



# Calvert County News

175 Main St., Prince Frederick, MD 20678 • 410-535-2003  
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*Board of Commissioners*  
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## FOR IMMEDIATE RELEASE

**Date:** Nov. 15, 2024

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### **Planning Commission to Hold Public Hearing Nov. 20 on Calvert County Zoning Ordinance Update and Related Amendments**

**Prince Frederick, Md. – Nov. 15, 2024** – The Calvert County Planning Commission will hold a public hearing Wednesday, Nov. 20, 2024, at 7 p.m., to receive and consider comments regarding the update to the Calvert County Zoning Ordinance and zoning maps and related amendments to the Calvert County Comprehensive Plan and town center master plans and zoning ordinances.

The public is invited to attend the meeting in person at the Harriet E. Brown Community Center located at 901 Dares Beach Road in Prince Frederick. Individuals may also listen or comment by phone:

- Toll-free: 301-715-8592
- Meeting ID: 858 5579 4151
- Passcode: #
- Request to speak: \*9

The public hearing will be streamed live on Comcast channel 1070 and the Calvert County Government YouTube channel at [www.YouTube.com/CalvertCountyGov](http://www.YouTube.com/CalvertCountyGov). Recorded meetings can be watched on demand at [www.CalvertCountymd.gov/Meetings](http://www.CalvertCountymd.gov/Meetings) or [www.YouTube.com/CalvertCountyGov](http://www.YouTube.com/CalvertCountyGov).

Residents, businesses and stakeholders are encouraged to review and comment on the items being considered. Individuals may submit written comment before the public hearing, until Tuesday, Nov. 19, at 4:30 p.m. *Please note certain items have different addresses for submitting*

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*written comments, as provided below.* Written comments will also be accepted in person at the public hearing up until the close of the record.

- **Draft Zoning Ordinance and Zoning Map Updates:** Updates to zoning rules and maps that determine how different areas can be used for residential, commercial or open space. The November 2024 draft introduces updated language emphasizing that subdivision density must align with the ordinance and clarifying that subdivision plat annotations can be overridden by ordinance provisions as deemed necessary by the Planning Commission. Key use restrictions were added, such as the prohibition of certain businesses in the I-MU District and updated setback and design requirements for data centers in the I-2 District. Additional changes restrict drive-through facilities for eating establishments outside of town centers and introduce provisions for Community Benefit Agreements in site development.
  - View the draft Calvert County Zoning Ordinance (November 2024) at [www.CalvertCountyMd.gov/ZoningOrdinanceUpdate](http://www.CalvertCountyMd.gov/ZoningOrdinanceUpdate).
  - Submit written comments to [ZOupdate@calvertcountymd.gov](mailto:ZOupdate@calvertcountymd.gov) or Attn: ZO Update, 205 Main St., Prince Frederick, MD 20678.
- **Proposed amendments to the Calvert County Comprehensive Plan:** Updates the plan for future development by reducing the allowable maximum density and updates the future land use map to include allowing eight parcels to be rezoned as Heavy Industrial.
  - View the proposed amendments at [www.CalvertCountyMd.gov/ComprehensivePlan](http://www.CalvertCountyMd.gov/ComprehensivePlan).
  - Submit written comments to [towncenterupdate@calvertcountymd.gov](mailto:towncenterupdate@calvertcountymd.gov) or to the Planning Commission at 175 Main St., Prince Frederick, MD 20678.
- **Proposed amendments to the Huntingtown, Solomons, and St. Leonard Town Center Master Plans:** Updates the plan for future development in the Huntingtown and St. Leonard town centers by decreasing allowable density. Eliminates language referencing architectural review committees in the Huntingtown, Solomons, and St. Leonard town centers, allowing architectural review to be conducted by Planning & Zoning staff.
  - View the proposed amendments at [www.CalvertCountyMd.gov/ComprehensivePlan](http://www.CalvertCountyMd.gov/ComprehensivePlan).

