

Calvert County Planning Commission 2013 Annual Report



August 20, 2014



Calvert County Planning Commission 2013 Membership

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Mr. Michael Phipps, Vice Chairman
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Mr. Malcolm Funn
Ms. Carolyn McHugh
Mr. Robert W. Reed
Mr. William B. Glascock, II

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Jenni Bailey, GIS/Planning Assistant
Lisa Govoni, Intern
Patricia Haddon, AICP, Principal Planner
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William Pittman, ASLA, Principal Planner
Jenny Plummer-Welker, AICP, Principal Planner
Carolyn Sunderland, AICP, Principal Planner
Olivia Vidotto, Planner I
Terry Williams, Development Navigator

Appointed by the Board of County Commissioners, in accordance with state law, the Planning Commission serves as a citizen review board on County planning decisions. As set forth in the *Land Use Article*, the Annotated Code of Maryland, the Planning Commission is both an advisory and decision-making body. The Planning Commission creates, approves and amends the Comprehensive Plan. It also prepares master plans and other reports necessary to guide development or to educate citizens of County planning decisions. In its decision-making capacity, the Planning Commission reviews and approves the subdivision of land for residential and commercial use and plans for the future development of individual sites. Subdivisions and site plan review constitute the bulk of the Planning Commission work during regularly scheduled meetings. In its advisory capacity, the Commission makes recommendations concerning the zoning of land, amendments to the ordinances, the development of public structures and services, land acquisitions, and other development and growth related issues.

The Planning Commission holds its regularly scheduled public meetings on the third Wednesday of each month at 7 p.m. Meetings are devoted to review and action on site plans, subdivisions, zoning cases and discussion of general planning items. In addition to regularly scheduled meetings, public meetings are held when necessary to discuss special planning items. For further information on Planning Commission meeting dates and agenda items, contact the Department of Community Planning and Building by phone, 410-535-2348, 301-855-1243-x 2337, TDD 410-535-6355 or by email, pz@co.cal.md.us.

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Jurisdiction Name: Calvert County

Planning Contact Name: Will Selman

Planning Contact Phone Number: 410-535-1600, ext. 2727

Planning Contact Email: selmanwl@co.cal.md.us

Section I: Amendments and Growth Related Changes In Development Patterns

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

1. If no, go to (B).
2. If yes, briefly summarize what was adopted. The St. Leonard Town Center Master Plan was approved by the Planning Commission and adopted by the County Commissioners. It became effective on November 26, 2013. The St. Leonard Town Center Master Plan functions as an addendum to the Calvert County Comprehensive Plan.

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

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

1. If no, go to (C).
2. If yes, briefly summarize each growth related change(s).

| Approved Subdivisions, 2013 | | | | |
|---|---------------|--------------|-------------|----------------------------|
| Subdivision Name | # Lots | Acres | PFA? | Postal Service Area |
| (MSD 13-02-06) Brady Property | 1 | 101.09 | No | Owings |
| (MSD 05-09-15) Fortner Property | 3 | 5.1645 | No | Sunderland |
| (SD 76-22A) Rolling Hills Property | 1 | 3.0 | No | Huntingtown |
| (MSD 12-07-18) Prout Property, Lots 4 & 5 | 2 | 4.5 | No | Huntingtown |
| (MSD 12-04-23) Lowell H. Bowen | 1 | 93.88 | No | Prince Frederick |
| (MSD 13-03) Robert & Darlene Conner | 4 | 20.3665 | No | Prince Frederick |
| (MSD 08-11-29) Starkey Farm | 2 | 226.7 | No | Prince Frederick |
| (MSD 12-01-29) Sheridan Point Ridge Lots 1 and 2 | 2 | 14.055 | No | Prince Frederick |
| (MSD 08-09B-39) Garrity's Rest Lot 4 | 1 | 23.366 | No | St. Leonard |
| (MSD 06-35B-44) Creekside, Lot 1-4 and Replatting of Parcel 499 | 4 | 2.01 | Yes | Solomons |
| (MSD 13-08-23) Bradley Lot 2 | 1 | 23.20 | No | Owings |

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Water and Sewer Amendments

SMA 13-01 Sewer Category Mapping – Proposal to designate 235 Town Square Drive Lusby (minus the “Heaven & Earth Medi Spa) from S-5 to S-3. Property is located in the Lusby Town Center. Planning Commission found proposal consistent with 2010 Comprehensive Plan on December 11, 2013.

Water & Sewerage Plan Amendments – Various text amendments to connect the Calvert County Industrial Park to the Prince Frederick Wastewater Treatment Plant #1 and decommission the Industrial Park Wastewater Treatment Plant. Further to allow the Board of Education to close its failing on-site wastewater treatment facility at Huntingtown High School and send the sewage to the Marley Run Wastewater Treatment Plant. At the February 20, 2013, the Planning Commission found the proposals consistent with 2010 Comprehensive Plan.

