other alternatives wherever children can be expected to be primary users, particularly along routes leading to schools and parks within subdivisions. A Class II bikeway is most feasible along roadways already equipped with shoulders (Rt. 4, Rt. 231, Rt. 402), although a study should be made to determine the feasibility of providing shoulders along roads that may be particularly useful as bicycle paths.

Intersections pose the greatest safety hazards to cyclists and should, wherever possible, be avoided.

A program to establish commuter bicycle routes should include bicycle safety instruction in all schools.

## Sidewalks

Because of the large lots and rural character of the County, sidewalks are generally not needed in residential areas. Sidewalks are necessary, however, in areas where there is expected to be high pedestrian and vehicle traffic—apartment areas and commercial areas, for example.

## Recommendations:

1. Encourage regional commuter services—buses, parking lots, car-pooling.
2. Consider commuter parking on private parking lots with the County's participation in the upgrading and maintenance of such parking lots.
3. Coordinate and expand, as needed and feasible, transportation services for the transportation disadvantaged.
4. Establish bicycle and pedestrian routes to connect residential, employment, educational, recreational and open-space areas, as feasible.
5. Instruct school children in pedestrian and bicycle safety.
6. Require sidewalks in areas where there is high pedestrian and vehicle traffic in apartment areas and commercial areas.
7. Consider providing sidewalks in established commercial areas such as Solomons, St. Leonard, Old Prince Frederick and Owings.

# Public Education

## Objectives

1. Continue improving the quality and relevance of educational programs.
2. Expand opportunities for public participation in educational policy formulation.
3. Encourage educational programs to service the special mental, physical and social needs of children and adults, including the gifted and handicapped.
4. Coordinate the location and use of schools with other public services to provide efficient community facilities and services at convenient locations.
5. Continue to promote the Community College at Calvert County which offers higher educational opportunities to county residents in academic and technical areas.

These include certain facilities and programs for the gifted and the handicapped, programs to identify children with learning problems at an early stage, remedial programs and testing programs to evaluate the effectiveness of instruction in a number of areas.

School sites serve as community centers by providing meeting rooms and other facilities for a large number of county organizations. A variety of programs and activities, sponsored by the Department of Parks and Recreation and other groups, utilize county school facilities.

The scores of standardized tests given to students in Calvert County public schools have been increasing to approach the national average in recent years. The overall achievement of students in the United States, as measured by these tests, however, has been declining during the last 20 years. Facts such as these raise concerns among parents and educators alike, in Calvert County and in the rest of the country.

## Current Status

Public education in Calvert County has expanded considerably during the last five years, both in terms of facilities and programs. Three new schools have been built (Mutual Elementary, Northern Middle and Southern Middle) and three facilities have been expanded and modernized (Mt. Harmony Elementary, Central Elementary and Huntingtown Elementary). Brooks School has been converted to Brooks Administrative Instructional Center.

The Adult Education program has one of the largest per capita enrollments in the State. It offers basic education programs leading to high school diplomas as well as general enrichment courses. In the fall of 1980, Calvert County opened a branch of Charles County Community College, providing residents for the first time the opportunity for higher education programs within the County.

Improved facilities and programs geared toward providing for the special needs of exceptional students have been added.

## General Discussion

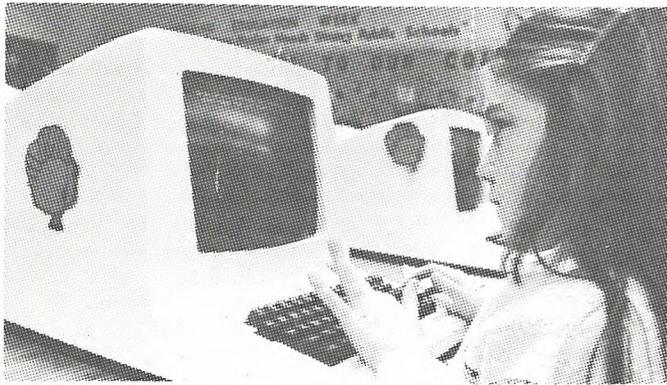
The following discussion is divided into four parts. Part I presents issues in education which are of general concern. Part II is a brief outline of the administration of education in Maryland. The purpose of Part II is to define the various levels of responsibility and accountability within the education system, and to determine the relationships between and among the Board of Education, Calvert County Schools, the County Commissioners and the general public. This discussion also includes an evaluation of the ability of citizens to participate during early stages of policy formulation. Part III deals with education as part of community planning. Part IV describes the new Community College at Calvert County.

