



St. Leonard Town Center Master Plan Update

Town Hall Meeting

Hosted by Commissioner Steven Weems

St. Leonard Volunteer Fire Department

St. Leonard, Maryland

August 20, 2012



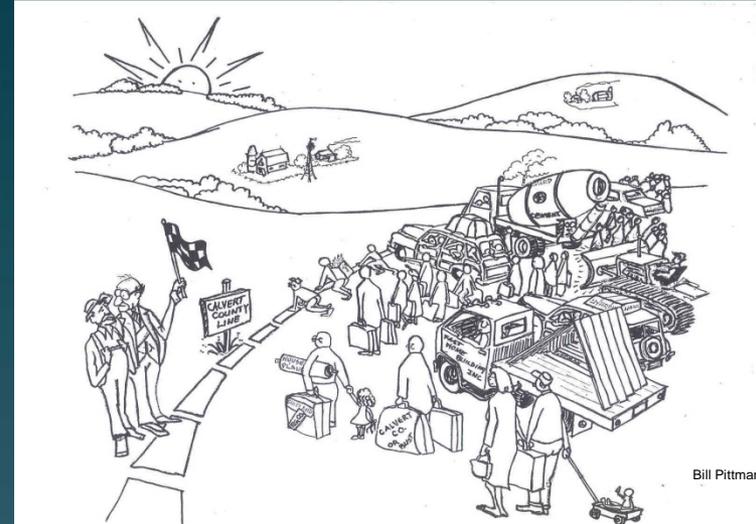
Purpose of Tonight's Meeting

- History of planning for St. Leonard Town Center
 - Past
 - Present
 - Future
- Next steps in planning process
- Questions

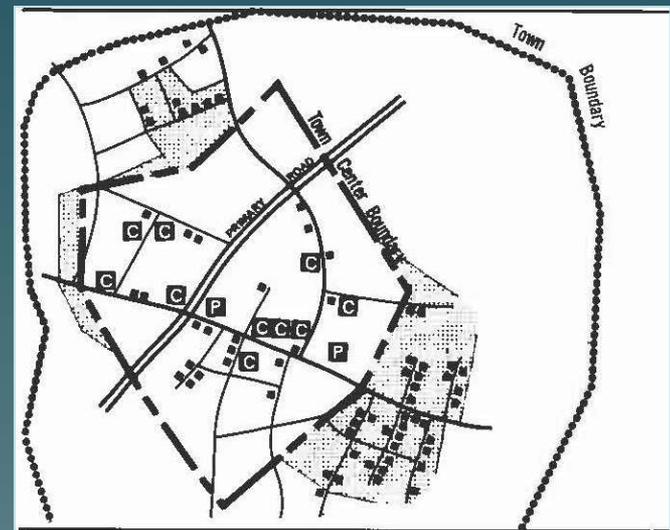


Calvert County History of Planning

- County's first comprehensive plan adopted in 1967
- Zoning first adopted in 1967
- County plan updated in 1974 - "Pleasant Peninsula Plan"
- 1983 County comprehensive plan included the Town and Town Center concept