Calvert County Comprehensive Water and Sewerage Plan Text Amendment – Proposal to install a private water and sewer system to serve the Dunkirk Town Center Shoppes at Apple Greene. On August 21, 2013, the Calvert County Planning Commission found the amendments consistent with the 2010 Comprehensive Plan.

Transportation

| PROJECT | DESCRIPTION |
|---|--|
| Dowell Road Widening | Make improvements to Dowell Road including wider travel lanes to accommodate “share the Road” with bike riders, a two way center turn lane, drainage and safety. Will support a projected higher volume of traffic and improve overall efficiency. |
| Prince Frederick Loop Road | Create a loop around the town center connecting businesses on either side of MD 2/4. Represents funding for the intersection at MD 231/Prince Frederick Boulevard. |
| Pushaw Station Road Improvement | Relocate approximately 800 feet of road to reduce vertical grade from 13.4% to 10% and realign roadway to improve sight distance. |
| Williams Road/College of Southern Maryland Improvements | Provide major improvements to Williams Road to include additional lane from MD 231 to college roundabout to support college expansion and Barstow Elementary. Roundabout to connect to future extension of West Dares Beach Road. |
| Prince Fred Loop Road: Fox Run/Dares Beach/Armory Road | Prince Frederick Loop Road will eventually create a loop around the town center connecting businesses on either side of MD 2/4. Represents three design construction contracts for portion in front of Calvert Middle School, Fox Run Route 402 and Armory Road. |

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|-------------------------------|---|
| Sidewalk Program | Retrofit and repair program to meet ADA standards in the Town Centers |
| Skipjack @MD 231 Intersection | Construction of safety and operational improvements at the intersection and includes signalization and geometric improvements |
| Arden Court | New private road in College Station subdivision, length 475' |
| Avatar Way | New public road in Prince Frederick Crossing subdivision, length 205' |
| Backstretch Way | New private road in Prince Frederick Crossing subdivision, length 1,834' |
| Baythorne Road | New public road in College Station subdivision, length 6,716' |
| Bentley Road | New private road in College Station subdivision, length 379' |
| Olympia Lane | New private road in College Station subdivision, length 404' |
| Paddock Lane | New private road in Prince Frederick Crossing subdivision, length 270' |
| Polo Way | New private road in Prince Frederick Crossing subdivision, length 240' |
| Rimfire Way | New private road in Prince Frederick Crossing subdivision, length 226' |
| Slade Drive | New private road in College Station subdivision, length 445' |

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

Y N

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

| Case | Summary Description | Joint Public Hearing (BOCC/PC) | BOCC Approval | Ordinance Adopted |
|---------------|---|--------------------------------|---------------|-------------------|
| 12-06b | Nurseries – Agricultural Uses in the Land Use Chart case 11-3c Retail Nurseries/Greenhouses | 10/17/12 | 4/9/13 | Adopted |
| 12-4 | Commercial Setbacks | 4/16/13 | 4/16/13 | Adopted |
| 12-15 | Retail Commercial (RC) Building Size Based on Floor Area Ratio | 5/20/13 | 6/4/13 | Adopted |
| 12-22 | Mobile Food Sales | 6/25/13 | 6/25/13 | Adopted |

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|--------------|---|----------|----------|---------|
| 12-23 | Seasonal Retail | 6/25/13 | 6/25/13 | Adopted |
| 13-02 | Age Restricted Housing | 6/25/13 | 6/25/13 | Adopted |
| 13-05 | Power Generating Facility, Commercial | 7/23/13 | 7/23/13 | Adopted |
| 13-06 | Pets, Livestock (Kept on Non-farm Properties) | 7/223/13 | 7/23/13 | Adopted |
| 13-07 | Elementary and Secondary Schools | 7/23/13 | 7/23/13 | Adopted |
| 13-08 | Target Range | 10/29/13 | 10/29/13 | Adopted |

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

Y N

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

See table below.

| Case | Summary Description | Joint Public Hearing (BOCC/PC) | BOCC Approval | Ordinance Adopted |
|--------------|--|---|--------------------------|------------------------------|
| 13-01 | Dominion Cove Point, LNG, LP Commercial to correct a mapping error. Rezone portions of the property from Light Industrial to Farm and Forest District and rezone other portions from Farm and Forest District to Light Industrial. | 4/16/13 | 4/16/13 | Adopted, Effective 5/14/13 |

Section II: Mapping and GIS Shapefiles

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

Y N

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

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related changes or zoning map amendment(s). *Contact MDP for mapping assistance.*

2. If yes, include a map(s) of the location(s) of the amendment(s) and submit applicable GIS shapefiles for all new growth related changes and zoning map amendments listed in *Sections I(B)* and *I(D)*. GIS shapefiles may be uploaded on the online Annual Report Webtool or via email or cd/dvd disk.

