

Calvert County Planning Commission 2010 Annual Report



**Prepared by the Department of Planning & Zoning
July, 2011**



Annual Report

per Section 3.09 of Article 66B
enacted by SB 280/HB 295, effective June 1, 2009

Calvert County

Prepared by the Calvert County Planning Commission for the period
January 2010 through December 2010



CALVERT COUNTY PLANNING COMMISSION

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Maurice Lusby, Chairman

INTRODUCTION

The most important accomplishment of 2010 was the adoption of the amendments to the Calvert County Comprehensive Plan. The adoption of these amendments was the culmination of a public review process that was initiated in 2008 in response to changes in state planning law. The amendments address three state laws: Agricultural Stewardship, Water Resources, and Smart, Green, and Growing. The first two state laws were adopted in 2006, the third in 2009.

During 2010, the Planning Commission staff initiated an evaluation to its review process for site plans and subdivisions. The purpose of the evaluation was to increase intake review, formalize a schedule to include clear milestones including, but not limited to, consultant revision dates, and outline a clear path to the Planning Commission. Changes to the review processes were initiated in January, 2011.

Architectural Review is part of the development process. The Calvert County Board of County Commissioners appoints citizens to the seven Town Center Architectural Review Committees. These committees, composed of five members each, make recommendations to the Planning Commission regarding the exterior design of structures and signs based upon the architectural requirements and guidelines in the Town Center zoning ordinances. In 2010 the Planning Commission adopted the *Solomons Town Center Architectural Review Design Manual: Guidelines for Architectural Review Applicants*. The Planning Commission thanks the Architectural Review Committee members for their time in reviewing and making recommendations.

These accomplishments and many others are the results of an incredible amount of citizen participation, a focused effort by staff, and many hours of work on the part of the Planning Commission and the Board of County Commissioners. Sincere appreciation is extended to all who participated in the many facets of the Planning Commission's work through the year.


Maurice Lusby

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Calvert County Planning Commission 2010 Membership

Mr. Maurice T. Lusby, Chairman
Mr. Michael Phipps, Vice Chairman
Mr. Laben “Mac” McCartney
Ms. RoxAnne Cumberland
Mr. Malcolm Funn
Mr. Robert W. Reed
Mr. William B. Glascock, II

Staff

Yolanda Hipski, AICP, Secretary and Planning Commission Administrator
Andrew Bernish, Intern
Patricia Haddon, AICP, Principal Planner
Judy Holt, Office Specialist II
Barbara “Bobbie” Hutchison, Planner I
Becky Parkinson, Office Assistant III
William Pittman, ASLA, Principal Planner
Jenny Plummer-Welker, AICP, Principal Planner
Carolyn Sunderland, AICP, Principal Planner
Olivia Vidotto, Planner I
Terry Williams, Public Advocate

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 Article 66B, 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 7:00 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 you can contact the Department of Planning and Zoning 410-535-2348, 301-855-1243-x 2337, TDD 410-535-6355 or by email, pz@co.cal.md.us.

1. Development Patterns

a. New Subdivisions Created

In 2010, 26 subdivisions were granted final approval, which created 46 lots. The following chart shows the subdivision activity with Priority Funding Areas, Non-Priority Funding Areas, inside Town Centers, and inside Town Centers or within the one-mile radius of the Town Centers.

Priority Funding Areas are growth areas defined by State law, the 1997 Priority Funding Areas Act (the Smart Growth Act) and designated by local governments to target state infrastructure investment.¹ The Town Centers are the County's primary designated growth areas and are also designated as Priority Funding Areas. The Town Centers include Dunkirk, Owings, Huntingtown, Prince Frederick, St. Leonard, Lusby, and Solomons plus the municipalities of Chesapeake Beach and North Beach.

Note that none of the data reported in the Calvert County Planning Commission's Annual Report includes data from the municipalities of Chesapeake Beach and North Beach. These municipalities have their own planning and zoning authority and thus are not subject to the County's planning and zoning regulations.

¹ A glossary of Priority Funding Area terms is located in the appendix.

Locations of New Subdivision Approvals in Calvert County

26 Total Subdivisions:

Priority Funding Areas:	
(4 Subdivisions 15.3% of total)	
<i>Total # of lots:</i>	7
<i>Total # of acres:</i>	7.93
<i>Average Density (Density Sum by # of Subdivisions):</i>	1.1
<i>Overall Density (Total Acres by Total Lots):</i>	1.1

Non-Priority Funding Areas:	
(22 Subdivisions 84.6% of total)	
<i>Total # of lots:</i>	39
<i>Total # of acres:</i>	119.86
<i>Average Density (Density Sum by # of Subdivisions):</i>	3.69
<i>Overall Density (Total Acres by Total Lots):</i>	3.07

Inside Town Centers	
(2 Subdivisions 7.7% of total)	
<i>Total # of lots:</i>	5
<i>Total # of acres:</i>	5.93
<i>Average Density (Density Sum by # of Subdivisions):</i>	1.14
<i>Overall Density (Total Acres by Total Lots):</i>	1.19

Inside Town Centers or within the One-mile Radius of a Town Center	
(7 Subdivisions 26.9% of total)	
<i>Total # of lots:</i>	14
<i>Total # of acres:</i>	20.60
<i>Average Density (Density Sum by # of Subdivisions):</i>	1.71
<i>Overall Density (Total Acres by Total Lots):</i>	1.47

b. New Building Permits Issued

There were 144 building permits issued in 2010 for new dwelling units. Of these, 54 (37.5 %) inside were located in the Priority Funding Areas, and 90 were located outside the Priority Funding Areas.

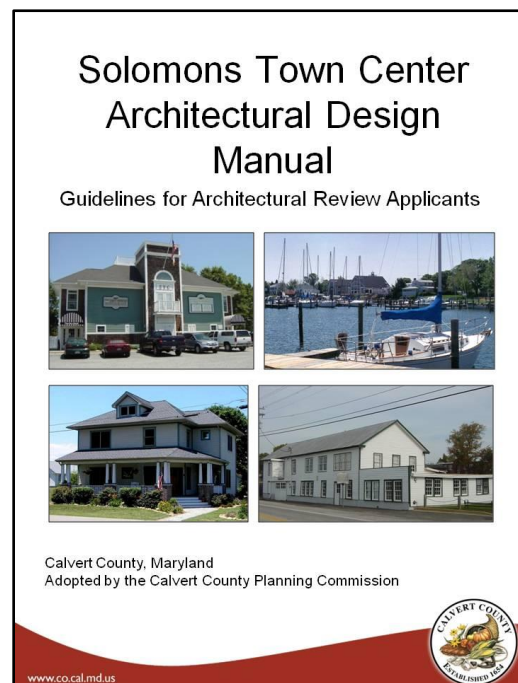
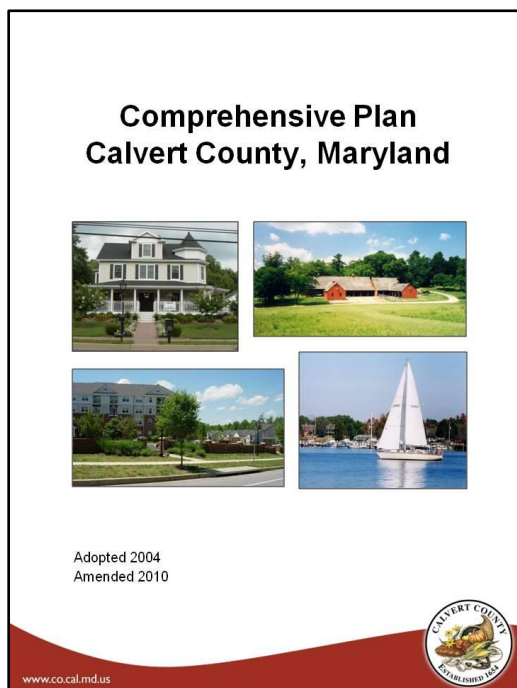
There were 22 building permits issued for commercial or commercial accessory structures. Of these, 12 (54.5%) inside were located inside the Priority Funding Areas, and 10 (45.5%) were located outside the Priority Funding Areas.

c. New Comprehensive Plan or Plan Elements Adopted

In February, 2010, the Calvert County Planning Commission recommended amendments to Chapter I of the 2004 Calvert County Comprehensive Plan. The Board of County Commissioners voted to adopt the amendments in March, 2010. The adoption of these amendments was the culmination of a public review process that was initiated in 2008 in response to update the Calvert County Comprehensive Plan in order to address changes in state planning law.

