

# Calvert County Planning Commission 2014 Annual Report



September 16, 2015



## Calvert County Planning Commission 2014 Annual Report

**Jurisdiction Name: Calvert County**

**Planning Contact Name: Yolanda Hipski**

**Planning Contact Phone Number: 410-535-1600, ext. 2636**

**Planning Contact Email: hipskiya@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.

(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).

<b>Approved Subdivisions 2014</b>					
<b>Subdivision Name</b>	<b>Lots</b>	<b>Acres (Net)</b>	<b>Acres (Gross)</b>	<b>PFA?</b>	<b>Postal Service Area</b>
MSD 14-1035 Swann Property Lot 1	1	1.524	211.5	No	Owings
MSD 12-06-14 Mark Grace Property Lots 1-3, Family Conveyance lots 4 & 5, Open Space A and replatting of Residue of Parcel 147	5	5.0	30.942	No	Huntingtown
MSD 13-08-23 Bradley Property lot 2	1	2.475	23.20	No	Prince Frederick
MSD 12-08-18 Matplace LLC Lots 1-5 and Revertible parcel A	5	4.85	5.969	Yes	Huntingtown
SD 13-02 Lusby Town Square Lot 1	1	1.59	4.95	Yes	Lusby
MSD 02-28A-28 Erich & Masters	2	19.134	19.59	No	Prince Frederick
MSD 009-03A – 31 Thomas and Mary Commodore Lot 1 Section 2	1	2.0	15.33	No	Port Republic
MSD 14-1036-02 Weems	1	1.151	3.697	Yes	St. Leonard
MSD 13-04-06 Jesus Good Shepherd	1	4.462	35.34	No	Owings
SD 06-06A Harmony Hills Lot 28 Revertible Parcel "A" and "Buildable Residue of Parcel 257	1	3.0	193.42	No	Huntingtown
<b>TOTAL</b>	<b>18</b>	<b>26.0704</b>	<b>524.348</b>		

**Calvert County Planning Commission  
2014 Annual Report**

**Water and Sewer Amendments**

**SMA 13-03 Calvert County Sewer Category Mapping** – Proposal to amend the Calvert County Comprehensive Water and Sewer Plan, 2011, to change the sewer category of Tax Map 43 Parcel 240 from S-5 to S-3. At its December 11, 2013 meeting, the Calvert County Planning Commission found the proposal to be in compliance with the 2010 Comprehensive Plan. The proposal was approved by the Board of County Commissioners at their January 28, 2014 meeting.

**STA 14-02 Calvert County Water and Sewer Plan Amendment** – Proposal to amend the Calvert County Comprehensive Water and Sewerage Plan 2011 for construction of a wastewater treatment system to serve Regency Manor Mobile Home Park, a residential community in Dunkirk, Maryland. At their March 19, 2014 meeting, the Calvert County Planning Commission found the proposal consistent with 2010 Comprehensive Plan. The proposal was approved by the Board of County Commissioners at their April 15, 2014 meeting.

**WSMA 14-01 Calvert County Comprehensive Water and Sewerage Map Amendment** – Proposal to amend the 2011 Calvert County Comprehensive Water and Sewerage Plan for water and sewerage categories of three properties (Tax Map 39, Parcel 137; Tax Map 42, Parcel 206; Tax Map 42 Parcel 424) from W-6 to W-3 and S-6 to S-3. At their April 16, 2014 meeting, the Calvert County Planning Commission found the amendments consistent with the 2010 Comprehensive Plan. The proposal was approved by the Board of County Commissioners at their May 13, 2014 meeting.

**Transportation**

PROJECT	DESCRIPTION
Dowell Road Widening	Make improvements to Dowell Road including wider travel lanes to accommodate the "Share the Road" program for bike riders, a two way center turn lane, drainage and safety. Project will support a projected higher volume of traffic and improve overall efficiency. Currently under construction.
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. Project under design stage and to be completed in 2015.
Pushaw Station Road Improvement	Relocate approximately 800 feet of road to reduce vertical grade from 13.4% to 10% and to realign roadway to improve sight distance. Project is in the design stage (60% completed).