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

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

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

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

Section III: Consistency of Development Changes

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

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

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

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

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TRANSPORTATION

| PROJECT | CONSISTENT WITH EACH OTHER | ANY RECOMMENDATIONS OF LAST ANNUAL REPORT | LOCAL JURISDICTION ADOPTED PLAN | ADJOINING JURISDICTION ADOPTED PLAN | ADOPTED STATE AND LOCAL PLANS THAT HAVE RESPONSIBILITY FOR FINANCING OR CONSTRUCTING IMPROVEMENTS |
|--|--|---|--|-------------------------------------|---|
| Dowell Road Widening | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Consistent supports transportation (Action I-60) | Not Applicable -No impact | No |
| Prince Frederick Loop Road | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Consistent supports transportation (Action I-57) | Not Applicable -No impact | No |
| Pushaw Station Road Improvement | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Consistent supports transportation (Action I-60) | Not Applicable - No impact | No |
| Williams Rd/CSM Improvements | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Consistent supports transportation (Action I-57) | Not Applicable - No impact | No |
| Prince Fred Loop Road-Fox Run/Dares Beach/Armory | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Consistent supports transportation (Action I-57) | Not Applicable - No impact | No |
| Sidewalk Program | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Consistent supports transportation (Action I-60) | Not Applicable - No impact | Yes- Multiple Grants such as TAP |
| Skipjack @MD 231 Intersection | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Consistent supports transportation (Action I-60) | Not Applicable - No impact | No |
| Arden Court New private road | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Not Applicable - No impact | Not Applicable - No impact | No |
| Avatar Way New public road | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Not Applicable - No impact | Not Applicable - No impact | No |
| Backstretch Way New private road | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Not Applicable - No impact | Not Applicable - No impact | No |
| Baythorne Road New public road | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Not Applicable - No impact | Not Applicable - No impact | No |

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| | | | | | |
|----------------------------------|---|------------|-------------------------------|-------------------------------|----|
| Bentley Road New private road | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Not Applicable - No impact | Not Applicable - No impact | No |
| Olympia Lane New private road | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Not Applicable - No impact | Not Applicable - No impact | No |
| Paddock Lane New private road | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Not Applicable - No impact | Not Applicable - No impact | No |
| Polo Way New private road | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Not Applicable - No impact | Not Applicable - No impact | No |
| Rimfire Way New private road | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Not Applicable - No impact | Not Applicable - No impact | No |
| Slade Drive New private road | Consistent with Transportation Plan and Comprehensive Plan | Consistent | Not Applicable - No impact | Not Applicable - No impact | No |

Section IV: Plan Implementation and Development Process

(A) Is the adoption date of your comprehensive plan prior to January 1, 2010? Y N

1. If no, then skip to (B). Identify adoption month and year: October 2010
2. If yes, has your jurisdiction submitted a five-year implementation update?
 - a. If yes, skip to (B).
 - b. If no, include a summary of the following:

(i). Development trends contained in the previous annual reports filed during the period covered by the narrative;

(ii). The status of comprehensive plan implementation tools such as comprehensive rezoning to carry out the provisions of the comprehensive plan;

(iii). Identification of any significant changes to existing programs, zoning ordinances, regulations, financing programs, or State requirements necessary to achieve the visions and goals of the comprehensive plan during the remaining planning timeframe;

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(iv). Identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the comprehensive plan and recommendations to remove any impediments;

(v). Future land use challenges and issues; and

(vi). A summary of any potential updates to the comprehensive plan.

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

Y N

1. If no, go to (C).

2. If yes, what were those recommendations? On May 23, 2013, the Planning Commission staff further streamlined the final/signature review process for site plan approvals. In 2011, staff developed new procedures to guide site plans through staff review and Planning Commission hearings to obtain Planning Commission approval. The new procedures improve the process after Planning Commission approval and prior to final approval. This new process establishes a clear road map to the final site plan approval and clarifies communication standards through identifiable milestones. This process was endorsed by the Planning Commission at its meeting on June 19, 2013.

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

Y N

1. If no, go to *Section V: Measures and Indicators*.

2. If yes, what were those changes? N/A.

Section V: Measures and Indicators

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

(A) In the **Total** column in *Table 1, New Residential Permits Issued (Inside and Outside the PFA)* in (C) below, enter the total number of new residential building permits issued in 2013. Enter 0 if no new residential building permits were issued in 2013.

