



Calvert County News

175 Main St., Prince Frederick, MD 20678 • 410-535-2003
www.calvertcountymd.gov

Board of Commissioners
Mark C. Cox Sr.
Catherine M. Grasso
Earl F. Hance
Mike Hart
Todd Ireland

FOR IMMEDIATE RELEASE

Date: Feb. 5, 2025

Contact: Julie Yingling, Public Information Program Specialist
410-535-2003 Julie.Yingling@calvertcountymd.gov
Eryn Lowe, Communications & Media Relations Director
410-535-2003 Eryn.Lowe@calvertcountymd.gov

Commissioners to Hold Public Hearing on the Zoning Ordinance Update

Prince Frederick, Md. – Feb. 5, 2025 – The Calvert County Board of County Commissioners (BOCC) will hold a public hearing Tuesday, Feb. 18, 2025, at 6 p.m. to receive and consider written and oral public comment regarding the update to the Calvert County Zoning Ordinance and zoning maps, and amendments to the Calvert County Comprehensive Plan and town center master plans, and town center zoning ordinances. The public hearing will be held in the Commissioners Hearing Room, located in the Calvert County Circuit Courthouse, Second Floor, at 175 Main St. in Prince Frederick. The date may be subject to change due to weather or emergency.

In the event that public comments conclude before 7 p.m., the Board has committed to recessing the meeting until 7 p.m., then reopening it to allow those not able to comment earlier an opportunity to express their views. Residents are urged to review the proposed amendments to the comprehensive plan and town center master plans, the zoning ordinance and zoning map updates, and the proposed text amendments in their entirety. **Comments submitted previously to the Planning Commission are not part of the record from this hearing** – please submit any comments you have based upon the documents that are a part of this hearing before the close of the Record. The public is invited to attend the meeting in person at the Commissioners' Hearing Room in the Calvert County Circuit Courthouse, located at 175 Main St. in Prince Frederick. Individuals may also listen or comment by phone:

- Toll-free: 301-715-8592
- Meeting ID: 899 4188 8251
- Passcode: #

~more~

Commissioners to Hold Public Hearing on the Zoning Ordinance Update

Feb. 5, 2025

Page 2

- 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. Recorded meetings can be watched on demand at www.CalvertCountymd.gov/Meetings or www.YouTube.com/CalvertCountyGov.

The Calvert County Zoning Ordinance regulates land usage, as many aspects can impact adjoining neighborhoods, 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).

At the Hearing, the Board will consider and receive comments regarding the following documents:

1. Proposed amendments to the Calvert County Comprehensive Plan;
2. Proposed amendments to the Huntingtown Town Center Master Plan;
3. Proposed amendments to the Solomons Town Center Master Plan;
4. Proposed amendments to the St. Leonard Town Center Master Plan;
5. Text Amendment 24-01: Amendments to the Dunkirk, Owings, Prince Frederick, Lusby, and Solomons Town Center Zoning Ordinances to reduce density to 4 units per acre;
6. Text Amendment 24-02: Amendments to the Dunkirk, Owings, Huntingtown, Prince Frederick, St. Leonard, Lusby, and Solomons Town Center Zoning Ordinances to remove Architectural Review Committee reviews;
7. Text Amendment 24-03: Amendments to the Dunkirk, Owings, Huntingtown, Prince Frederick, St. Leonard, Lusby, and Solomons Town Center Zoning Ordinances to remove the Land Use Charts;
8. Text Amendment 24-04: Amendments to the Prince Frederick, Lusby, and Solomons Town Center Zoning Ordinances to increase Transferable Development Right (TDR) requirements;
9. Text Amendment 24-05: Amendments to the Dunkirk, Owings, Huntingtown, Prince Frederick, St. Leonard, Lusby, and Solomons Town Center Zoning Ordinances to update Zoning Ordinance references;
10. Text Amendment 24-06: Amendment to the Prince Frederick Town Center Zoning Ordinance to increase residential parking requirements; and

~more~

Commissioners to Hold Public Hearing on the Zoning Ordinance Update

Feb. 5, 2025

Page 3

11. Comprehensive Rezoning: Repeal and Readoption of the County Zoning Ordinance and Zoning Maps with amendments.

The documents are available for review at www.calvertcountymd.gov/PublicHearings.

Residents, businesses and stakeholders are encouraged to review and comment on the items being considered. Individuals may submit written comment before the public hearing.

Written comments submitted in advance must be received by 4:30 p.m. Monday, Feb. 17, 2025 by email to ZOupdate@calvertcountymd.gov, or by mail; Calvert County; Attn: ZO Update, 205 Main St., Prince Frederick, MD 20678. Written comments will be accepted at the County Commissioners' public hearing up until the close of the record. Any of the draft ordinances, maps, amendments or plans may be substantively modified, revised, amended or otherwise changed, based upon comments in the Record.

Find information on Calvert County Government services online at www.CalvertCountyMd.gov. Stay connected with Calvert County Government through the mobile app, newsletters, social media and more at www.CalvertCountyMd.gov/StayInformed.

###