**Calvert County Planning Commission  
2014 Annual Report**

**Transportation (Cont.)**

<b>PROJECT</b>	<b>DESCRIPTION</b>
Williams Road/College of Southern Maryland Improvements	Provide major improvements to Williams Road to include an additional lane from MD 231 to roundabout located at the College of Southern Maryland. The road improvements will support the college expansion and Barstow Elementary. Roundabout to connect to future extension of West Dares Beach Road. Currently under construction and to be completed in 2015.
Prince Frederick 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. Armory Road and Dares Beach Road completed. Fairgrounds Road design complete.
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. Placed on hold.
Boyd Turn Road Improvement Phase II	Improvements to Boyd Turn Road from 5 <sup>th</sup> Street to Route 261. 90% design completed. Construction expected in 2016

(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.

**ZONING TEXT AMENDMENTS**

<b>Case</b>	<b>Summary Description</b>	<b>Joint Public Hearing (BOCC/PC)</b>	<b>BOCC Approval</b>	<b>Ordinance Adopted</b>
<b>13-11</b>	Recreational Facility, Indoor Commercial	7/15/14	7/15/14	Adopted
<b>13-13</b>	Continuing Care Retirement Communities	7/15/14	7/15/14	Adopted
	Amendments to Floodplain area; fines; penalties and mitigation; Variances, floodplain; and, definitions	10/21/14	10/21/14	Adopted
<b>14-01</b>	Parking requirements	10/21/14	12/2/14	Adopted

**Calvert County Planning Commission  
2014 Annual Report**

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

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

**Section II: Mapping and GIS Shapefiles**

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

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

**See Appendix of Report for following maps:  
"Calvert County, Maryland Approved Subdivisions 2014"  
"Calvert County, Maryland Transportation Capacity Improvements 2014"**

**(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.*

**Calvert County Planning Commission  
2014 Annual Report**

**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.

**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
Dowel Road Widening	Consistent with Transportation Plan and Comprehensive Plan	Consistent - No recommendations	Consistent supports transportation (Action I-60)	Not Applicable -No impact	No
Prince Frederick Loop Road	Consistent with Transportation Plan and Comprehensive Plan	Consistent - No recommendations	Consistent supports transportation (Action I-57)	Not Applicable -No impact	No
Pushaw Station Road Improvement	Consistent with Transportation Plan and Comprehensive Plan	Consistent - No recommendations	Consistent supports transportation (Action I-60)	Not Applicable - No impact	No
Williams Rd/CSM Improvements	Consistent with Transportation Plan and Comprehensive Plan	Consistent - No recommendations	Consistent supports transportation (Action I-57)	Not Applicable - No impact	No

**Calvert County Planning Commission  
2014 Annual Report**

**TRANSPORTATION (Cont.)**

<b>PROJECT</b>	<b>CONSISTENT WITH EACH OTHER</b>	<b>ANY RECOMMENDATIONS OF LAST ANNUAL REPORT</b>	<b>LOCAL JURISDICTION ADOPTED PLAN</b>	<b>ADJOINING JURISDICTION ADOPTED PLAN</b>	<b>ADOPTED STATE AND LOCAL PLANS THAT HAVE RESPONSIBILITY FOR FINANCING OR CONSTRUCTING IMPROVEMENTS</b>
Prince Fred Loop Road-Fox Run/Dares Beach/Armory	Consistent with Transportation Plan and Comprehensive Plan	Consistent - No recommendations	Consistent supports transportation (Action I-57)	Not Applicable - No impact	No
Sidewalk Program	Consistent with Transportation Plan and Comprehensive Plan	Consistent - No recommendations	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 - No recommendations	Consistent supports transportation (Action I-60)	Not Applicable - No impact	No
Boyds Turn Road Improvement Phase I	Consistent with Transportaiton Plan and Comprehensive Plan	Consistent - No recommendations	Consistent supports Transportation (Action I-60)	Not Applicable - No Impact	No