# PART I—ISSUES and CONCERNS

## Priorities

Citizens have expressed interest in the process of establishing educational priorities—that is, deciding what should be taught and how it should be taught. How are priorities determined? Once they are determined how are they put into effect? For example, what is the process that determines the choice between open classrooms and closed classrooms; or between a “Back to Basics” program and programs designed to teach concepts and problem-solving techniques?

Citizens ask what the major thrust in education should be. Should it be to provide basic 3-R’s skills and job skills, or should it be to make children aware of (and teach them to appreciate) the social, political and cultural framework of our culture? Or is the answer contained in some combination of these?



The setting of priorities in American education is a complex intermingling of federal, state and local policy and law, educational research and public debate. The public should know what areas can be addressed at the local level and how they can participate.

## Programs of Special Concern

The principles of free education and equal opportunity are deeply rooted in American education. It is now recognized that in order for children to have a free and equal opportunity to fulfill their own potentials, special programs are needed for children with special needs. State and federal laws now specify that there be programs to meet the special needs of gifted and talented children, of learning disabled children, of disadvantaged children and of children with mental or physical handicaps. Each of these categories of special needs is handled differently.

- **Gifted and talented:** Local Boards of Education are encouraged to develop and implement programs for gifted and talented students. The State Board of Education is required to provide mandated funding and technical assistance to local Boards to the extent funding is available.
- **Learning Disabled:** Programs are designed and developed at the state level which deal with the identification and teaching of learning disabled students. They are implemented at the local level.

- **Disadvantaged children:** The State Board of Education is authorized (but not required) to establish programs for children from culturally disadvantaged homes or community environments. Local Boards of Education are able to apply for state and federal funding of such programs. If the applications are approved, local Boards must comply with state and federal standards.
- **Handicapped children:** The state and individual counties are required to make educational programs available free of charge to each handicapped child, regardless of the level of handicap, in the least restrictive environment. The state develops specific programs, guidelines and standards with which every county must comply. Each county is required to develop a specific plan of special educational services to meet the needs of all local handicapped children and this plan must be implemented within a given time frame. Funding is determined on the basis of a formula establishing the share of costs to be borne by state, local and federal governments.

Citizens want to know the degree to which state requirements are being met at the local level, the cost of special education, and how special education can be implemented most effectively within the classrooms and the schools.

## Faculty

The Maryland Code establishes standards and procedures governing teacher certification, appointments and dismissals, teacher evaluations and negotiations between school employees and the county Board of Education. The County Superintendent of Schools recommends faculty appointments to the Board, which, in turn, hires all employees and may determine pay scales beyond the minimum level required by the State.

There is concern, both within the teaching profession and within the community, regarding the level of support teachers can properly expect from the school administration and the community, teacher evaluation procedures, teacher retention records, hiring practices, promotion policies and pay scales.

## Quality Standards

The State Board of Education establishes minimum reading ability standards for graduation from high school and provides guidelines for local Boards concerning procedures that must be taken to comply with these standards.

A program of educational accountability has been implemented in accordance with provisions in the Maryland Code. This program requires that all county Boards establish educational goals and objectives that conform with statewide objectives in reading, writing and mathematics. Surveys of student achievement in these and other areas, together with an assessment of needs and the development of programs to meet these needs, are required of all local school systems. A state annual report to the Governor and General Assembly documenting the efforts of each county is required.

## Facilities

Specialized facilities such as swimming pools, music classrooms and auditoriums are important in providing a well-rounded education for all students. Questions arise over what kinds of facilities are to be acquired, who decides which facilities will be given priority, and how they can be financed and managed. In particular, specialized facilities for the handicapped have become a focus of attention.

The local Board of Education is responsible for determining the need for additional schools or facilities in consultation with the local governing body and the State Board of Education. Special education facilities are mandated by the State. Local Boards of Education are also required to consult with local Planning Commissions and Planning Departments in matters concerning site selection and must comply, to the extent practicable, with local Comprehensive Plans. They must also comply with local building codes. The final authority is the Maryland Board of Public Works which develops rules and regulations governing the approval of school construction and capital improvements. The state program is administered by the Interagency Committee on School Construction.