The amendments address three laws: Agricultural Stewardship (House Bill 2), Water Resources (House Bill 1141), and Smart, Green, and Growing (Senate Bill 273). The first two laws were adopted by the Maryland General Assembly in 2006. These laws required new and expanded elements in all comprehensive plans, specifically a water resources element and a Priority Preservation Area element required for local jurisdictions in order to remain certified under Maryland's Agricultural Certification Program. The third law, adopted by the General Assembly in 2009, replaced the State of Maryland's existing eight planning visions with 12 new visions. The Calvert County Comprehensive Plan is available from the Planning & Zoning Department and online, <http://www.co.cal.md.us/government/departments/planning/comprehensiveplan/>.

The Planning Commission adopted the *Solomons Town Center Architectural Review Design Manual: Guidelines for Architectural Review Applicants* on August 10, 2010. The design manual supplements Solomons Town Center Master Plan & Zoning Ordinance.



d. Zoning Map Amendments

There were no amendments to the Calvert County Zoning Maps in 2010.

e. Zoning Text Amendments that Resulted in Changes in Development Pattern

In May, 2010, the Board of County Commissioners adopted comprehensive textual and map amendments to the environmental regulations, including the Critical Area Program and Calvert County Zoning Ordinance. The Planning and Zoning staff studied and evaluated the amendments prior to recommending them to the Planning Commission and the Board of County Commissioners.

The purposes of the amendments were to update the County's environmental regulations and to meet State requirements for the comprehensive update of the County's Critical Area Program. Adopted maps included the Critical Area Map, the Critical Area Habitat Protection Area Map, and a Forest Interior Dwelling Bird Habitat Map. Included in these map amendments was the establishment of a Special Buffer Management Area (SBMA) for certain properties and individual map amendments at the request of citizens. The Critical Area Buffer regulations were greatly expanded based upon regulations promulgated by the Critical Area Commission.

f. New Roads or Substantial Changes in Roads or Other Transportation Facilities

There were twelve new roads constructed in Calvert County in 2010. Of these twelve, four were public and eight were private.

Number	Subdivision	Road Name	Type	Length in Feet
1	Covenant Creek	Trail Pass	Private	780
2	Howes Promise	Edith Lane	Private	324
3	Bayview Estates	Grandview Drive	Private	522
4	Farms at Hunting Creek	Cold Pond Court	Private	506
5	Farms at Hunting Creek II	Huntsman Drive	Public	182
6	College Station	Sonoma Lane	Public	50
7	College Station	Baythorne Road	Public	297
8	College Station	Corinthian Court	Private	446
9	Little Cove Farm	Wendigo Trail	Public	499
10	Cedar Crest	Mia Lane	Private	112
11	Danielle's Place	Darlene Court	Private	127
12	Danielle's Place	Hamit Lane	Private	407

g. New Schools or Additions to Schools

Calvert County Public Schools constructed the new Calvert Middle School. The new middle school opened in August, 2010. There are now six public middle schools serving Calvert County. The new Calvert Middle School is located in the Prince Frederick Town Center, which is a designated Priority Funding Area. The new Calvert Middle School replaces the original Calvert Middle School. The new school is located approximately ½ mile from the original school and is located on the campus of Calvert High School and Calvert Technology Academy. The new Calvert Middle School is located at 655 Chesapeake Boulevard, which is part of the Prince Frederick loop road system.

The new school contains academic, related arts, computer labs, and small group instructional classrooms. The school includes a media center, gymnasium, and cafeteria/stage.

The former Calvert Middle School building was built in 1947 and opened as Calvert High School in 1949. The building served as a middle school from 1973 to 2009.



Figure 1 Calvert Middle School, August 2011

h. Other Changes in Development Patterns

i. Commercial Projects

The Calvert County Zoning Ordinance and Town Center Zoning Ordinances specify development requirements for commercial, industrial, public, quasi-public, and non-profit uses. The requirements are intended to promote public health, safety, and welfare by facilitating well-designed and orderly development that is compatible with existing land uses and complies with applicable plans.

In 2010, there were 13 non-residential site plans granted final approval. The table below lists these projects and whether the projects were inside or outside designated Priority Funding Areas.

SPR #	PRJ #	Inside PFA	SITE PLANS APPROVED IN 2010	SQ FT	ACRES
				new	
2009-09	1590	No	PAWS Calvert Well-Pet Clinic revise 2nd floor to apt	remodel	1
2009-14	1544	Yes	Dunkirk Valvoline	3,538	2.46
2009-03	1599	No	Running Hare Vineyard minor revisions	11,824	290
2009-15	1557	No	Perigeaux Winery	2,080	21.26
2007-19	1279	Yes	PF Aquatic Center revision #3	41,152	28.69
2008-11	1592	Yes	Project Echo as built revisions	11,000	1.83
2009-17	1559	No	Anderson Property Telecom Tower	1,670	0.85
2009-02	1447	Yes	Cedar Point Federal Credit Union Bayside Lot 4	3,860	1.59
2006-37	1598	No	Stoney's Banquet Facility at Broomes Island	2,464	1.3
2010-07	1613	No	Dominion Cove Pt LNG Vent Stack Road Extension	grading	n/a
2010-09	1616	No	Solomons Island Winery Tasting Room	263	9.13
2009-04	1449	No	BCJJ Lot 8R Flex-space	8,936	1.38
2009-10	1508	Yes	Riverwatch (7/30/10)	14,292	0.34

ii. Architectural Review

The Board of County Commissioners established Architectural Review Committees for each of Calvert County's Town Centers, excluding North Beach and Chesapeake Beach since they are municipalities with their own planning and zoning authority. The Architectural Review Committees review exterior design features of structures as well as signs within Town Centers in accordance with appearance standards and guidelines specified by the Master Plans and Zoning Ordinances for their respective Town Centers. The Committees also promote awareness of good design within the community and advise the County government on matters relating to appearance or design within the Town Centers. The committees have the additional task of reviewing the Master Plans and Zoning Ordinances and making recommendations to the Board of County Commissioners.