Bill Pittman

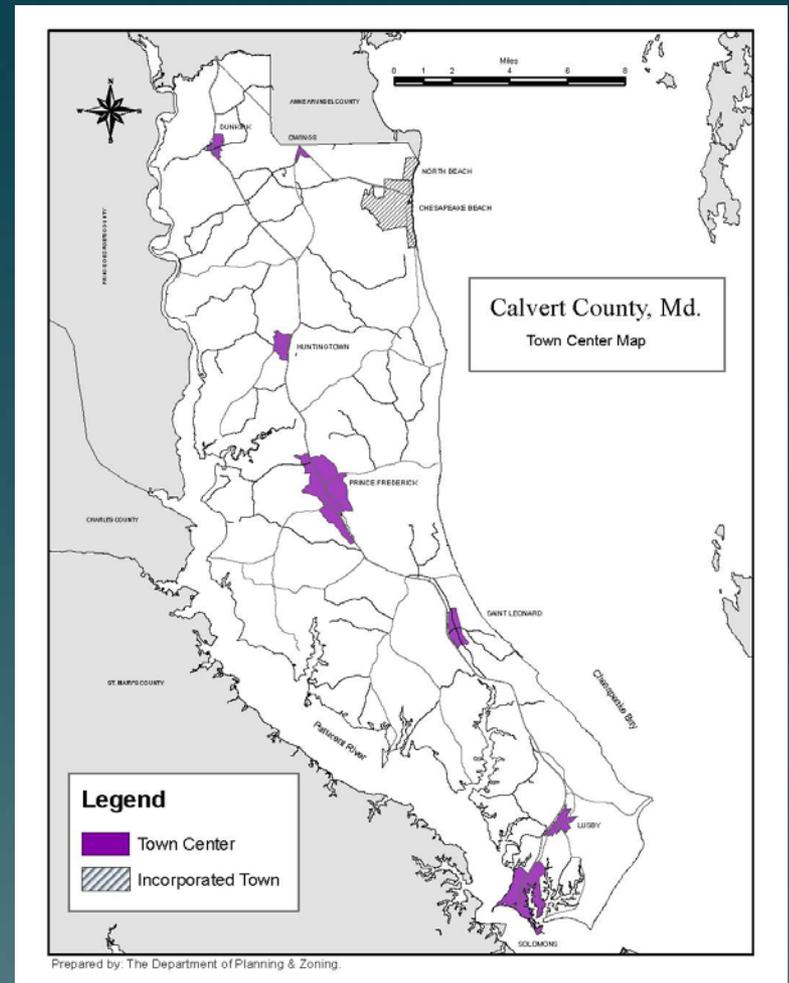




St. Leonard

Master Plan - History

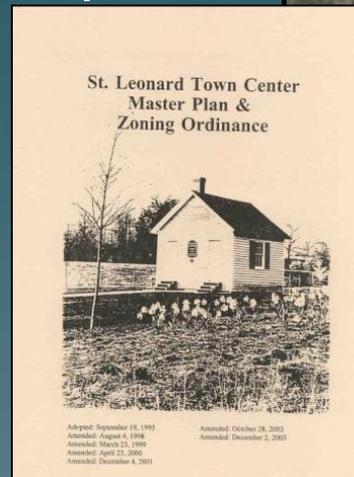
- St. Leonard designated as a Town Center in 1983
- Town Center boundary adopted in 1984





St. Leonard Master Plan - History

- Early 1990s, Planning & Zoning Department staff met with residents about development of a master plan for St. Leonard
- 1995, St. Leonard Town Center Master Plan and Zoning Ordinance adopted by Board of County Commissioners





St. Leonard Town Center Accomplishments Since 1995

- Dowell House and property for parking lot
- Water Tower and System
- Garden of Remembrance & Polling House Park
- St. Leonard VFD addition
- Architectural Review Committee





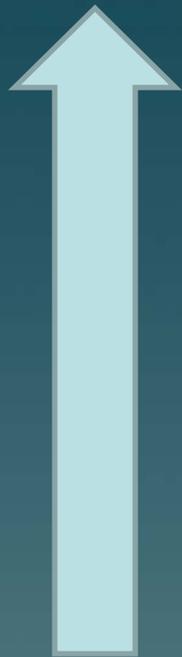
St. Leonard Town Center Accomplishments Since 1995

- St. Leonard Elementary School
- Traffic Signal at MD 2/4 Ball Road / Calvert Beach Road
- St. Leonard Streetscape & Roundabout
- U.S. Post Office Relocated & Expanded





Town Center Master Plan Update Process



- County Commissioner's Adopted Plan
- Planning Commission's Approved Plan
- Public Hearing on 3rd Draft
- 60-day State & local agency review
- Presentation of 2nd Draft
- Presentation of 1st Draft
- Development Patterns Focus Meeting
- Photo Survey by Citizens
- Walking Tour
- Results Meeting
- Kick-off Meeting