## ***Funding for Education***

Education is the single most expensive item of the Calvert County budget, comprising 45% of total county expenditures. This percent, however, is below the average spent by Maryland counties. State regulations determine the minimum levels of funding to be provided by state and local governments. Counties may provide additional revenues as they see fit.

There is concern regarding the ability to provide quality education in times of inflation and during a period of increasing demand for other uses of public funds. In addition, questions arise over the level of funding to be provided by the State and federal government versus the fair share from local government.



## ***Responsibilities of Home and School***

In addition to providing knowledge and developing skills, one of the traditional roles of education has been the transmittal of values and beliefs from older generations to young people. However, in a society as diverse and rapidly changing as ours, opinions vary widely as to what should be taught in the schools and what should be taught at home. These concerns include questions of discipline, morality and civic responsibility.

Schools have taken on the responsibility of providing counseling services, programs in drug and alcohol abuse, special schools and services for children who have difficulties adjusting to regular school settings, and adopting procedures for handling disciplinary problems. Patriotism, ethical standards and civic responsibility are taught throughout the system. Within this framework, the rights of individual conscience and belief are upheld. Schools must rely on the local community to help provide children with high standards of ethical and moral behavior. The school and other community agencies share the responsibility of promoting the physical, social and emotional well-being of the student population.

# ***PART II—THE PUBLIC EDUCATION SYSTEM IN MARYLAND***

## ***State Board of Education***

Public education in Maryland is administered under policies developed by the State Board of Education (a nine-member board of citizens appointed by the Governor). The State Board appoints the State Superintendent of Schools, the chief administrative officer of the Board. The State Board of Education has broad and comprehensive authority in educational matters and is responsible for ensuring that the provisions of Sections 1-101 to 26-201 of the Annotated Code of Maryland, entitled *Education*, are carried into effect.

## ***Board of Education of Calvert Co.***

State law places educational matters affecting the County under the control of the Calvert County Board of Education which is, in turn, accountable to the State Board of Education.

Procedures for the selection of Board of Education members vary from county to county. In Calvert County, the Board of Education is appointed by the Governor, normally from recommendations made by political and citizen groups within the County.

The Calvert County Board of Education is responsible for formulating county school policies, prescribing rules and regulations for the conduct and management of public schools and carrying into effect state education laws and policies. The Board is vested with all property and moneys to be used for public education in the County. It is responsible for site acquisition and school construction and maintenance. It also formulates and approves a yearly budget, may consolidate or close schools and has the power of eminent domain.

## ***Superintendent of Schools***

The Calvert County Board of Education appoints a Superintendent of Schools who serves as executive officer, secretary and treasurer to the Board. The Superintendent of Schools submits an annual budget request to the Board of Education for approval. Once the budget is approved by the Board, it is submitted to the County Commissioners for approval and funding.

# County Commissioners

The County Commissioners must fund education to a minimum level determined by Maryland law. The County Commissioners can, however, determine the amount of funding in excess of the minimum that will be allowed. If the County Commissioners wish to cut the school budget, they must give specific reasons, in writing, explaining why they have denied certain funding requests. These reasons must be submitted within 15 days after adoption of the County budget. The County Commissioners can only deny parts or all broad categories of the budget. Line items within these broad categories can not be cut individually. The County Commissioners may ask for "reasonable supporting detail" to accompany the annual budget.

It is also required by State law that the County Commissioners be consulted and approve programs dealing with school construction and capital improvements.

## General Public Education

The Maryland Code specifies the degree to which the public shall be kept informed of educational matters. The State Board of Education annual report to the governor is to be made public.

All final decisions by local Boards of Education are to be made at public meetings and minutes are to be made available to the public. Executive Sessions are allowed only during deliberations on land and site acquisition, personnel and labor relations.

An annual report (due at the end of each calendar year) from the Board of Education to the people of the county is required. This report presents the condition, current accomplishments and needs for improvement of the schools together with a statement of business and financial transactions.

Copies of the annual local budget and audit, as well as school curriculum guides and descriptions of programs for mentally and physically handicapped students are also to be made available to the public.