Town Center	# of Cases Approved	# of Committee Meetings
Dunkirk	5	4
Huntingtown	2	2
Lusby	8	3
Owings	2	1
Prince Frederick	37	12
Solomons	36	11
St. Leonard	5	5

Architectural Review Committee Members for 2010

DUNKIRK

Robert Arscott
Michael Martin
Dana Noone
Frank Radosevic
Eleanor Ward

HUNTINGTOWN

Frank Arbusto, Jr.
Grace Bowen
Mary Ballard Jenkins
Thomas LaMoure
Thomas Sasscer

LUSBY

Barbara H. Fringer
Alexander Lavish
Nance Pretto Simmons
Chris H. Soden
D. Bruce Wile
(through 3/1/2010)

OWINGS

Maureen Royle Donn
Beverly O. Spicknall
Karen Towne
Steve Zimmerman

PRINCE FREDERICK

Edward Apple
Scott Galczynski
John J. McFadden
Nancy E. Thompson
Dustin Walker

SAINT LEONARD

Fredric Dellinger
Frank Giuliano, Jr. (Appointed
11/23/10)
Tim Grover (through 10/13/10)
Don House (through 10/31/10)
Matthew Keen (Appointed
11/23/10)
John Selock (through 10/31/10)
Dale A. Weems

SOLOMONS

J. Matthew Gambrill
Brent Hutchinson
Karen Lee Norton
Robert L. Swann
Albert Zahniser

iii. Agricultural Preservation

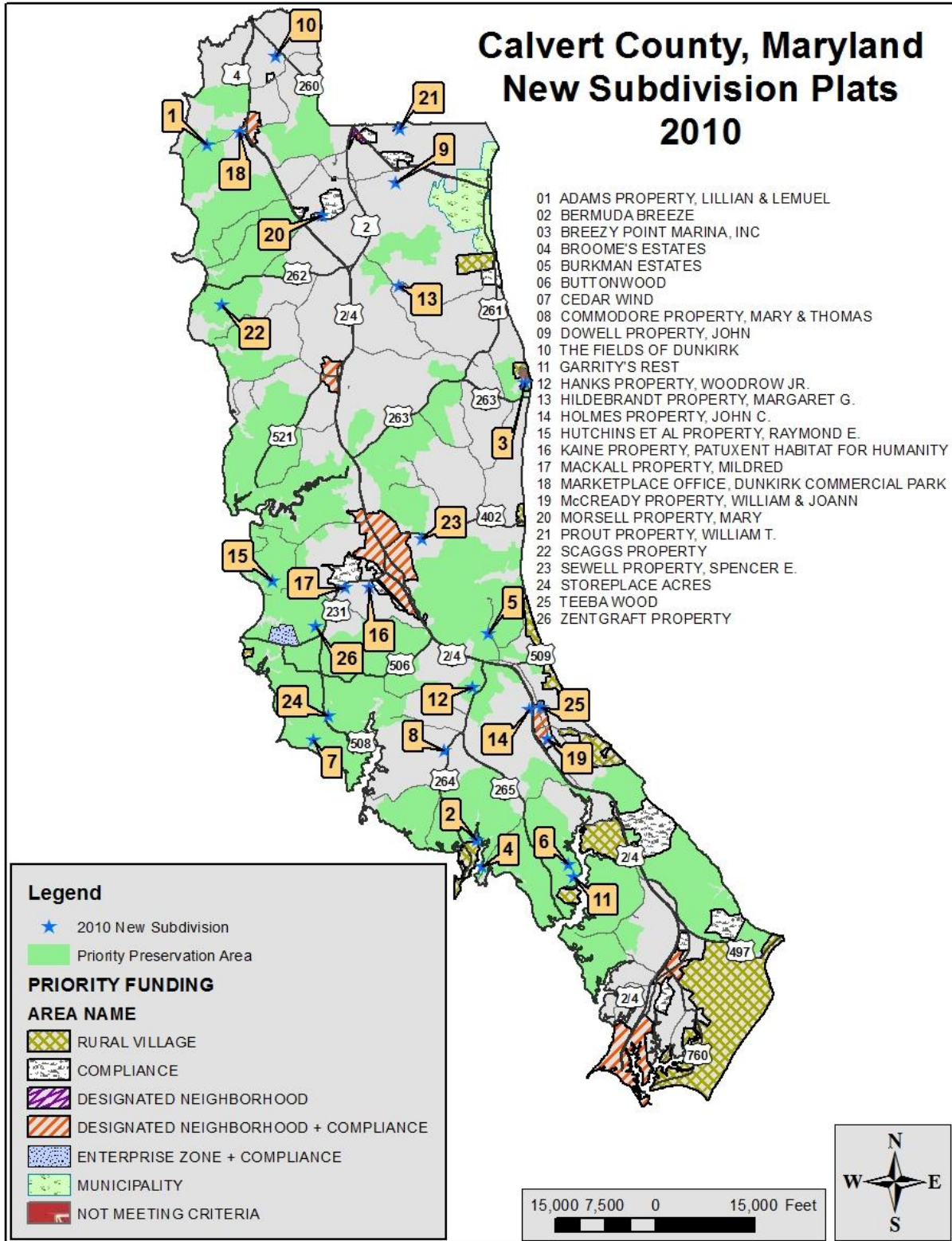
**Calvert County
Agricultural Land Preservation
Acres Preserved in 2010**

The total number of acres preserved through the local Agriculture Land Preservation Program {Transferable Development Rights (TDRs) or Purchase and Retirement (PAR)} in calendar year 2010 was **273.485** acres. No land was preserved from any source other than local funding in 2010.

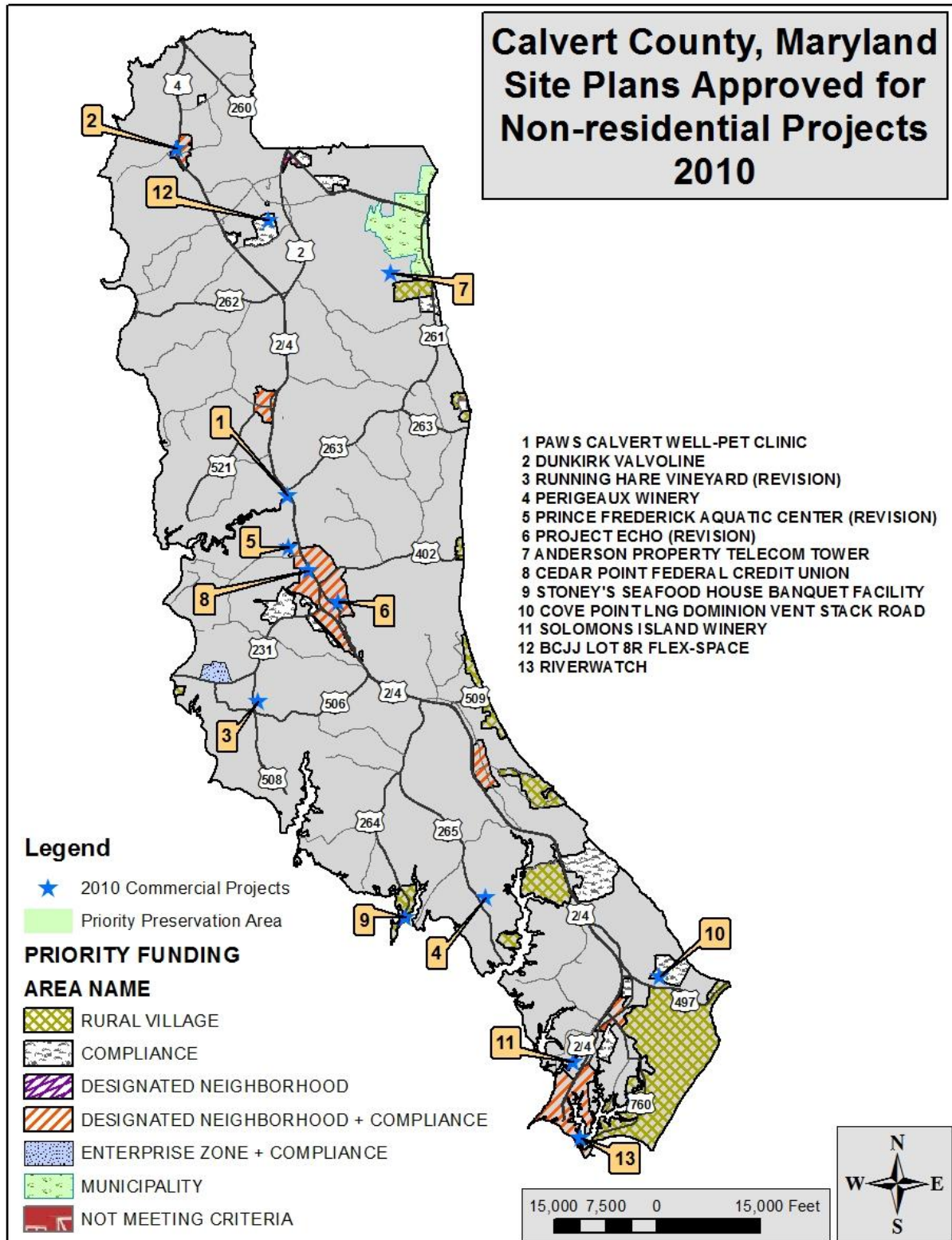
APD #	TAX MAP	PARCEL	TDR or PAR	DATE of 1st SALE or COV/EASE	ACRES PERMANENTLY PRESERVED IN 2010
2009-05	42	p/o 413	TDR	3/8/2010	37.88
2005-19	21	145	TDR	11/2/2010	127.273
2008-15	33	141	PAR	12/20/2010	101.332
2005-14	26	152	PAR	12/27/2010	7
					273.485
Ultimate Preservation Goal in Acres for Calvert County:				40,000	
Cumulative Number of Acres Preserved thus far (TDR & PAR):				27,585	
Percentage of Ultimate Preservation Goal Achieved To Date:				69%	
Average TDR Price				\$5,482 (2011 thus far)	