(Note: For annual reporting purposes, tabulate the amount of new residential building permits issued at time your jurisdiction has granted the ability for a new residential unit to be constructed. It does not mean that the unit has been constructed, will be constructed, or is occupied. If your local definition of building permit varies, please indicate the definition used to tabulate new residential building

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permits. Reconstruction or replacement permits should be included as new residential permits. Additionally, tracking the amount of reconstruction, replacement or demolition of residential units in Table 2A may be beneficial when conducting the Development Capacity Analysis in Section VIII.)

- (B) In the **PFA** column in *Table 1*, enter the total number of permits issued inside the Priority Funding Area (PFA). Enter 0 if no new residential building permits issued inside the PFA in 2013.
- (C) In the **Non-PFA** column in *Table 1*, enter the total number of permits issued outside the PFA. Enter 0 if no new residential building permits issued outside the PFA in 2013.

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

| <u>Residential</u> | PFA | Non - PFA | Total |
|---|-----|-----------|-------|
| # New Residential Permits Issued | 99 | 170 | 269 |

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

- (D) If the **Total** number of new residential permits in *Table 1* is less than 50, then *Tables 2A and 2B* are optional and can be used to locally monitor changes less than 50 permits. Skip to (E) if the **Total** number of new residential permits in *Table 1* is 50 or more.

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

| <u>Residential</u> | PFA | Non - PFA | Total |
|--|------|-----------|---------|
| # Units Approved | 99 | 170 | 269 |
| # Units Constructed | 95 | 172 | 267 |
| # Minor Subdivisions Approved | 1 | 8 | 9 |
| # Major Subdivisions Approved | 0 | 1 | 1 |
| Total Approved Subdivision Area (Gross Acres) | 1.85 | 408.805 | 410.655 |
| # Lots Approved | 4 | 18 | 22 |
| Total Approved Lot Area (Net Acres) | 1.52 | 44.965 | 46.485 |

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

| <u>Commercial</u> | PFA | Non - PFA | Total |
|--|---------|-----------|-----------|
| # Permits Issued | 9 | 9 | 18 |
| # Lots Approved | 0 | 0 | 0 |
| Total Building Square Feet Approved (Gross) | 572,032 | 484,903 | 1,056,935 |
| Total Square Feet Constructed (Gross) | 154,227 | 45,688 | 199,915 |

(E) Were more than **50** new residential building permits issued in 2013? Y N

1. If no, then the remainder of this Section is optional. Skip to *Section VI: Locally Funded Agricultural Land Preservation*.
2. If yes, then complete *Tables 3 through 5* for Residential Growth and *Tables 6 through 8* for Commercial Growth in (F) and (G) below.

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

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

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

| <u>Residential</u> | PFA | Non - PFA | Total |
|--|------|-----------|---------|
| # Permits Issued | 99 | 170 | 269 |
| # Units Approved | 99 | 170 | 269 |
| # Units Constructed | 95 | 172 | 267 |
| Total Approved Subdivision Area (Gross Acres) | 1.85 | 408.805 | 140.655 |
| # Lots Approved | 4 | 18 | 22 |

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

| <u>Residential</u> | PFA | Non – PFA | Total |
|--|------|-----------|--------|
| # Units Approved | 99 | 170 | 269 |
| Total Approved Lot Size (Net Acres) | 1.52 | 44.965 | 46.485 |

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

| <u>Residential</u> | PFA | Non – PFA | Total |
|---|-----|-----------|-------|
| # Units Approved | 99 | 170 | 269 |
| % of Total Units (# Units/Total Units) | 37% | 63% | 100% |

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

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

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

| <u>Commercial</u> | PFA | Non - PFA | Total |
|--|---------|-----------|-----------|
| # Permits Issued | 9 | 9 | 18 |
| Total Building Square Feet Approved (Gross) | 572,032 | 484,903 | 1,056,935 |
| # Lots Approved | 0 | 0 | 0 |
| Total Subdivision Area (Gross Acres) | 0 | 0 | 0 |

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

| <u>Commercial</u> | PFA | Non – PFA | Total |
|------------------------------------|---------|-----------|-----------|
| Total Building Square Feet (Gross) | 572,032 | 484,903 | 1,056,935 |
| Total Lot Size (Net Acres) | 0 | 0 | 0 |

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

| <u>Commercial</u> | PFA | Non – PFA | Total |
|--|---------|-----------|-----------|
| Total Building Square Feet (Gross) | 572,032 | 484,903 | 1,056,935 |
| % of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.) | 54% | 46% | 100% |

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Section VI: Locally Funded Agricultural Land Preservation

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

925.61 acres.

Section VII: Local Land Use Percentage Goal

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

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

(B) What is the jurisdiction's established local land use percentage goal?
The County has not established a local land use goal.