It should be noted that the State Board does not, as a matter of general policy, interfere with local decisions nor do the courts favor interfering with State Board decisions. In certain cases, however, decisions by the County Board may be appealed to the State Board of Education.

The Maryland Code specifies the need for public hearings in only one situation: the Board may hold a public hearing concerning school site selection if:

- it is deemed by the Board to be desirable
- 100 adult county residents petition for a public hearing within 15 days after preliminary approval by the Board of Education
- the County Commissioners request such hearing.

The Maryland Code does not specify the need to hold public hearings prior to school consolidation or closing nor does it specify the need to hold public hearings prior to the Board's adoption of the annual budget. However, the Calvert County Board of Education does hold public hearings prior to such actions. In addition, it has recently instituted a 15-minute period at the beginning of each Board of Education meeting which is set aside for public comment.

## Summary

This brief review of the educational system illustrates that the policy-making authority is vested in the state and local Boards of Education and the policies are to be administered in a fair and equitable manner by the State and County Superintendents of Schools through their professional staffs.

The public is to be kept informed and all official actions of Boards of Education are to be taken at public meetings. Further, section 4-111 of the Education article of the Annotated Code of Maryland requires the establishment of a Citizen Advisory Committee in each school system to advise the Board on activities and programs. Bylaws of the State Board mandate that the local Boards have advisory committees in vocational education, family-life education, and a number of other areas. Local Boards often form Ad Hoc citizen advisory committees to advise them on specific problems and matters. While the degree of citizen involvement in influencing educational policy varies from county to county, it is apparent that many opportunities exist for such participation.

State law provides for the manner in which members of local Boards of Education are selected. At the present time, 14 of the 23 counties (including Calvert) continue to have their Board members recommended locally and appointed by the governor. Efforts are being made in several of these counties to help ensure broad-based public participation in the nomination process.

The Education article of the Annotated Code of Maryland sets forth the powers and authority, as well as the limitations, of the local Boards of Education. This article, plus bylaws of the State Board of Education, detail specific requirements regarding how the school systems shall be administered, funded, and organized generally. However, in matters relating to the formulation of purely local educational policies, the legislature has granted considerable autonomy to local Boards. This autonomy has its limits since no policy can be enacted that conflicts with bylaws of the State Board of Education and local County Commissioners maintain overall budgetary approval rights. Further, many types of decisions made by local Boards may be appealed to the State Board. Finally, because of the open forum in which the local Boards must conduct their business, citizens have opportunities for input and to raise questions when they have concerns.

When citizens, educators, Board members, and County Commissioners understand how the system of administration has been designed to operate, all can contribute to help sustain and continue to improve the quality of education in Calvert County.

## Recommendations:

1. Selection of Board of Education members—It is recommended that a formalized selection process be developed which will ensure broad public participation in the selection of candidates to the Calvert County Board of Education, irrespective of political party affiliation and free from dominance by special-interest pressure groups.
2. Budget process—It is recommended that:
  - a) The Calvert County Board of Education and the Board of County Commissioners agree upon a specific list of supporting detail to be submitted with the annual education budget which might include items such as the following:
    - 1) The annual report for the prior year, to include a summary of information required by the State Board of Education under the "Education Accountability Program."

- 2) A summary of curriculum guides currently in use.
  - 3) Plans for providing Special Education programs and other special programs.
  - 4) Recommendations from the Planning Commission relative to facility construction and location as required by law.
  - 5) Identification of public participation.
- b) The above information be provided in summary form to the public prior to budget hearings and presented in public forums.
- c) The Board of Education Citizens Advisory Committee, the Calvert County Council of Parents and Teachers, and/or other designated groups form subcommittees to analyze education issues and concerns, such as those discussed in Part I, and to make annual recommendations to the Board of Education prior to the budget formulation process.

## **PART III— EDUCATION AS PART OF COMMUNITY PLANNING**

The provision of additional school-related facilities and the location of these facilities is an element of community planning. Following is a general discussion of future needs, site selection and utilization.

### **Future Needs**

Student enrollment projections are dependent upon a number of factors including an analysis of past trends. Calvert County has experienced a relatively sudden downturn in total population growth during the last two years. This is, of course, reflected in projections of student enrollment. It is necessary, however, to monitor population growth rate and student enrollments carefully over the next few years in order to determine whether the downturn is part of a long-term trend or only a temporary occurrence in an otherwise continuing upward growth pattern.