2. Maps

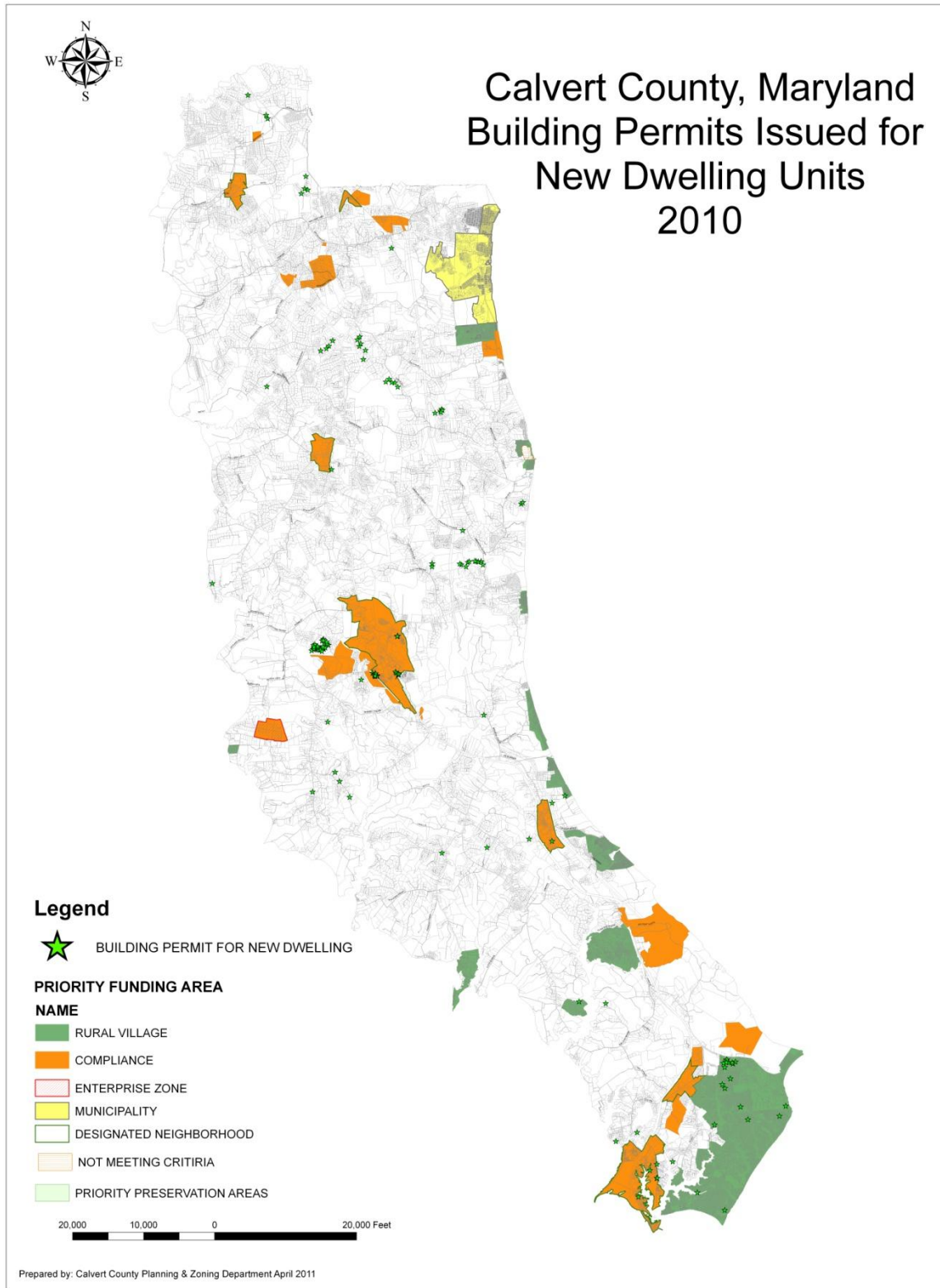
Map of New Subdivision Plats



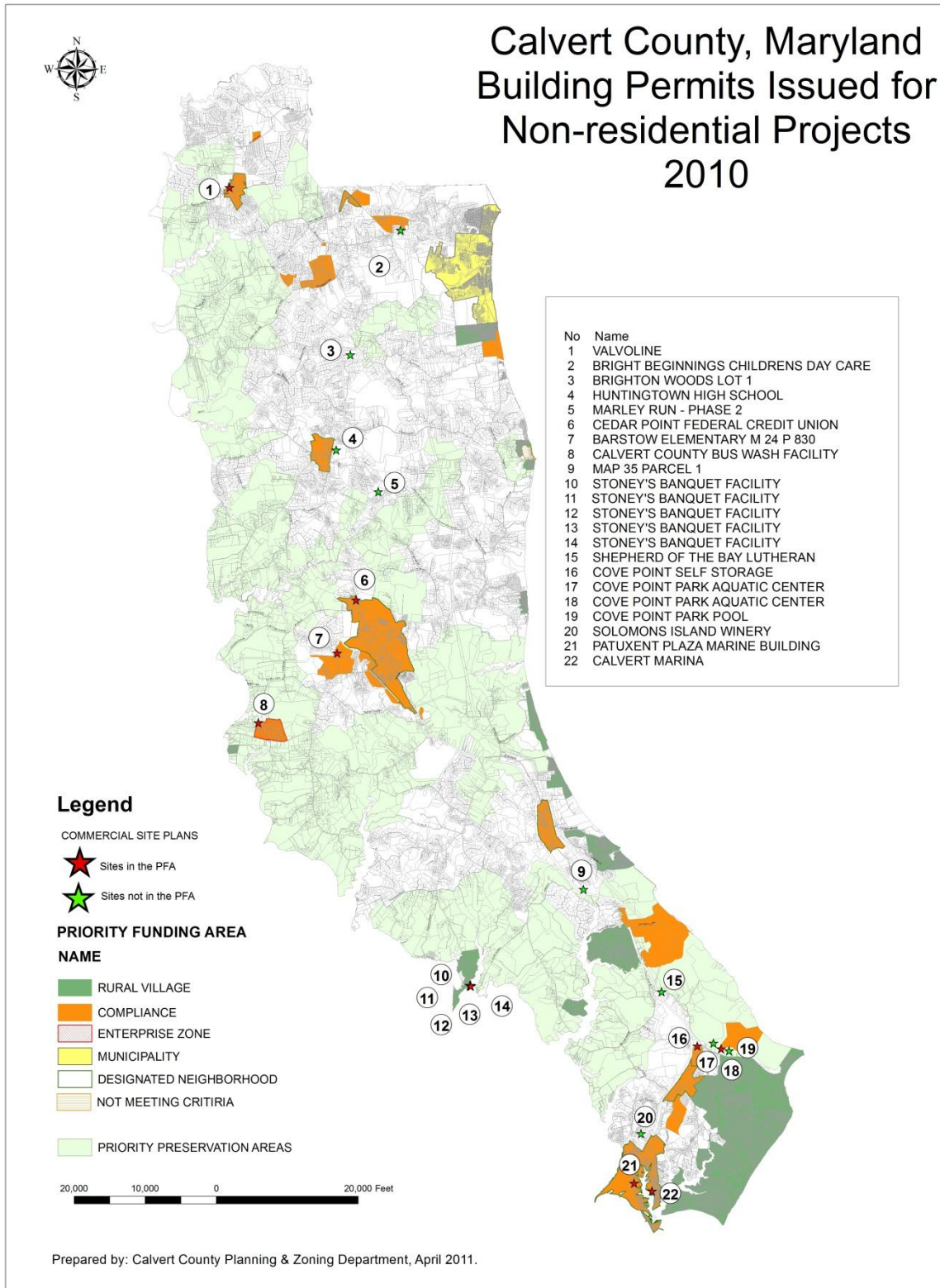