(C) What is the timeframe for achieving the local land use percentage goal?
A goal has not been established; thus, the timeframe has not been set.

(D) Has there been any progress in achieving the local land use percentage goal?
A goal has not been established.

(E) What are the resources necessary for infrastructure inside the PFAs?
Funding resources for infrastructure are identified annually through the County's six-year capital improvements plan. The County's FY 2011 and FY 2012 Adopted Operating and Capital Budget, which cover calendar year 2011, are available online from the County's website (www.co.cal.md.us).

(F) What are the resources necessary for land preservation outside the PFAs?
Land preservation relies on fee simple acquisition of land and acquisition of development rights/easements/ covenants through County and State preservation programs. In order to preserve land, funding is needed – both public funds and the private market funds.

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Section VIII: Development Capacity Analysis (DCA)

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

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

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

Calvert County has not submitted a Development Capacity Analysis due to other priority projects and insufficient staff resources. Calvert Community Planning and Building Department initiated working with the Maryland Department of Planning in summer 2014 on a Development Capacity Analysis. The Development Capacity Analysis is expected to be completed in 2014 and be included in the Planning Commission’s Annual Report for 2014.

2. If yes, then skip to (C):

*(Note: For additional guidance on how to conduct a Development Capacity Analysis, see the Estimating Residential Development Capacity Analysis Guidebook, August 2005, located in the Planning Guide section of the MPD website:
<http://planning.maryland.gov/OurProducts/publications.shtml#ModelsGuidelines>*

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

- (B) When was the last DCA submitted? Identify Month and Year:

A Development Capacity Analysis has not been completed or submitted.

- (C) After completing the DCA, provide the following data on capacity inside and outside the PFA in Table 9, Residential Development Capacity (Inside and Outside the PFA):

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

| Parcels & Lots w/ Residential Capacity | PFA | Non – PFA | Total |
|--|-----|-----------|-------|
| Residentially Zoned Acres | * | * | * |
| Total Acres | * | * | * |
| Total Lots | * | * | * |
| Acres and Parcels with Capacity | * | * | * |

* A Development Capacity Analysis had not been completed.

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

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

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

(B) Has any APFO resulted in a restriction within the Priority Funding Area? Y N

1. If no, skip this Section.
2. If yes, then complete (C) through (I) below for each restriction.

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

(D) Where is each restriction located? (Identify on a map if possible).
In the northern portion of the county, excluding the municipalities, Chesapeake Beach and North Beach, which are not subject to Calvert County's APF regulations. Three school districts are over capacity: Beach Elementary, Northern Middle, and Northern High. Locations are indicated on the map, Calvert County School Districts, dated November 1, 2012 (attached). There was no change in the location of the restrictions from the 2012 Annual Report.

(E) Describe the nature of what is causing each restriction.
Inadequacy of schools. Roads are restricted only if improvements to current system are not proposed.

(F) What is the proposed resolution of each restriction (if available)?
Schools: Adequate capacity or seven year wait on the final recording of subdivisions or residential site development plans Roads: Until such time as road improvements are completed.

(G) What is the estimated date for the resolution of each restriction (if available)?
The restriction for Northern High's school district is anticipated to be resolved by 2017. The construction to replace Northern High School is planned to commence in 2015. The new building is planned to be open in the fall of 2017. The restriction for Beach Elementary's school district is anticipated to be resolved when the school is renovated/expanded or replaced. Calvert County Public Schools will conduct a feasibility study in FY 2017. Planning funds for the renovation/ expansion or replacement are scheduled for FY 2018. Construction will follow.

(H) What is the resolution that lifted each restriction (if applicable)?
Not applicable.

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

Not applicable.

(J) Has your jurisdiction reported the restrictions reported in (C) through (I) above as part of the required biennial APFO annual reporting requirements?

Y N

(Note: Jurisdictions with adopted APFOs must submit a biennial APFO report when a restriction within the PFA occurs within the reporting period. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years, currently 2013 and 2012.)

Section X: Submitting Annual Reports and Technical Assistance

(A) Annual Reports may be submitted via email or hyperlink to david.dahlstrom@maryland.gov (preferred) or one copy may be mailed to:

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

(B) Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if there are technical questions about your Annual Report.

1. Was this Annual Report approved by the planning commission/board? Y N
2. Was this Annual Report filed with the local legislative body? Y N
3. Does the cover letter:
 - a. Acknowledge that the planning commission/board has approved the Annual Report. Y N
 - b. Acknowledge that the Annual Report has been filed with the local legislative body? Y N
 - c. Indicate a point of contact(s)? Y N

(C) You may wish to send an additional copy of your Annual Report directly to your MDP Regional Office via email or hyperlink (preferred) or hardcopy.