**Calvert County Planning Commission  
2014 Annual Report**

**WATER AND SEWER MAP AMENDMENTS**

<b>PROJECT</b>	<b>CONSISTENT WITH EACH OTHER</b>	<b>ANY RECOMMENDATIONS OF LAST ANNUAL REPORT</b>	<b>LOCAL JURISDICTION ADOPTED PLAN</b>	<b>ADJOINING JURISDICTION ADOPTED PLAN</b>	<b>ADOPTED STATE AND LOCAL PLANS THAT HAVE RESPONSIBILITY FOR FINANCING OR CONSTRUCTING IMPROVEMENTS</b>
WSMA 13-03 Calvert County Sewer Category mapping	PC consistency agreement 12/11/13	Consistent	BOCC approved on January 28, 2014	Not Applicable- No impact	No
STA 14-02 Calvert County Water and Sewer Plan Amendment	PC consistency agreement 3/19/14	Consistent	BOCC approved on April 15, 2014	Not Applicable- No impact	No
WSMA 14-01 Calvert County comprehensive Water and Sewerage Map Amendment	PC consistency agreement 4/16/14	Consistent	BOCC approved on May 13, 2014	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;

## Calvert County Planning Commission 2014 Annual Report

- (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;
- (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?

In 2014, Community Planning & Building began evaluating its current TDR program. Proposed revisions to the Calvert County Zoning Ordinance and pertinent Town Center Zoning Ordinances are expected to be adopted in 2015.

**(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 permits. Reconstruction or replacement permits should be included as new*

## Calvert County Planning Commission 2014 Annual Report

*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
<b># New Residential Permits Issued</b>	73	149	222

(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
<b># Units Approved</b>	73	149	222
<b># Units Constructed</b>	73	151	224
<b># Minor Subdivisions Approved</b>	2	6	8
<b># Major Subdivisions Approved</b>	1	0	1
<b>Total Approved Subdivision Area (Gross Acres)</b>	9.67	474.39	484.06
<b># Lots Approved</b>	6	7	13
<b>Total Approved Lot Area (Net Acres)</b>	6.0	14.0	20.0

## Calvert County Planning Commission 2014 Annual Report

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

<u>Commercial</u>	PFA	Non - PFA	Total
<b># Permits Issued</b>	12	19	31
<b># Lots Approved</b>	1	0	1
<b>Total Building Square Feet Approved (Gross)</b>	60,153	123,283	183,436
<b>Total Square Feet Constructed (Gross)</b>	45,920	35,881	81,801

(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
<b># Permits Issued</b>	73	149	222
<b># Units Approved</b>	73	149	222
<b># Units Constructed</b>	73	151	224
<b>Total Approved Subdivision Area (Gross Acres)</b>	9.67	474.39	484.06
<b># Lots Approved</b>	6	7	13

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

<u>Residential</u>	PFA	Non - PFA	Total
<b># Units Approved</b>	73	149	222
<b>Total Approved Lot Size (Net Acres)</b>	6.0	14.02	20.02

**Calvert County Planning Commission  
2014 Annual Report**

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

<u>Residential</u>	PFA	Non – PFA	Total
<b># Units Approved</b>	73	149	222
<b>% of Total Units (# Units/Total Units)</b>	32.9%	67.1%	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
<b># Permits Issued</b>	12	19	31
<b>Total Building Square Feet Approved (Gross)</b>	60,153	123,283	183,436
<b># Lots Approved</b>	1	1	2
<b>Total Subdivision Area (Gross Acres)</b>	35.34	4.46	39.8

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

<u>Commercial</u>	PFA	Non – PFA	Total
<b>Total Building Square Feet (Gross)</b>	60,153	123,253	183,436
<b>Total Lot Size (Net Acres)</b>	1.59	4.46	6.05

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

<u>Commercial</u>	PFA	Non – PFA	Total
<b>Total Building Square Feet (Gross)</b>	60,153	123,283	183,436
<b>% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)</b>	32.8%	67.2%	100%

## Calvert County Planning Commission 2014 Annual Report

### 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.

APD #	NAME	TAX MAP	PARCEL	ACRES	RECORD	PROGRAM	DATE	Comment
1989-09	Cassandra & David Campbell	34	18	122.28	4283/155	TDR	9/26/2013	Market Sale
1993-14	Thomas & Allison Trentman	6	31	68.49	4307/465	TDR	11/18/13	Market Sale
2012-02	John & Cheryl Harms	17	256 p/o 257	79.77	4350/207	TDR	2/26/2014	Market Sale
2013-01	Chesapeake Highlands Memorial Gardens, LLC	31	48 plus A&B	128.22	4369/380	TDR	4/15/2014	Market Sale

A total of four properties were preserved during Fiscal Year 2014 which represent 398.76 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?