Map of Site Plans Approved for Non-residential Projects



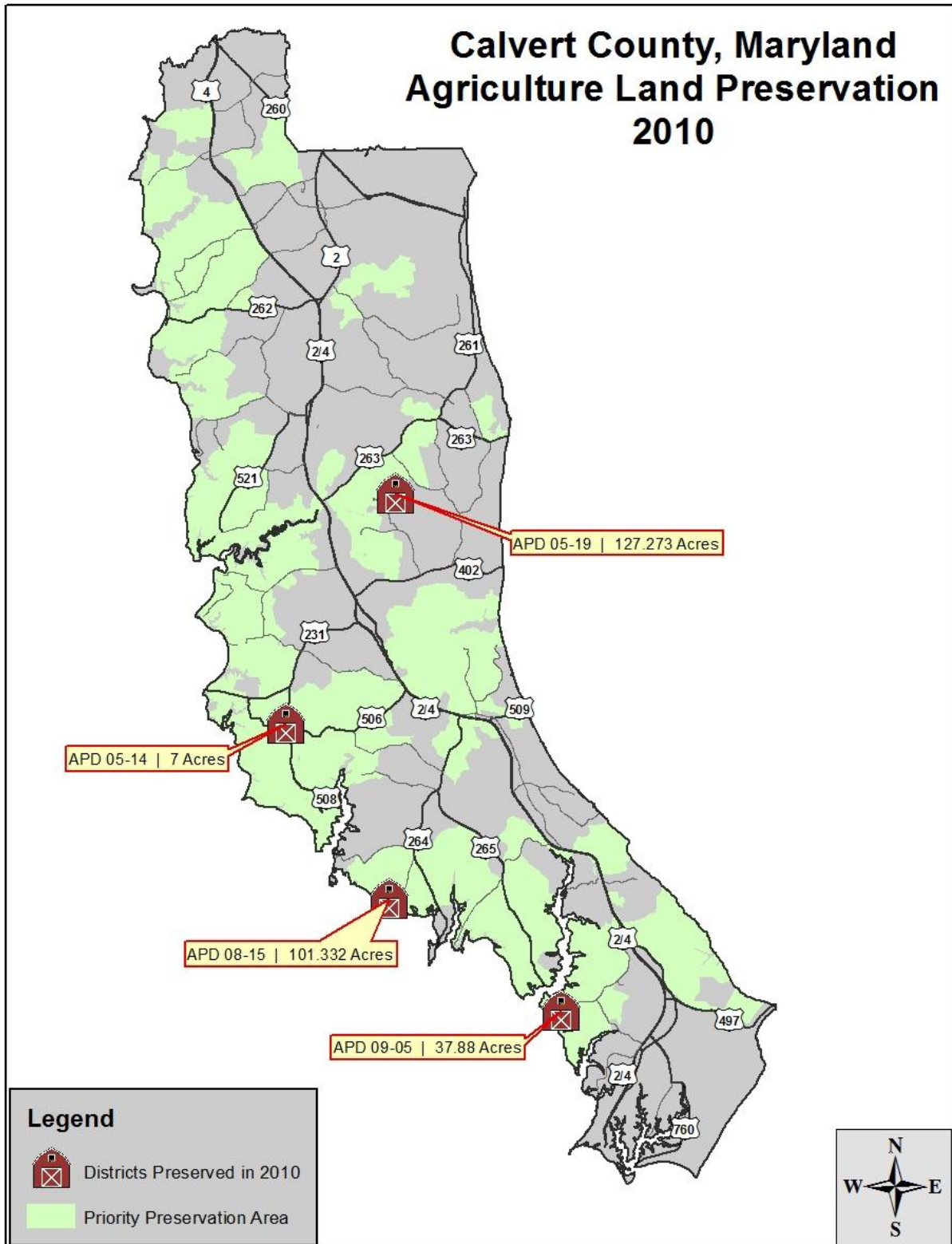
Map of Building Permits Issued for New Dwelling Units