Calvert County Planning Commission 2013 Annual Report

(D) If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you. Regional Planner contact information can be found at:

<http://planning.maryland.gov/OurWork/localplanning.shtml>

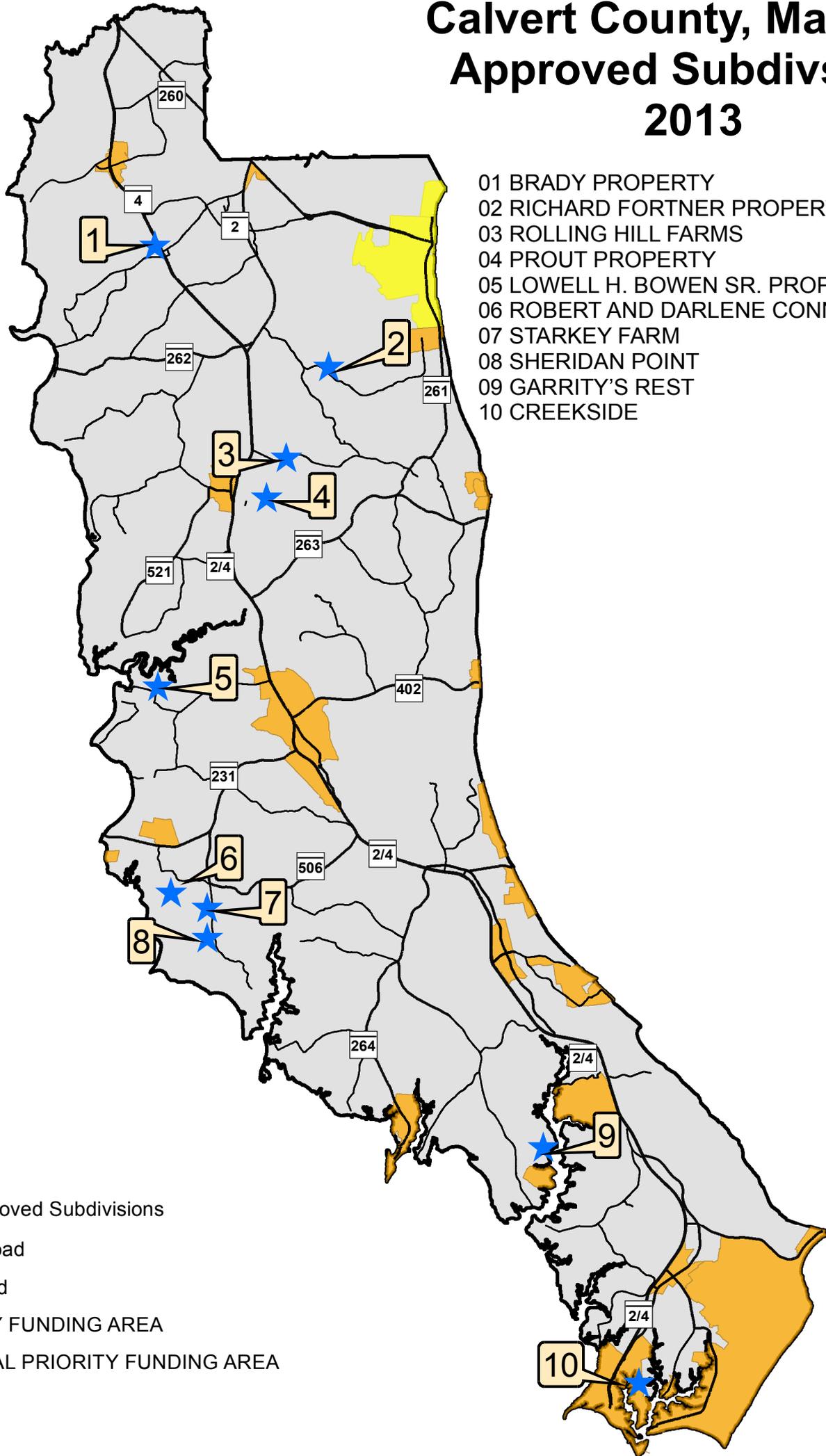
(E) Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website:

<http://planning.maryland.gov/YourPart/SGGAnnualReport.shtml>

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

Calvert County, Maryland Approved Subdivisions 2013

- 01 BRADY PROPERTY
- 02 RICHARD FORTNER PROPERTY
- 03 ROLLING HILL FARMS
- 04 PROUT PROPERTY
- 05 LOWELL H. BOWEN SR. PROPERTY
- 06 ROBERT AND DARLENE CONNER PROPERTY
- 07 STARKEY FARM
- 08 SHERIDAN POINT
- 09 GARRITY'S REST
- 10 CREEKSIDE