- Submit written comments to [towncenterupdate@calvertcountymd.gov](mailto:towncenterupdate@calvertcountymd.gov) or to the Planning Commission at 175 Main St., Prince Frederick, MD 20678.
- **Text Amendment 24-01 (Reducing Density):** Reduces the maximum allowable housing density to four units per acre in the Prince Frederick, Lusby and Solomons town centers. It aims to limit overcrowding and maintain each town center's character.
  - View the proposed amendments at [www.CalvertCountyMd.gov/TownCenters](http://www.CalvertCountyMd.gov/TownCenters).
  - Submit written comments to [ZOupdate@calvertcountymd.gov](mailto:ZOupdate@calvertcountymd.gov) or Attn: ZO Update, 205 Main St., Prince Frederick, MD 20678.
- **Text Amendment 24-02 (Removing Architectural Review Committees):** Eliminates the architectural review committees in the Dunkirk, Owings, Huntingtown, Prince Frederick, St. Leonard, Lusby and Solomons town centers. The architectural review committees previously provided oversight on the design of buildings to maintain local aesthetics.
  - View the proposed amendments at [www.CalvertCountyMd.gov/TownCenters](http://www.CalvertCountyMd.gov/TownCenters).
  - Submit written comments to [ZOupdate@calvertcountymd.gov](mailto:ZOupdate@calvertcountymd.gov) or Attn: ZO Update, 205 Main St., Prince Frederick, MD 20678.
- **Text Amendment 24-03 (Removing Land Use Charts):** Proposes to remove detailed land use charts from the individual town center zoning ordinances of the Dunkirk, Owings, Huntingtown, Prince Frederick, St. Leonard, Lusby and Solomons town centers, and include them in the Calvert County Zoning Ordinance so that all land use charts will be in one document.
  - View the proposed amendments at [www.CalvertCountyMd.gov/TownCenters](http://www.CalvertCountyMd.gov/TownCenters).
  - Submit written comments to [ZOupdate@calvertcountymd.gov](mailto:ZOupdate@calvertcountymd.gov) or Attn: ZO Update, 205 Main St., Prince Frederick, MD 20678.
- **Text Amendment 24-04 (Increasing Transferable Development Rights Requirements):** Increases the number of transferable development rights (TDRs) needed for certain developments throughout the county, requires amendments to the Prince Frederick, Lusby and Solomons town centers, to encourage land conservation.
  - View the proposed amendments at [www.CalvertCountyMd.gov/TownCenters](http://www.CalvertCountyMd.gov/TownCenters).
  - Submit written comments to [ZOupdate@calvertcountymd.gov](mailto:ZOupdate@calvertcountymd.gov) or Attn: ZO Update, 205 Main St., Prince Frederick, MD 20678.

- **Text Amendment 24-05 (Updating Zoning Ordinance References):** Ensures that zoning ordinances for the Dunkirk, Owings, Huntingtown, Prince Frederick, St. Leonard, Lusby and Solomons town centers are consistent with updates to the Calvert County Zoning Ordinance.
  - View the proposed amendments at [www.CalvertCountyMd.gov/TownCenters](http://www.CalvertCountyMd.gov/TownCenters).
  - Submit written comments to [ZOupdate@calvertcountymd.gov](mailto:ZOupdate@calvertcountymd.gov) or Attn: ZO Update, 205 Main St., Prince Frederick, MD 20678.
  
- **Text Amendment 24-06 (Increasing Residential Parking Requirements):** Increases the attached dwelling parking requirements, in the Prince Frederick Town Center, to make them consistent with the Calvert County Zoning Ordinance.
  - View the proposed amendments at [www.CalvertCountyMd.gov/TownCenters](http://www.CalvertCountyMd.gov/TownCenters).
  - Submit written comments to [ZOupdate@calvertcountymd.gov](mailto:ZOupdate@calvertcountymd.gov) or Attn: ZO Update, 205 Main St., Prince Frederick, MD 20678.

A public hearing with the Board of County Commissioners on these items is currently scheduled for Tuesday, Dec. 17, at 6 p.m., with additional details to follow. Please note that the time, date and location for a public hearing may be subject to change. In an emergency, such as inclement weather, the time, date and location will be announced on the county website at [www.CalvertCountyMd.gov](http://www.CalvertCountyMd.gov).

**About the Calvert County Zoning Ordinance Update:** The Calvert County Zoning Ordinance Update began in 2021 as part of a comprehensive review of the county’s growth and development policies. The update aims to modernize zoning rules and maps to better align with current planning goals and community needs. Throughout this process, several public input opportunities have been offered, including public workshops, online surveys and open comment periods. Most recently, public review of the second draft was available from August 30, 2024, to September 27, 2024.

**About the Comprehensive Plan and Town Center Master Plan Amendments:** The proposed amendments to the Calvert County Comprehensive Plan (adopted in August 2019 and amended in December 2022) and town center master plans for Huntingtown, Solomons and St. Leonard, are part of an effort to align local development policies with current community needs and long-term planning goals. These updates aim to manage growth, preserve community character and streamline development, with changes such as reduced housing density and updated design guidelines.

**About the Town Center Zoning Ordinance Text Amendments:** Calvert County is considering several text amendments to individual town center zoning ordinances for consistency with the Calvert County Zoning Ordinance update. Town center zoning ordinances are specialized zoning regulations that apply specifically to designated town centers. These ordinances are part of the Calvert County Zoning Ordinance, but they are tailored to meet the unique needs and development goals of each town center.

Find information on Calvert County Government services online at [www.CalvertCountyMd.gov](http://www.CalvertCountyMd.gov). Stay up to date with Calvert County Government on Facebook at [www.facebook.com/CalvertCountyMd](https://www.facebook.com/CalvertCountyMd) and YouTube at [www.youtube.com/CalvertCountyGov](https://www.youtube.com/CalvertCountyGov).

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