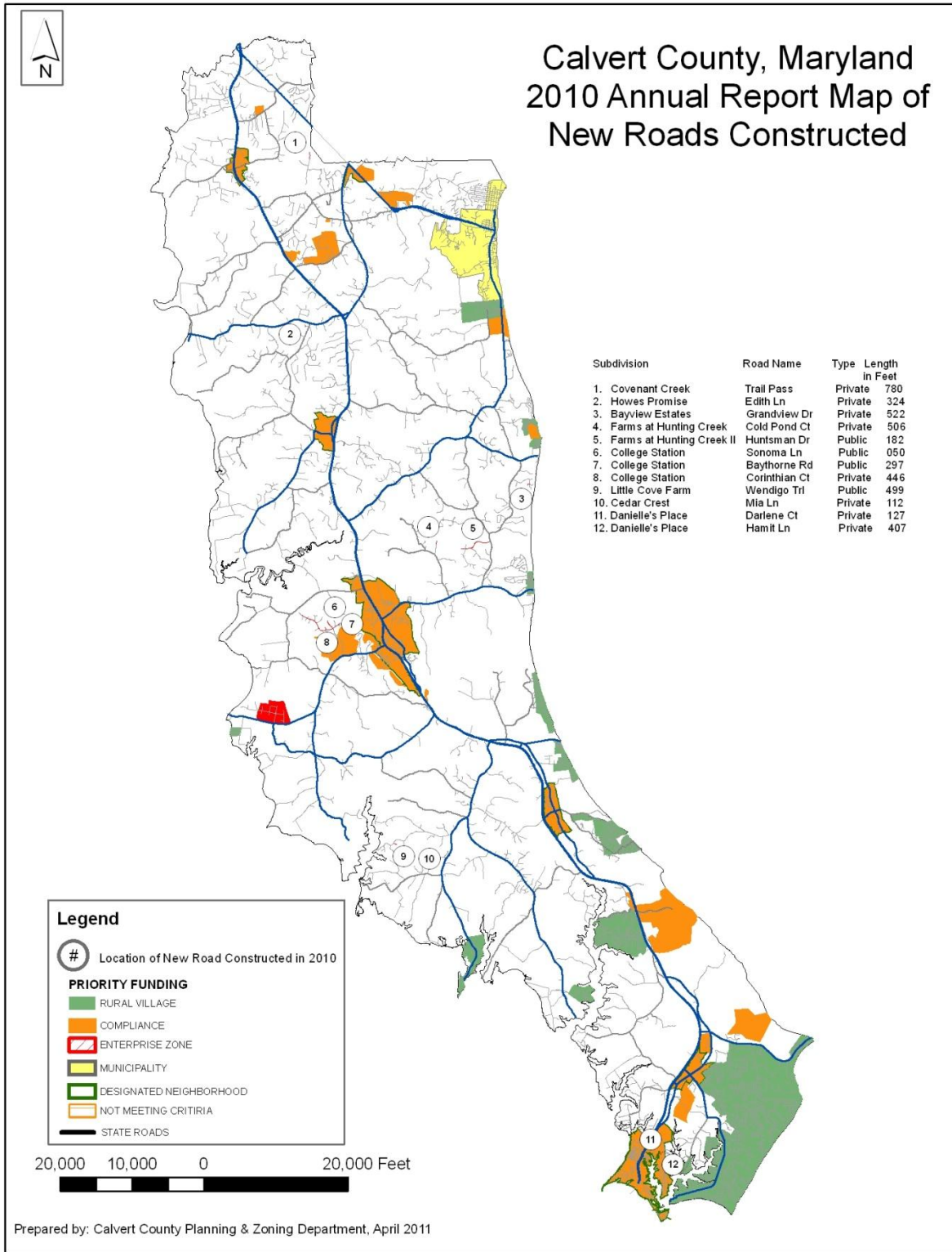
Map of Building Permits Issued for Non-residential Projects



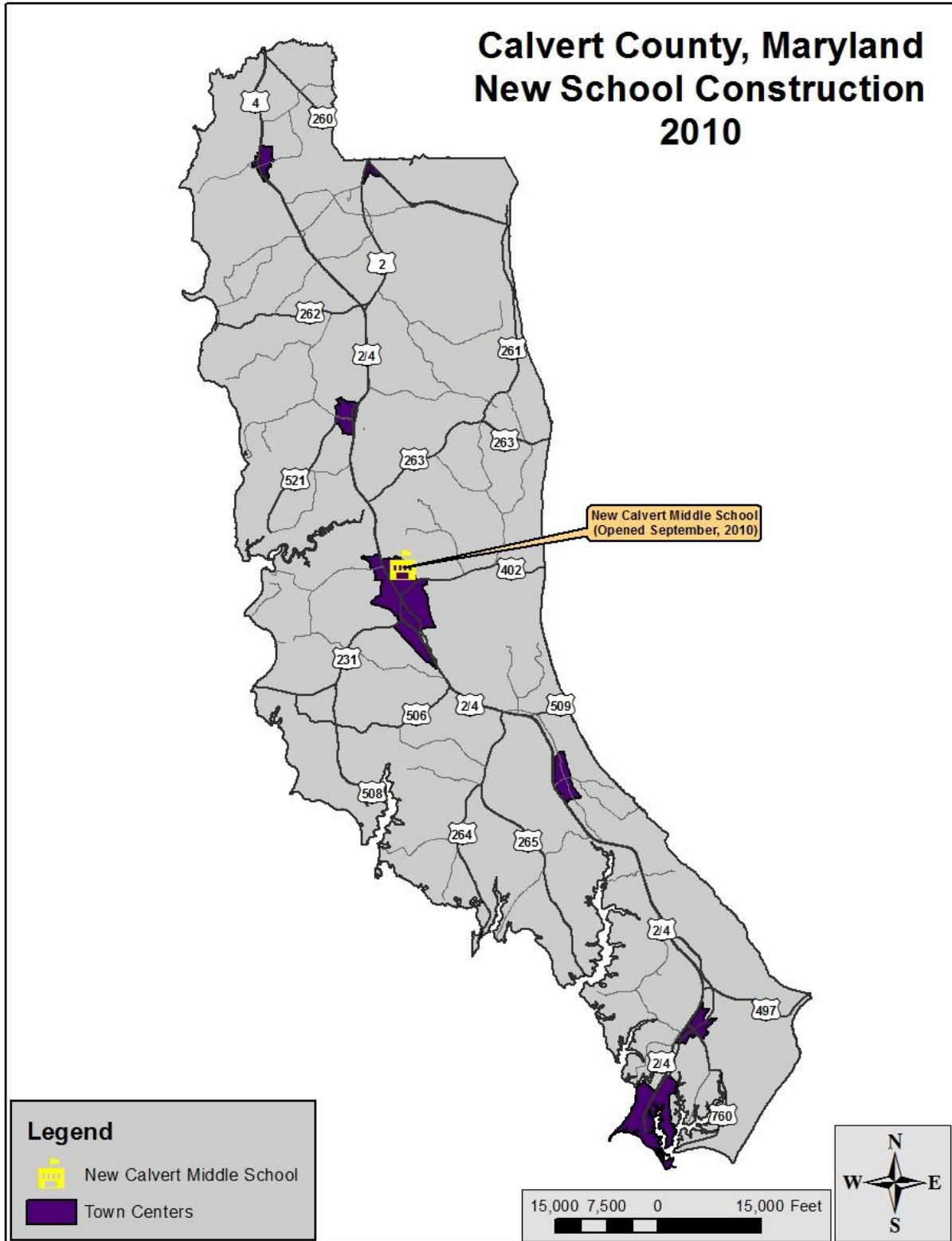
Map of Agricultural Preservation



Map of New Roads Constructed



Map of New Schools or Additions to Schools



3. Consistency

The State Code asks that local jurisdictions determine and state whether all of the changes in development patterns listed above are or are not consistent with

- a. Each other;
- b. The recommendations from the last annual report;
- c. The adopted plans of the local jurisdiction;
- d. The adopted plans of all adjoining local jurisdictions; and
- e. The adopted plans of State and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan.

a. Consistency with Each Other

The changes in development patterns described and shown in this report are consistent with each other.

b. Consistency with the Recommendations from the Last Annual Report

This Annual Report is the first annual report that the Calvert County Planning Commission is submitting in response to state law (Senate Bill 280/House Bill 295) which became effective June 1, 2009. Previously, state law did not require annual reports to include recommendations. Calvert County's previous Annual Reports did not include recommendations. Thus, there are no recommendations with which to judge consistency of the 2010 development patterns.

c. Consistency with the Adopted Plans of the Local Jurisdiction

The Calvert County Comprehensive Plan, adopted in 2004 and amended in 2010, sets forth the goal to maintain and/or improve the overall quality of life for all citizens of Calvert County by:

- a. promoting sustainable development,
- b. encouraging a stable and enduring economic base,
- c. providing for safety, health, and education, and
- d. preserving the natural, cultural, and historic assets of Calvert County.