Legend

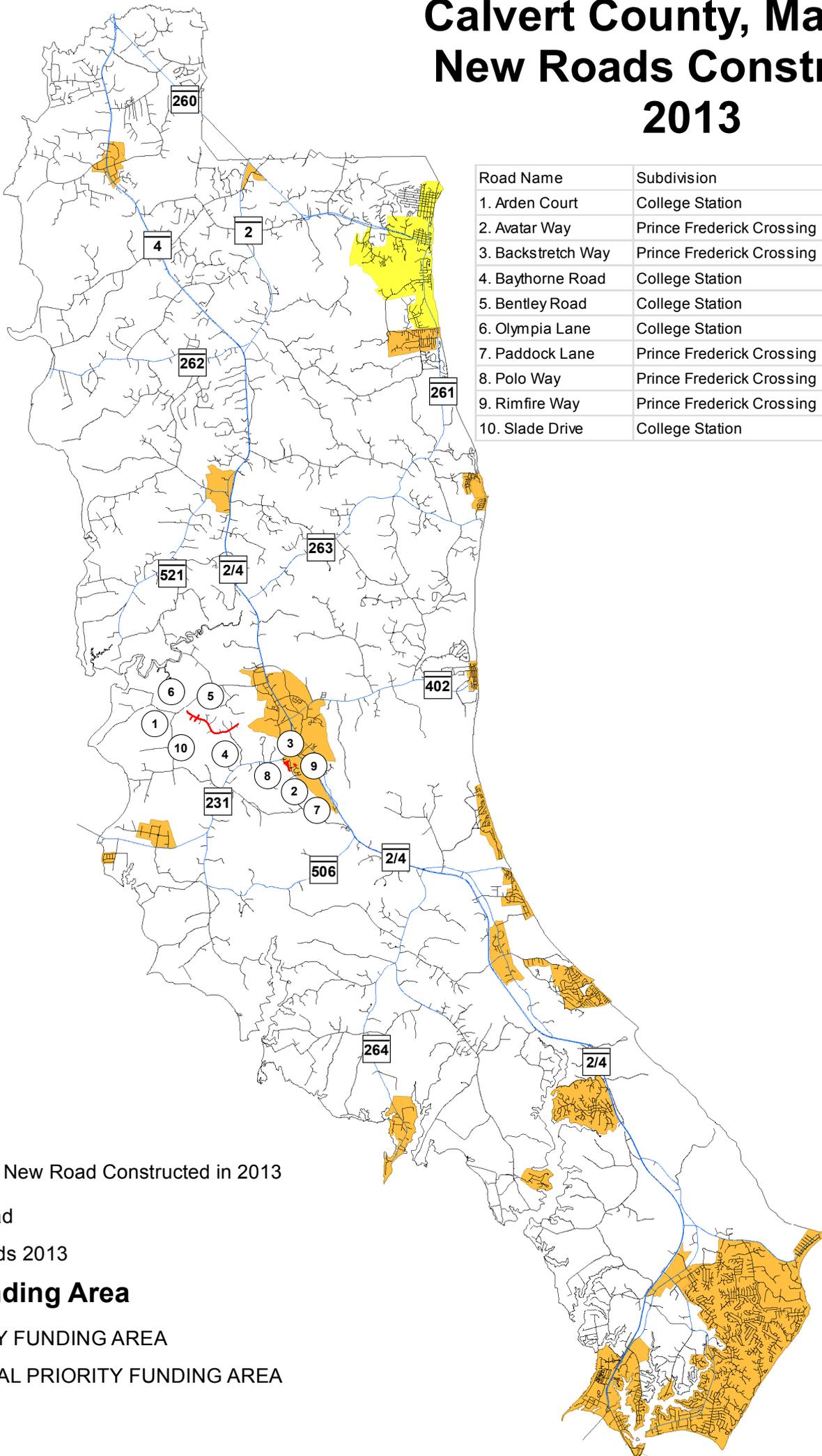
-  2013 Approved Subdivisions
-  County Road
-  State Road
-  PRIORITY FUNDING AREA
-  MUNICIPAL PRIORITY FUNDING AREA

0 7,500 15,000 30,000 45,000 60,000 Feet



Calvert County, Maryland New Roads Constructed 2013

| Road Name | Subdivision | Type | Length |
|--------------------|---------------------------|---------|--------|
| 1. Arden Court | College Station | Private | 475 |
| 2. Avatar Way | Prince Frederick Crossing | Public | 205 |
| 3. Backstretch Way | Prince Frederick Crossing | Private | 1834 |
| 4. Baythorne Road | College Station | Public | 6716 |
| 5. Bentley Road | College Station | Private | 379 |
| 6. Olympia Lane | College Station | Private | 404 |
| 7. Paddock Lane | Prince Frederick Crossing | Private | 270 |
| 8. Polo Way | Prince Frederick Crossing | Private | 240 |
| 9. Rimfire Way | Prince Frederick Crossing | Private | 226 |
| 10. Slade Drive | College Station | Private | 445 |