Status

State law requirements, County Government initiated public involvement



State and Federal Laws and Program

State

- Priority Funding Areas Act, 1997
- Sustainable Communities Act of 2010
- Plan Maryland, 2011
- SB 236: Sustainable Growth and Agricultural Preservation Act of 2012



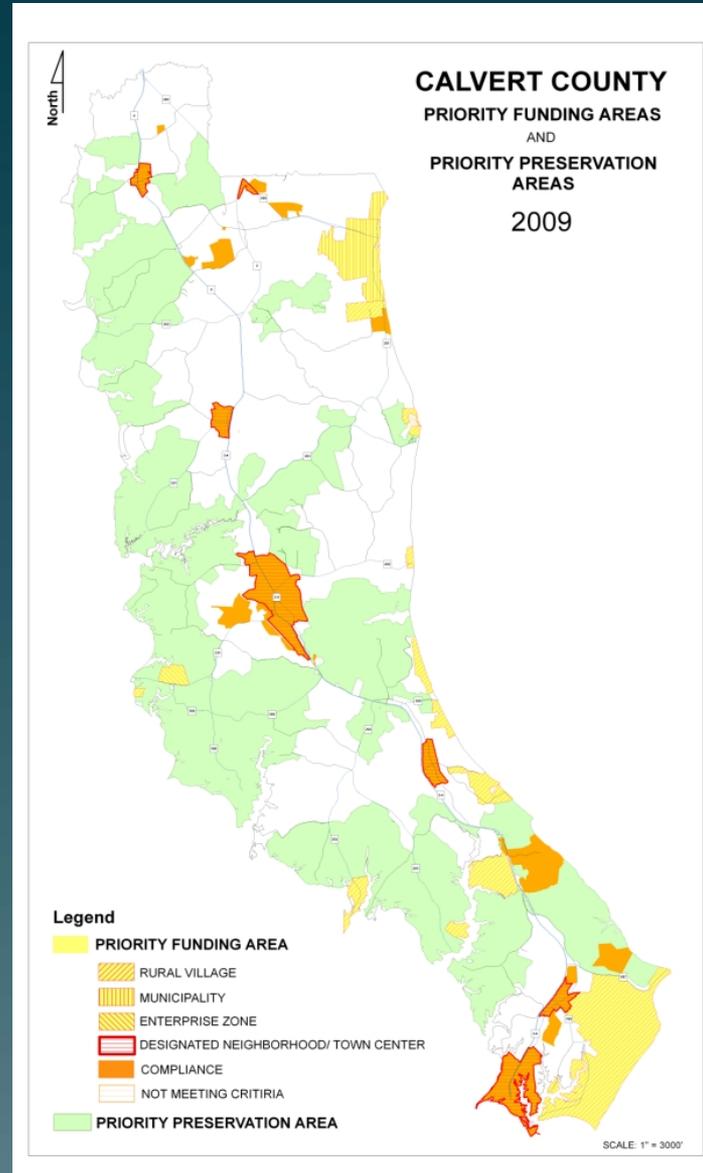
Federal

- U.S. Environmental Protection Agency – Watershed Improvement Plans



Priority Funding Areas

- Maryland State Law: Priority Funding Areas (PFAs) Act, the "Smart Growth Act"
- Includes criteria for designating PFAs
- Key goals:
 - Preserve existing communities
 - Target State resources for infrastructure
 - Reduce development pressure on critical farmland and natural resource areas