The changes in development patterns described and shown in this report are consistent with the adopted Calvert County Comprehensive Plan and the Town Center Master Plans.

d. Consistency with the Adopted Plans of the All Adjoining Local Jurisdictions

All changes in Calvert County's development patterns for 2010 are consistent the adopted plans of the adjoining local jurisdictions.

Calvert County is a peninsula bordered on the east by the Chesapeake Bay and on the west and south by the Patuxent River. Calvert County shares boundaries with six other Maryland counties: Anne Arundel, Prince George's, Charles, St. Mary's, Dorchester and Talbot. The majority of Calvert's boundaries are water boundaries. Given the county's geography, the county shares a land border with only one county, Anne Arundel. This land boundary extends approximately 13 miles. Calvert is connected to Charles County via MD 231 by the Patuxent River Bridge and is connected to St. Mary's County by Route 4 via the Thomas Johnson Memorial Bridge. There are two municipalities within Calvert County: Chesapeake Beach and North Beach. Each municipality exercises its own planning and zoning authority.

The following synopsis describes the comprehensive plans of counties which Calvert County is either immediately adjacent or shares a connection via a bridge: Anne Arundel, Charles, and St. Mary's Counties.

The Anne Arundel 1997 General Development Plan's Land Use Plan map shows the land adjacent to Calvert County as Rural, Natural Features, and Residential Low Density. Anne Arundel County's Zoning Ordinance defines Residential Low Density (RLD) as "low-density rural single-family detached residential development(s) at a subdivision density of 1 dwelling unit per 5 acres and a minimum lot area of 40,000 square feet. Maximum lot coverage by structures is 25%. Maximum height is 45 feet."² The 2010 Calvert County Comprehensive Plan identifies the majority of land adjacent to Anne Arundel as Rural Community District, some as a Priority Preservation Area, and the Town Center of Owings, which is designated a Priority Funding Area, specifically a Designated Neighborhood/ Town Center. The Calvert County Zoning Map includes the following zoning districts along the Calvert County border with Anne Arundel County: Farm and Forest, Rural Community, Residential, and Town Center. The Rural Community District's effective residential density is one dwelling unit per 5 acres and may increase to four units per acre for land located within the one-mile radius of the Owings Town Center through the use of Transferable Development Rights.

The 2006 Charles County Comprehensive Plan includes a land use concept plan. The land adjacent to the Patuxent River, where MD 231 connects Calvert and Charles Counties, is identified as Agricultural Conservation Districts and includes public open space: Maxwell Hall and Patuxent Natural Environmental Area. In addition, Benedict is identified as a Village Center. The Calvert County Comprehensive Plan identifies the majority of land across from Charles County as a Priority Preservation Area, a small portion as Rural Community District, and another small portion as a Priority Funding Area, specifically a Rural Village.

² From Anne Arundel County's Zoning Code, 2008:
<http://www.aacounty.org/PlanZone/Zoning/ZoningClassifications.cfm>

The 2010 St. Mary's County Comprehensive Plan's Master Plan identifies the land adjacent to the Thomas Johnson Memorial Bridge as the Lexington Park Development District. The Calvert County Comprehensive Plan identifies the land across from St. Mary's County as a Priority Funding Area, specifically a Designated Neighborhood/ Town Center. The updated Solomons Town Center Master Plan & Zoning Ordinance was adopted in 2009.

- f. Consistency with the Adopted Plans of State and Local Jurisdictions that Have Responsibility for Financing or Constructing Public Improvements Necessary to Implement the Local Jurisdiction's Plan

The Maryland Department of Transportation has responsibility for financing/ constructing public improvements necessary to implement Calvert County's transportation element as it relates to state highways and transit services. These responsibilities are carried out via MDOT's modals: State Highway Administration and Maryland Transportation Authority. In 2010, the Calvert County Bus Wash Facility project received building permit approval. This construction project was funded by 80% Federal, 10% State, and 10% County funds. (Refer to Building Permits Issued for Non-residential Projects.)

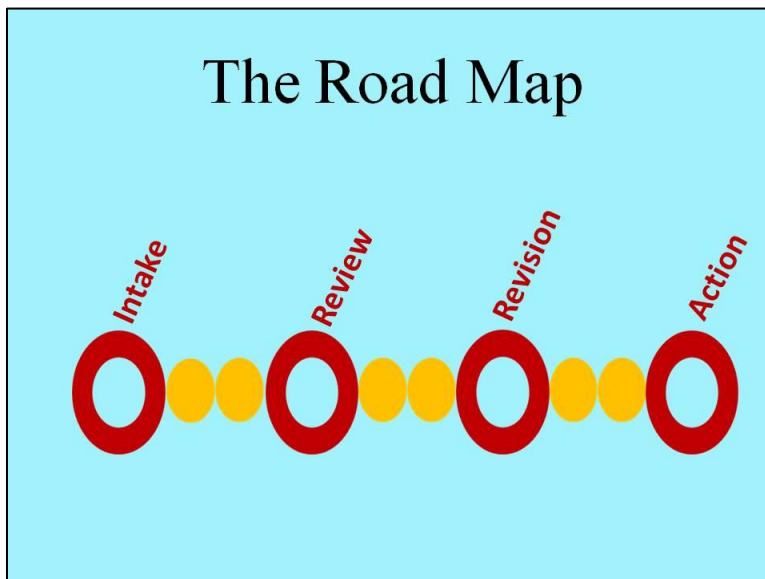
The Maryland Department of Natural Resources oversees the State's Program Open Space (POS). In 2010, the construction of the Edward T. Hall Aquatic Center was completed. The new aquatic center is located within the Prince Frederick Town Center. (Refer to Site Plans Approved for Non-residential Projects.)

The Maryland Department of Education takes the lead on the State's Interagency Committee on School Construction. In 2010, the construction of Calvert Middle School was completed. The new Calvert Middle School is located within the Prince Frederick Town Center. (Refer to New School Construction.)

4. Process Improvements

At the end of 2010, the Planning Commission staff began updating its process review system for site plans and subdivisions. The purpose of the update was to increase intake review, formalize a schedule to include clear milestones including, but not limited to, consultant revision dates, and outline a clear path to the Planning Commission. Site Plan review changes include increased intake review as well as consultant revision deadlines. Site plan review previously relied on review by the Technical Evaluation Group, a multi-agency reviewer group that provided comments and discussed a project with the applicant at a monthly meeting. As part of the 2010 evaluation, staff developed a more formal schedule for subdivision review. For example, the revised schedule created the Subdivision Evaluation Group or SEG. The SEG is a group of multi-agency reviewers who meet monthly to evaluate various projects. The subdivision schedule provides submittal dates, consultant revision dates and Planning Commission dates. The development review process was evaluated in 2010 but the processes were initiated in January 2011. Additional evaluations will occur near mid-year 2011 and minor modifications, with changes are anticipated.

The 2011 Preliminary Site Plan Review Process table shows dates for milestones from submittal to the Planning Commission meeting, is available on Calvert County's website: http://www.co.cal.md.us/assets/Planning_Zoning/PlanningCommission/Processes/SitePlanChartRevised06May2011.pdf.



5. Ordinances and/or Regulations

List zoning ordinance or regulations that have been adopted or changed to implement the planning visions in §1.01 of Article 66B.

The Smart, Green, and Growing – Local Government Planning – Planning Visions bill (Senate Bill 294/House Bill 273) passed the Maryland General Assembly and was signed by the Governor in 2009. This law established a new set of state visions and replaced in the visions first adopted in the 1992 Economic Growth, Resource Protection, and Planning Act. “These new planning visions are the State’s land use policy and a local jurisdiction is required to include the visions in the local comprehensive plan and implement them through zoning ordinances and regulations” (One Page Summary: “2009 Smart, Green, and Growing Legislation: The Planning Visions, Maryland Department of Planning, <http://planning.maryland.gov/PDF/OurWork/SGG/SGG1.pdf>).