Legend

Location of New Road Constructed in 2013

State Road

New Roads 2013

Priority Funding Area

PRIORITY FUNDING AREA

MUNICIPAL PRIORITY FUNDING AREA

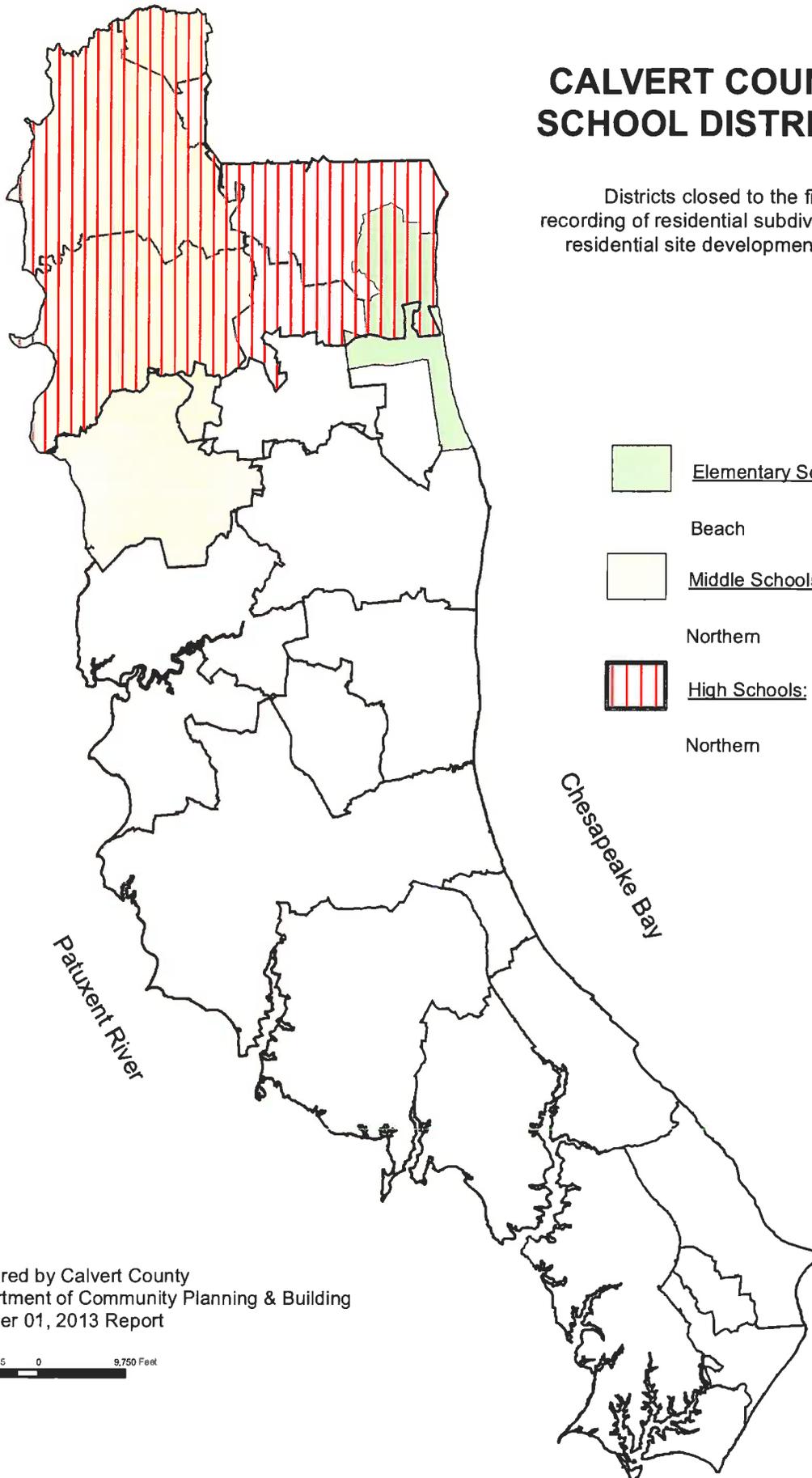
0 7,500 15,000 30,000 45,000 60,000 Feet





CALVERT COUNTY SCHOOL DISTRICTS

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



-  Elementary Schools:
Beach
-  Middle Schools:
Northern
-  High Schools:
Northern

Prepared by Calvert County
Department of Community Planning & Building
October 01, 2013 Report

9,750 4,875 0 9,750 Feet

