

2024 June Draft - Incentivizing Residential Growth

The draft June 2024 plan recommended:

- Allowing seven units per acre throughout the town center except for Main Street, where up to 14 units per acre or higher could be considered.
- Restructuring the Transferable Development Rights (TDR) Program to encourage residential growth in target areas.
- Encouraging mixed-use development (commercial and residential development) along MD 2/4.
- Restructuring/reducing residential excise taxes.
- Targeting several “nodes” or “focus areas” for investment to create memorable places.
- Designating the southwest quadrant of the town center as a conservation area and establishing a preservation strategy to protect over 90 acres of undisturbed forest and a stream valley, which is part of Parkers Creek headwaters.

2024 December Draft - Managing Residential Growth

The December 2024 draft plan recommends:

- Consistency with the current Calvert County Zoning Ordinance Update, which proposes up to four units per acre throughout the town center and five TDRs per additional residential lot or dwelling unit, with denser mixed-use development (commercial and residential) along Main Street as a consideration.
- Encouraging mixed-use commercial activities (excluding residential development) along MD 2/4.
- Allowing the recreation excise fee to fund expanded activities, like trails or shared-use paths that connect to the larger recommended shared-use path network, natural environmental corridors, dog parks and public art, cultural and heritage displays.
- Designating three “focus areas” for investment to capitalize on redevelopment opportunities and expected residential growth along Armory Road. This supports the county’s efforts in government-related redevelopment and its goal to pursue a Main Street Affiliation along Main Street, as well as the integration of a dedicated bike path along Prince Frederick Boulevard, which ends at the library.
- Maintaining the Forest District designation in the southwest quadrant of the town center and protecting it through the county’s proposed Natural Resource Protection Area (Article 21 of the Calvert County Zoning Ordinance Update), which is proposed for countywide implementation.

2024 Draft Plan - Eliminating References/Recommendation for MD 231 to Reflect Reduced Boundary Expansion

- The December 2024 draft removes references and recommendations related to MD 231 within the town center’s Phase II expansion area, which was removed in the 2022 amendment to the Calvert County Comprehensive Plan.