The Maryland State Planning Visions

1. Quality of life and sustainability: a high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment;
2. Public participation: citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals;
3. Growth areas: growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers;
4. Community Design: compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources;
5. Infrastructure: growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;
6. Transportation: a well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers;
7. Housing: a range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;
8. Economic development: economic development and natural resources-based businesses that promote employment opportunities for all income levels within the capacity of the State’s natural resources, public services, and public facilities are encouraged;
9. Environmental protection: land and water resources, including the Chesapeake and Coastal Bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;
10. Resource conservation: waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;
11. Stewardship: government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and
12. Implementation: strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these visions.

In response to the 2009 legislation, the Calvert County Planning Commission prepared, approved, and recommended amendments to the 2004 Calvert County Comprehensive Plan, Chapter I: Land and Water. The Calvert County Board of County Commissioners adopted the amendments on October 26, 2010. The Calvert County Comprehensive Plan is available on the web at <http://www.co.cal.md.us/government/departments/planning/>. The amended Comprehensive Plan incorporates the twelve new State visions (refer to Pages 2 and 3 of the Comprehensive Plan).

The Calvert County Board of County Commissioners adopted three sets of zoning amendments in 2010 (May 4, September 21, and October 13). A complete listing of the Calvert County Zoning Ordinance adopted amendments is available on the County's website:

<http://www.co.cal.md.us/government/departments/planning/2006zoningordinance/>.

The Critical Area text changes, effective date of May 4, 2010, address the State Visions 1, 9 and 10. The amendment to allow watermen's markets to operate in conjunction with approved farm stands addresses State Vision 8. The wind energy regulations address State Visions 1, 9, and 11.

Appendix: Glossary of Priority Funding Area Terms

1. **Compliance:** Areas of land that are designated to be compliant with the Priority Funding Area Designation. Several types of areas can potentially be deemed compliant and include areas zoned for industrial and employment uses, existing communities with sewer, existing communities with water only, areas beyond the periphery of the developed portion of an existing community, areas other than an existing community, and rural villages. However, designation is based on a range of criteria including sewer and water use as well as zoning categories. Compliant Areas are examples of county-designated Priority Funding Areas. Maryland Department of Planning. (1997).

Smart Growth: Designating Priority Funding Areas | The Smart Growth Areas Act of 1997. Retrieved July 12, 2011, from Managing Maryland's Growth: <http://www.mdp.state.md.us/PDF/OurProducts/Publications/ModelsGuidelines/pfa.pdf>.

2. **Designated Neighborhood:** A geographically defined area of local jurisdiction that is designated as an eligible neighborhood in which the predominant activity existent is the operation of trades and businesses. These areas can also be referred to as "Designated Neighborhood Business Development Areas." The governing body of a local jurisdiction may, by resolution, ordinance, or other appropriate mechanism permitted by local law, designate one or more eligible neighborhoods as designated neighborhoods. Designated Neighborhoods are examples of Priority Funding Areas designated within Maryland's "Smart Growth" Areas Act of 1997.

Maryland Office of the Secretary of State. (n.d.). *COMAR Online.* Retrieved July 12, 2011, from Maryland Office of the Secretary of State: <http://www.dsd.state.md.us/comar/comarhtml/05/05.13.01.09.htm>.

3. **Enterprise Zone:** A targeted investment area where taxes are lower and regulations are relaxed in order to encourage economic development. The main purpose is for economic development and to steer its location. In this way, Enterprise Zones use incentives to concentrate private capital investment. Enterprise Zones are examples of Priority Funding Areas designated within Maryland's "Smart Growth" Areas Act of 1997.

Rebecca Lewis, G.-J. K. (2009). Managing Growth With Priority Funding Areas: A Good Idea Whose Time Has Yet To Come. *Journal of the American Planning Association*, 75(4), 457-478.

4. **Municipality:** A municipality is an administrative entity comprising a clearly defined territory and its corresponding population. A municipality may denote a city, town, or village, or a small grouping of each. A municipality is typically governed by a mayor and a city council or municipal council and is generally governed separately from the surrounding county. All incorporated municipalities existent prior to January 1, 1997 were automatically designated as Priority Funding Areas. Municipalities are designated within Maryland's "Smart Growth" Areas Act of 1997.

City of Cumberland. (2008, May 12). *Priority Funding Areas & Their Role in the Planning Process.* Retrieved July 2011, from City of Cumberland: http://www.ci.cumberland.md.us/new_site/index.php/contents/view/244.

eNotes, Inc. (n.d.). *eNotes, Study Smarter.* Retrieved July 12, 2011, from eNotes, Study Smarter: <http://www.enotes.com/topic/Municipality>

Maryland Department of Planning. (1997). *Smart Growth: Designating Priority Funding Areas | The Smart Growth Areas Act of 1997.* Retrieved July 12, 2011, from Managing Maryland's Growth:

<http://www.mdp.state.md.us/PDF/OurProducts/Publications/ModelsGuidelines/pfa.pdf>.

5. **Priority Funding Area (PFA):** A Priority Funding Area is a developed or planned development area within which certain State agencies will prioritize investments to support growth and economic development. It is a “Smart Growth” planning concept that is intended to target State resources to support economic development and growth in areas where those investments will promote revitalization of older neighborhoods, encourage infill development and planned expansion of existing developed areas, and discourage scattered or “leap-frog” development in environmentally sensitive rural areas. The legislation that created Priority Funding Areas, or PFA’s as they are often called, was Senate Bill 389, which was part of the “Smart Growth Act” adopted during the 1997 Legislative Session.

City of Cumberland. (2008, May 12). *Priority Funding Areas & Their Role in the Planning Process*. Retrieved July 2011, from City of Cumberland: http://www.ci.cumberland.md.us/new_site/index.php/contents/view/244.

6. **Priority Preservation Area (PPA):** A Priority Preservation Area is an explicitly delineated area within the county that is capable of supporting profitable agricultural activities, is governed by local policies that stabilize the land base to limit development, and is large enough to support the kind of agricultural enterprises that the county is seeking to preserve. A PPA may consist of one parcel of land, multiple contiguous parcels of land, or multiple non-contiguous parcels of land, including designated Rural Legacy Areas. The county's acreage goal within a PPA through easements and zoning must be equal to at least 80% of the remaining undeveloped areas of land in the PPA as calculated at the time of application for certification or recertification.

Maryland Agricultural Land Preservation Foundation. (2010, January 19). *Maryland's Program for the Certification of County Agricultural Land Preservation Programs*. Retrieved July 12, 2011, from Maryland Agricultural Land Preservation Foundation: Ensuring the Future of Maryland's Farms and Forests: <http://www.malpf.info/certification.html>.

7. **Rural Village:** An unincorporated area that is primarily residential, including an area with historic qualities, that is located in an otherwise rural or agricultural area and for which new growth, if any, would derive primarily from in-fill development or limited peripheral expansion. Additionally, each county has the opportunity to certify rural villages as Priority Funding Areas without having to meet density and infrastructure requirements that the law requires of other county-certified Priority Funding Areas. Rural Villages are examples of county-designated Priority Funding Areas.

Maryland Department of Planning. (1997). *Smart Growth: Designating Priority Funding Areas | The Smart Growth Areas Act of 1997*. Retrieved July 12, 2011, from Managing Maryland's Growth: <http://www.mdp.state.md.us/PDF/OurProducts/Publications/ModelsGuidelines/pfa.pdf>.