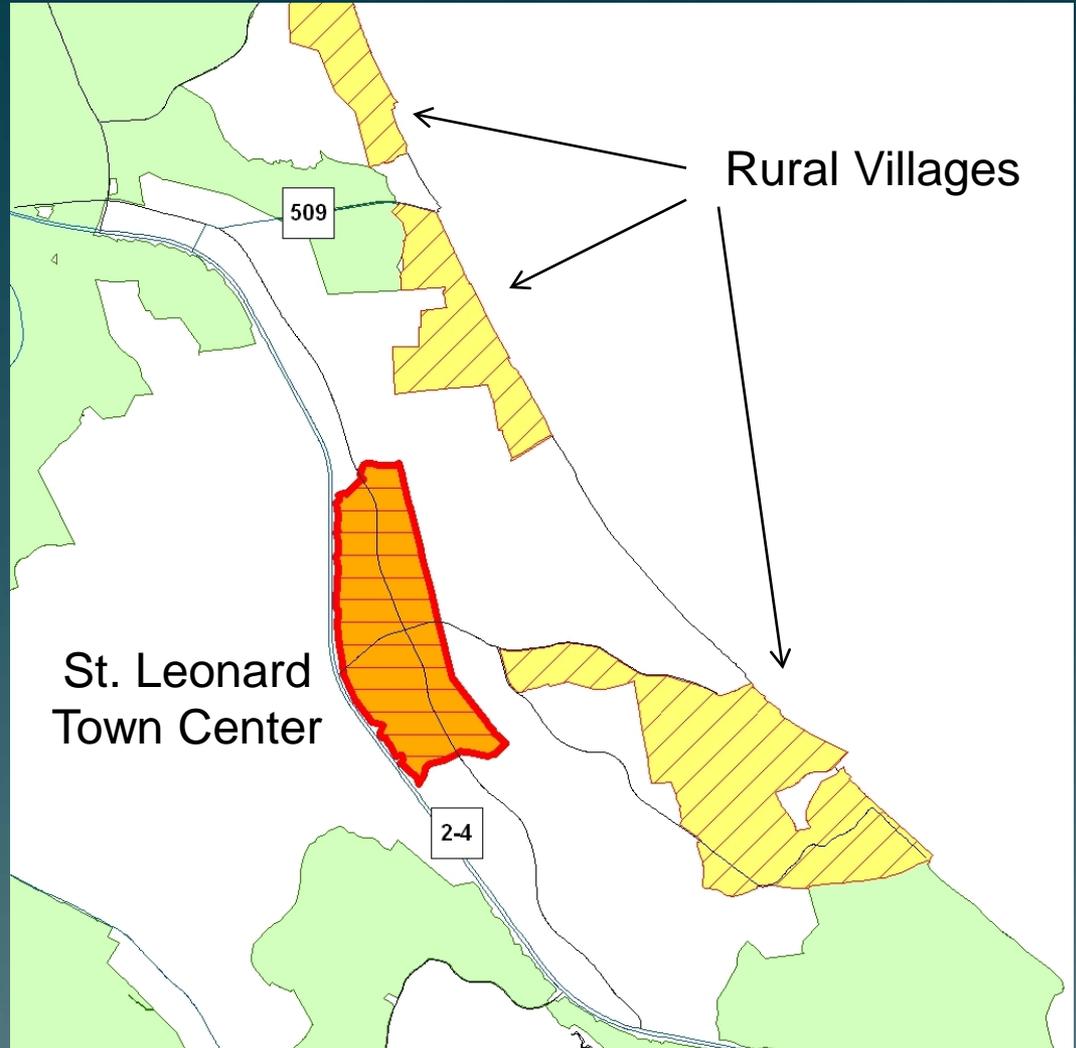




Priority Funding Areas

Priority Funding Areas include locally designated growth areas.

For Calvert County, PFAs include Town Centers, municipalities, Employment Center zones, Light Industrial Zones and “Rural Villages”