Enrollment will also be affected by other factors including the general state of the economy, county zoning ordinances and subdivision regulations, local actions concerning the provision of public facilities, and future job opportunities. Based upon a current assessment of these factors, there will be no need for additional schools within the next five years, assuming a continued commitment to current school and class sizes. However, there may be a need to utilize portable classrooms at several additional locations.

In addition to regular classrooms, the Calvert County Board of Education is required by state law to provide educational facilities for the handicapped. Calvert County School is a special education center which provides Level V services (for students having a handicap which requires a comprehensive special education setting for the entire school day). The site meets established criteria concerning the need to be centrally located. With the completion of the modernization and addition currently under

construction, the facility should be able to provide services for the projected number of students enrolled in the program beyond 1985.

## **Site Selection and Site Utilization**

Site selection for future schools and facilities is based on a number of factors and involves several agencies. In terms of community planning, site selection and site utilization should be based upon maximum cost efficiency and general land-use objectives.

### **Recommendations:**

1. Locate additional schools near existing and planned population concentrations and community services.
2. Insure that future school sites are located in areas that will provide safe pedestrian and bicycle access and explore the feasibility of providing safe pedestrian/bicycle access to existing school sites.
3. Locate schools in areas that will promote the use of school sites and facilities as neighborhood/community centers.
4. Continue improving upon the policy regarding the funding and maintenance of community facilities used jointly by schools and the community.
5. Coordinate school site selection and facilities planning with appropriate agencies: Board of Education, Community Resources (including Parks and Recreation), Department of Planning and Zoning and Planning Commission.
6. Provide facilities as required for Level V special education at sites adjoining existing schools in order to provide desirable opportunities for social interaction for these students.

## **PART IV— COMMUNITY COLLEGE Introduction**

In the fall of 1980, the Community College at Calvert County, a satellite campus of Charles County Community College, opened its doors at the invitation of the Calvert County Commissioners and the Calvert County Board of Education. The goal of the campus is to meet the educational needs of the people of Calvert County. Because the Calvert Center is a satellite of Charles County Community College, the course content, academic standards, grading practices, credits, and all policies governing student and faculty activities are those of Charles County Community College. Requirements for the successful completion of an individual course or a degree are the same as those of the identical course or degree at Charles County Community College.

The Calvert Campus operates during the evening hours in Prince Frederick with classes held in Calvert High School and Calvert Vocational-Technical Center. This location is in the center of the County.

Students from Calvert County planning to transfer to a four-year degree program elsewhere have the opportunity to complete an Associate in Arts degree in General Studies at this center. After completing the Associate in Arts degree in General Studies, students then may transfer to a four-year college to complete their baccalaureate degree.

## **General Information**

The purpose of the Community College of Calvert is to serve and to be responsive to the needs of the people of Calvert County by providing an open-door system of higher education through which young people and adults may advance to the highest possible degree of academic achievement, technical excellence, occupational proficiency, and personal enrichment.

### **Admission Policy**

Charles County Community College is committed to a policy of equal opportunity in student admissions and financial assistance without regard to age, sex, race, color, religious belief, or physical handicap.

All applicants will be admitted to the College who have: (1) graduated from high school; or, (2) who have reached the age of 18 and whose high school classes have graduated prior to enrollment at the College. Admission to the College may be denied to those persons:

- a. whom the College considers incapable of benefiting from its educational programs.
- b. whom the College considers to be a potential danger to the safety, security, and educational environment of the College.
- c. who are high school dropouts under the age of 18 and whose high school classes have not yet graduated.

### **High School Enrichment**

High school honor students with 2.75 averages (on a scale of 4.0) for all courses may elect to take one course each semester at the College, free of charge, while remaining in the high school as full-time students. The College reserves the right to specify which courses are open to students in this program.

1. Any (Maryland county) high school junior or senior is eligible if he or she has a 2.75 average for all high school work completed. (Sophomores taking part in an accelerated program in mathematics or science may also be eligible with proper documentation of their participation in such a program. Such students may only take those college courses which directly relate to the content of their accelerated programs.)
2. Qualified students may select one course each semester from the list of courses made available to them by the College. No tuition or fees need be paid, with the exception of a \$10.00 non-refundable application fee due at the student's first registration. The student must purchase books and other supplies.
3. Courses taken under this program carry full college credit and count toward college graduation. They are not intended to be applicable toward high school graduation.
4. Courses taken under this program will meet after school hours during the week or on Saturday morning. No courses may be taken under this program which may be obtained by the student at his or her high school.