## Calvert County Planning Commission 2014 Annual Report

Funding resources for infrastructure are identified annually through the County's six-year capital improvements plan. The County's FY 2014 and FY 2015 Adopted Operating and Capital Budget, which cover calendar year 2014, are available online from the County's website ([www.co.cal.md.us](http://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.

### 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 with completion of the upcoming Comprehensive Plan update to be completed in 2017 and should be included in the Planning Commission's Annual Report for that year.

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):

## Calvert County Planning Commission 2014 Annual Report

**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.

### **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).

There are currently Adequate Public Facilities (APF) restrictions in the northern portion of the county. Since the two county municipalities, Chesapeake Beach and North Beach, are not subject to Calvert County's zoning regulations, they are exempt from the County's APF regulations. In the Fall 2014, staff reported that three school districts were over capacity: Beach Elementary, Windy Hill Elementary, and Northern High. The locations of these schools are indicated on the map, *Calvert County School Districts, dated October 2014* (See Appendix for Map).

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

If the capacity of schools exceeds 100%, the Adequate Public Facilities Ordinance requires that the school district is closed for new residential development. Reports are generated by county staff in the Fall and in the Spring of each year to verify the capacity status of each school. Roads are restricted only if improvements to the current system are not proposed.

## Calvert County Planning Commission 2014 Annual Report

- (F)** What is the proposed resolution of each restriction (if available)?  
Schools: Resolution is obtained when staff verifies there is adequate capacity within a previously closed school district or after a seven year wait on the final recording of subdivisions or residential site development plans.  
Roads: Resolution is obtained at such time when 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 2019. The construction to replace Northern High School should commence in 2016. The new building is planned to be open in the fall of 2018. The restriction for Beach Elementary's school district is anticipated to be resolved when the school is renovated/expanded or replaced. This date is most likely to occur by 2022. 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 with construction to follow.
- (H)** What is the resolution that lifted each restriction (if applicable)?  
Not applicable.
- (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](mailto: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



# APPENDIX

## CALVERT COUNTY PLANNING COMMISSION 2014 ANNUAL REPORT MAPS

### SECTION II (B): MAPPING AND GIS SHAPEFILES

<b>PAGE</b>	<b>DESCRIPTION</b>
-------------	--------------------

---

<b>1.A</b>	Calvert County, Maryland Approved Subdivisions 2014
------------	---

<b>1.B</b>	Calvert County , Maryland Transportation Capacity Improvements 2014
------------	---

### SECTION IX (D): ADEQUATE PUBLIC FACILITY ORDINANCE (APFO) RESTRICTIONS

<b>PAGE</b>	<b>DESCRIPTION</b>
-------------	--------------------

---

<b>2.A</b>	Calvert County School Districts October 2014
------------	--





# Growth Related Changes Calvert County, Maryland Transportation Capacity Improvements 2014

- 01. DOWELL ROAD WIDENING
- 02. PRINCE FREDERICK LOOP ROAD
- 03. PUSHAW STATION ROAD IMPROVEMENT
- 04. WILLIAMS ROAD/COLLEGE OF SOUTHERN MARYLAND IMPROVEMENTS
- 05. PRINCE FREDERICK LOOP ROAD FOX RUN/ DARES BEACH & ARMORY ROAD
- 06. SIDEWALK PROGRAM
- 07. SKIPJACK @ Md Route 231

From Section II:  
Mapping and GIS  
Shapefile  
Calvert County 2014  
Annual Report

**Legend**

-  2014 Road Improvements
-  State Road
-  County Road
-  Priority Funding Area
-  Municipal Priority Funding Area