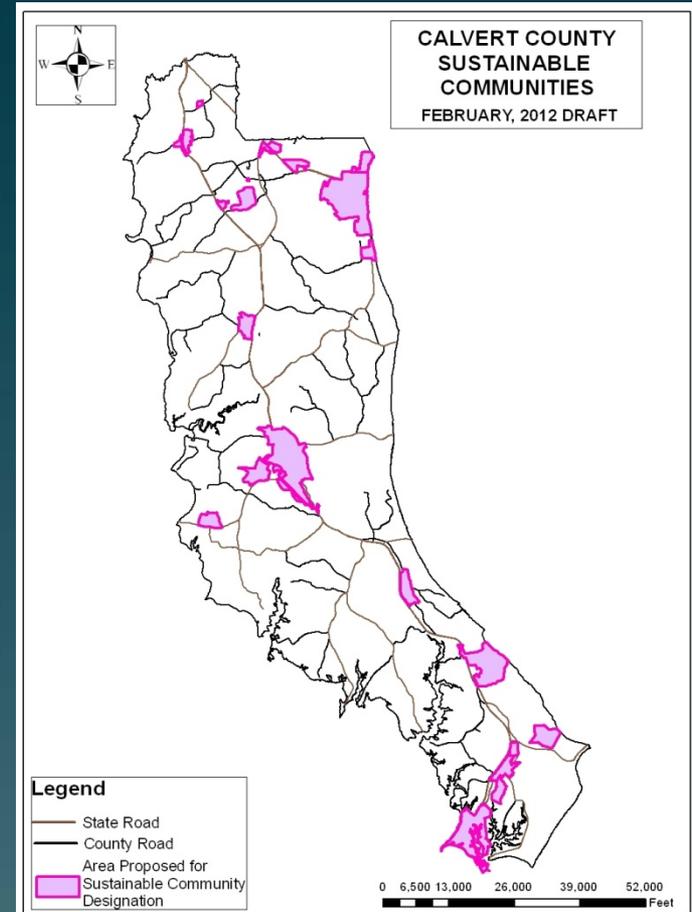


Sustainable Communities Act

Proposed Sustainable Community Areas must be within a Priority Funding Area

Automatically identified as a “Growth and Revitalization Area” under Plan Maryland

Calvert County applied for designation in April, 2012, waiting on response from State



Sustainable Communities

Community Legacy

- Eligible applicants: Local governments and community development organizations
- Purpose: Supports neighborhood revitalization projects that contribute to business retention and attraction, encouraging homeownership and commercial revitalization



Linden



In 2001, Calvert County received \$250,000 of Community Legacy funds for the renovation of Linden.

North Beach



In 2007, North Beach received \$185,000 of Community Legacy funds to run underground utilities in the commercial district and conduct a parking study.



Sustainable Communities:

Neighborhood BusinessWorks Program:

- Eligible Applicants: Small businesses and non-profits
- Purpose: Loan program that provides gap financing, i.e. subordinate financing



Sustainable Communities:

Sidewalk Retrofit Program (Maryland DOT)

- Purpose: Helps finance sidewalk construction and replacement along state highways
- Benefit: Covers 100% of the project cost; covers 50% outside of Sustainable Communities

Job Creation Tax Credit (Maryland DBED)

- Benefit: Maximum tax credit rises from \$1,000 to \$1,500 per employee; threshold to qualify drops from 60 to 25 jobs created.



Sustainable Communities:

- Maintains existing historic commercial credit and residential credit in their current form (20% credit) and grants an additional 5% credit for historic buildings that are also certified as LEED Gold
- Expands the credit (10% commercial credit) to include qualified rehabilitated (non-historic) structures



**Maryland Planning Areas
organized by Calvert Zoning
Districts and
Sewer Service Areas**

	<u>Tier I</u> TC, EC, MC, I-1 & RD with sewer		<u>Tier II</u> TC, EC, MC, I-1 & RD with planned sewer	<u>Tier III</u> RD, RCD & RC with no sewer planned	<u>Tier IV</u> FFD & WL
PlanMaryland Planning Areas	Targeted Growth and Revitalization Area	Established Community Area	Future Growth Area	Large Lot Development Area	Rural Resource Area
MDP – Generalized Zoning	X	X	X	X	X
MDP – Priority Funding Areas	X	X	X		
MDOT – Designated TOD Areas	X	X	X		
MDP – GrowthPrint	X	X	X		
DHCD – Sustainable Communities	X	X	X		
DBED – Enterprise Zones	X		X		
County Growth Areas	X		X		
MDP – Priority Preservation Areas					X
DNR – Rural Legacy Areas					X





Watershed Implementation Plans

- Chesapeake Bay placed on the Federal Impaired Waters List for Nutrients and Sediment
- EPA was sued to enforce Clean Water Act including meeting the Total Maximum Daily Load (TMDL) for nutrients and sediment in the Bay
- State to comply via Watershed Implementation Plans (WIPs, Phase I)