## **Financial Information**

Because of County support, the cost of higher education is maintained at a low cost. Scholarships, Basic Grants, Veteran's Benefits, and other financial assistance are available to qualified full and part-time students.

### **Student Personnel Service**

In order to help students derive the greatest value from their college experience, guidance services are available through the Office of Student Personnel Services at the College. The general aim of the guidance program is to help all students become more self-aware so that they may fulfill their own potentials and prepare more effectively for rewarding roles in society. Counselors are available to help students with academic problems, as well as to help plan academic programs and schedule classes each semester.

Career planning is a major source of concern for most students. In response to this student need, the College's Career Resource Lab provides students an opportunity for self-assessment, exploration of the world of work, and career development. Position descriptions, training/education requirements, working conditions, employment outlook and average earnings for over 20,000 occupations are available in the Career Lab.

## **Programs of Study (For The 1981-1982 Academic Year)**

The College's programs of study are organized into three types: transfer (including General Studies), occupational, and certificate. The transfer and occupational curricula are two-year programs leading to the degree of Associate in Arts. The certificate curricula are one-year programs leading to certificates in particular fields of study. The General Studies transfer curriculum is designed for students who want to qualify for a two-year degree in a flexible course of study designed for transfer to other colleges or universities, or to satisfy specific job-related interests.

## **Associate in Arts Programs**

Community College at Calvert County through Charles County Community College offers the Associate in Arts degree in several programs of study as listed below:

**Computer Programming**  
**Management Development**  
**General Studies**  
**Office Administration**  
**(Secretarial Science)**

In addition, the College offers certificate programs in these areas of study:

**Computer Operator**  
**Practical Nursing**  
**Real Estate**  
**Secretarial**

# Faculty

Over thirty full or part-time faculty members are presently (1981) instructing at the college. Faculty members are selected on the basis of educational background and expertise in their fields of study. Most faculty members have their master's degree, with many also having a doctorate.

# Enrollment Statistics

The three semesters of operation have shown an increase in enrollment from 254 people to 428. Seventy percent of the students are female with 394 attending on a part-time basis.

The enrollment by degree programs is as follows:

## Total Enrollment by Degree and Certificate

	Fall 80	Spring 81	Fall 81
General Studies	215	263	295
Engineering	2	1	44
Management Development	13	13	30
Real Estate	2	3	4
Office Administration	2	7	3
Pollution Abatement Tech	1	0	4
Computer Data Processing	18	18	33
Real Estate Certificate			11
Licensed Practical Nurse	1	1	22
Registered Nurse	4	2	

### Notes:

Some people have registered in more than one program. The program for 1982-83 is the same as above except for the certificate in Real Estate.

# Advisory Committee

The Community College Advisory Committee is an eleven member group appointed by the Board of County Commissioners. This group meets quarterly to advise the Commissioners on the status of the Community College at Calvert County in regard to programs and services. Drawing upon input from the citizens of Calvert County, the Advisory Committee makes recommendations to the administration and staff of the Community College and to the Board of County Commissioners.

# Recommendations

1. Provide the curricula, instruction, facilities, and environment to meet the needs of the citizens of Calvert County in:
  - a. obtaining an Associate in Arts degree. Credits should be transferable to a baccalaureate degree.
  - b. technical occupational training.
  - c. continuing education courses and programs.
2. Request the Community College Advisory Committee to make a continued assessment of the needs of the citizens of Calvert County for developing higher educational programs.
3. Continue the cooperative effort with the Board of Education.
4. In order for the Public and the Board of County Commissioners to review properly the Community College's annual budget, the following supporting information should be submitted:
  - a) An annual report for the prior year which includes supporting statistical data.
  - b) The current Charles County Community College Catalog.
  - c) A summary of existing and proposed programs. Additional start-up costs to begin new programs.
  - d) Recommendation from the Planning Commission relating to facility construction and location as required by law.
  - e) The approval of the Board of Trustees as well as the recommendation from the Community College Advisory Board.

