



Calvert County News

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FOR IMMEDIATE RELEASE

Date: April 4, 2024

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Planning & Zoning Invites Public Feedback on Zoning Articles 17 & 31

Public comment period open April 5 through May 3; public forum set for April 11

PRINCE FREDERICK, Md. – April 4, 2024 – The Calvert County Department of Planning & Zoning invites county residents to participate in the Calvert County Zoning Ordinance update process. Citizens are invited to participate through public comment, a public forum and observing work sessions and meetings to help shape local development and land use policies and to actively contribute to the future of the community.

The next phase of events will receive and consider feedback and recommendations from residents on the following articles:

- **Article 17 – Transferable Development Rights (TDRs):** This article pertains to TDRs, which transfer residential density potential from eligible preservation areas to eligible receiving areas helps to permanently conserve agricultural and forestry uses, preserve rural landscapes and maintain natural and scenic resources. The transfer of development rights along with other tools outlined in the Zoning Ordinance Draft such as adequate public facilities contributes to balanced economic growth. [Find draft Article 17 online.](#)
- **Article 31 – Subdivision:** This article pertains to regulations for residential and nonresidential development of land within Calvert County, to promote public health, safety and general welfare, and to assure sites are suitable for building purposes and human habitation. [Find draft Article 31 online.](#)

Public Comment Period, open April 5 through May 3: The public comment period will be open Friday, April 5, through Friday, May 3. Comments may be submitted by email to

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ZOupdate@calvertcountymd.gov or by mail to Attn: ZO Update, 205 Main St., Prince Frederick, MD 20678.

Public Forum, April 11: A public forum with zoning staff will be held Thursday, April 11, at 7 p.m. at the Harriet E. Brown Community Center located at 901 Dares Beach Road in Prince Frederick. Doors open at 6:30 p.m. During the forum, members of the public will have the opportunity to ask questions. The public may attend in person or virtually through Zoom by calling 301-751-8592, enter meeting ID 870 4870 1285 and passcode “#.”

Joint Work Session, May 15: A joint work session with the Board of County Commissioners and Planning Commission is scheduled for Wednesday, May 15, at 7 p.m. at the Harriet E. Brown Community Center located at 901 Dares Beach Road in Prince Frederick.

The schedule for each phase and draft articles can be viewed online at www.CalvertCountyMd.gov/ZoningOrdinanceUpdate. These dates may be subject to change.

The Calvert County Zoning Ordinance regulates land usage, public facilities and overall county development as part of the effort to promote health, safety and welfare of Calvert County residents, as mandated in the Comprehensive Plan (adopted in 2019 and amended in 2022). For questions or further information, contact Rachel O'Shea at 410-535-1600, ext. 2339, or by email at rachel.oshea@calvertcountymd.gov, or Will Hager at 410-535-1600, ext. 8553, or by email at will.hager@calvertcountymd.gov.

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