Watershed Implementation Plans

- County to develop County WIPs (Phase II) based on State set target loading rates of nutrients and sediment
- Loadings are estimated using the Chesapeake Bay Model based on land use
- Loads are broken down by source (agriculture, urban, septic systems, wastewater treatment plants, and forest)



Watershed Implementation Plans

- WIP must include a capacity analysis – funding and staff
- WIP must account for growth
- WIP must provide contingency measures if strategy fails



Watershed Implementation Plans

- WIP requires tracking and reporting including official 2-year Milestone Reports
- EPA requires that 70% of the required reductions be met by 2017 and that 100% be met by 2025



St. Leonard Master Plan Update – Next Steps

- Public comments on the draft plan – Public Record open through August 30, 2012
- Planning Commission reviews agency comments and public comments
- Planning prepares and votes on an “Approved Plan”
- Board of County Commissioners considers the Planning Commission’s “Approved Plan” and votes on its adoption



How to Submit Comments

Public comment period on draft master plan open through Aug. 30, 2012

- E-mail: pz@co.cal.md.us

- Mail:

Maurice Lusby, Chairman

Calvert County Planning Commission

175 Main Street, Suite 300

Prince Frederick, MD 20678

- Fax: 410-414-3092

- Hand deliver: 150 Main Street, Suite 300, Prince Frederick



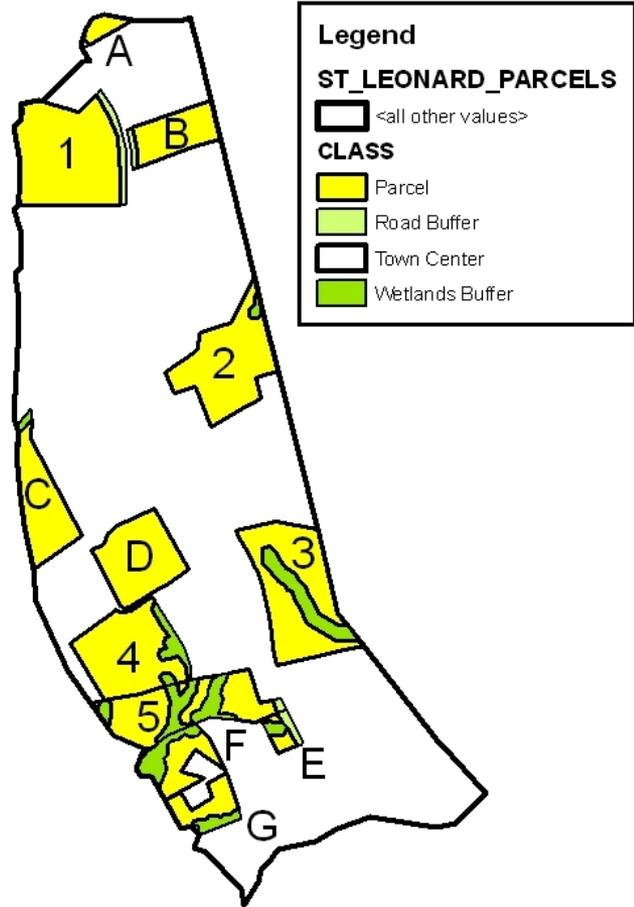
*St. Leonard's Polling House.
Photo by John Douglas Parran 4/21/04*



Questions



St. Leonard Town Center



St. Leonard Town Center Parcels													Total
Parcel	A	B	C	D	E	F	G	1	2	3	4	5	12
Gross Acres	1.2	5.7	7.2	8.7	1.7	5	3.5	16.6	12	15.6	12.5	11.8	101.5
Road Buffer	0.1	0.4	0	0	0.7	0	0	1.3	0	0	0	0.2	2.7
Wetland Buffer	0	0	0.2	0	0.5	1.8	0.8	0	0.4	3.1	1.5	3.5	11.8
Net Acres	1	5.3	7	8.7	0.5	3.2	2.7	15.3	11.6	12.5	11	8.1	86.9