

LEGAL NOTICE - JOINT PUBLIC HEARING
CALVERT COUNTY BOARD OF COUNTY COMMISSIONERS & PLANNING COMMISSION

The Calvert County Board of County Commissioners and the Planning Commission will hold a Joint Public Hearing to consider adoption of the proposed St. Leonard Town Center Master Plan and consider Rezoning Case No. 12-01. The hearing will be held on **Tuesday, July 31, 2012 at 7:00 p.m.** in the South Engine Bay of the St. Leonard Volunteer Fire Department and Rescue Squad, 200 Calvert Beach Road, St. Leonard, Maryland.

TOPICS OF HEARING:

A. St. Leonard Town Center Master Plan

The current St. Leonard Town Center Master Plan, adopted in 1995 and subsequently amended in 1998, is proposed to be repealed and replaced with a reorganized and updated master plan. The proposed master plan has been reorganized to be consistent with the format of the Calvert County Comprehensive Plan. The update includes numerous proposed changes to text, maps, and figures, including but not limited to changes to goals, objectives, land use development districts, actions, and the Town Center boundary – adjustment of the northern boundary and expansion of the southern boundary to include St. Leonard Elementary School. The hearing will be on the Planning Commission’s recommended public hearing draft Master Plan, dated May, 2012.

B. Rezoning Case No. 12-01 Ship Point Research Park

The Calvert County Department of Community Planning and Building is proposing to correct a mistake in the zoning map to rezone 3.1 acres from Residential District to Marine Commercial on the property known as Ship Point Research Park. The property presently includes two zoning districts: Marine Commercial and Residential District. It was noted in correspondence from 1993 that the portion of the property’s zoning designated as Residential District was done in error. The County is correcting the Zoning Map to show the entire 6.45 acre property as Marine Commercial and to follow the boundaries as shown on the property plat. The subject property is identified as 13325 Rousby Hall Road, Lusby, Maryland (Tax Map 44a).

In addition, the property currently falls within two Critical Area Districts: 2.3 acres in Limited Development Area (LDA) and 4.15 acres Intensely Development Area (IDA). The County is correcting the Critical Area Overlay to change the 2.3 acres of LDA to IDA. Further, 0.7 acres of residential lots/ parcels to the north of Ship Point Research Park LTD Property is shown as IDA in the Critical Area. It is proposed to change this acreage to LDA. . These changes are proposed as corrections to the original Critical Area Overlay that was previously accomplished in 1990 by Resolution 53-90; however the updated Critical Area Maps were never changed.

The description of topics provided in this legal notice is intended to give a fair summary of the changes to be considered at the public hearing. Because the changes are comprehensive and numerous, it is not practical to list them all in this notice. Interested persons are urged to view the proposed amendments in their entirety by either contacting the Community Planning and Building Department, County Services Plaza, 150 Main Street, Suite 304, Prince Frederick, Maryland, phone: 410-535-1600 ext. 2356, or viewing the changes on the County’s website at <http://www.co.cal.md.us>. The proposals may be substantively modified, revised, amended or otherwise changed based upon comments received.

The Board of County Commissioners does not discriminate on the basis of race, color, national origin, sex, religion, age or disability. Any reasonable accommodation for persons with disabilities or linguistic barriers should be requested by contacting the Community Planning and Building Department at 410-535-1600 ext. 2356 or Maryland Relay for the Hearing or Speech 800-735-2258.