30,000      15,000      0      30,000 Feet

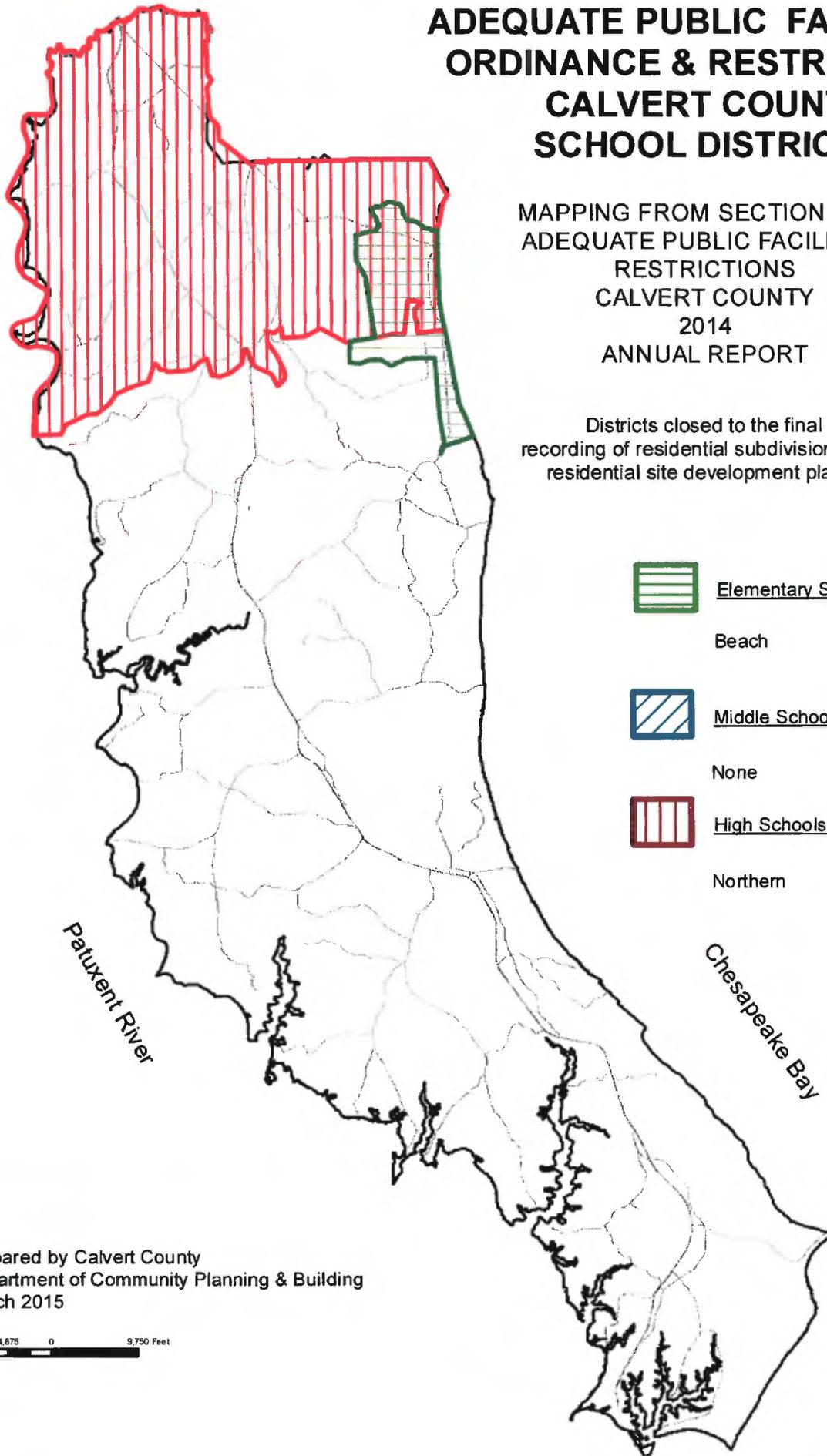




# ADEQUATE PUBLIC FACILITIES ORDINANCE & RESTRICTIONS CALVERT COUNTY SCHOOL DISTRICTS

MAPPING FROM SECTION IX(D)  
ADEQUATE PUBLIC FACILITIES  
RESTRICTIONS  
CALVERT COUNTY  
2014  
ANNUAL REPORT

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



Elementary Schools:

Beach



Middle Schools:

None



High Schools:

Northern

Prepared by Calvert County  
Department of Community Planning & Building  
March 2015

9,750 4,875 0 9,750 Feet

