

# CAVERT 2040

Your county. Your future.



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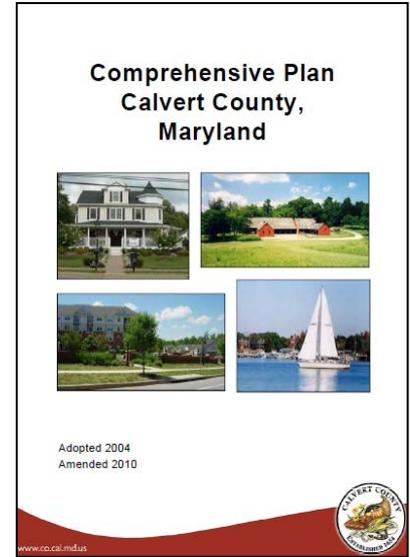
Preserving Rural Character and Directing  
Growth to Designated Areas

April 6, 2017

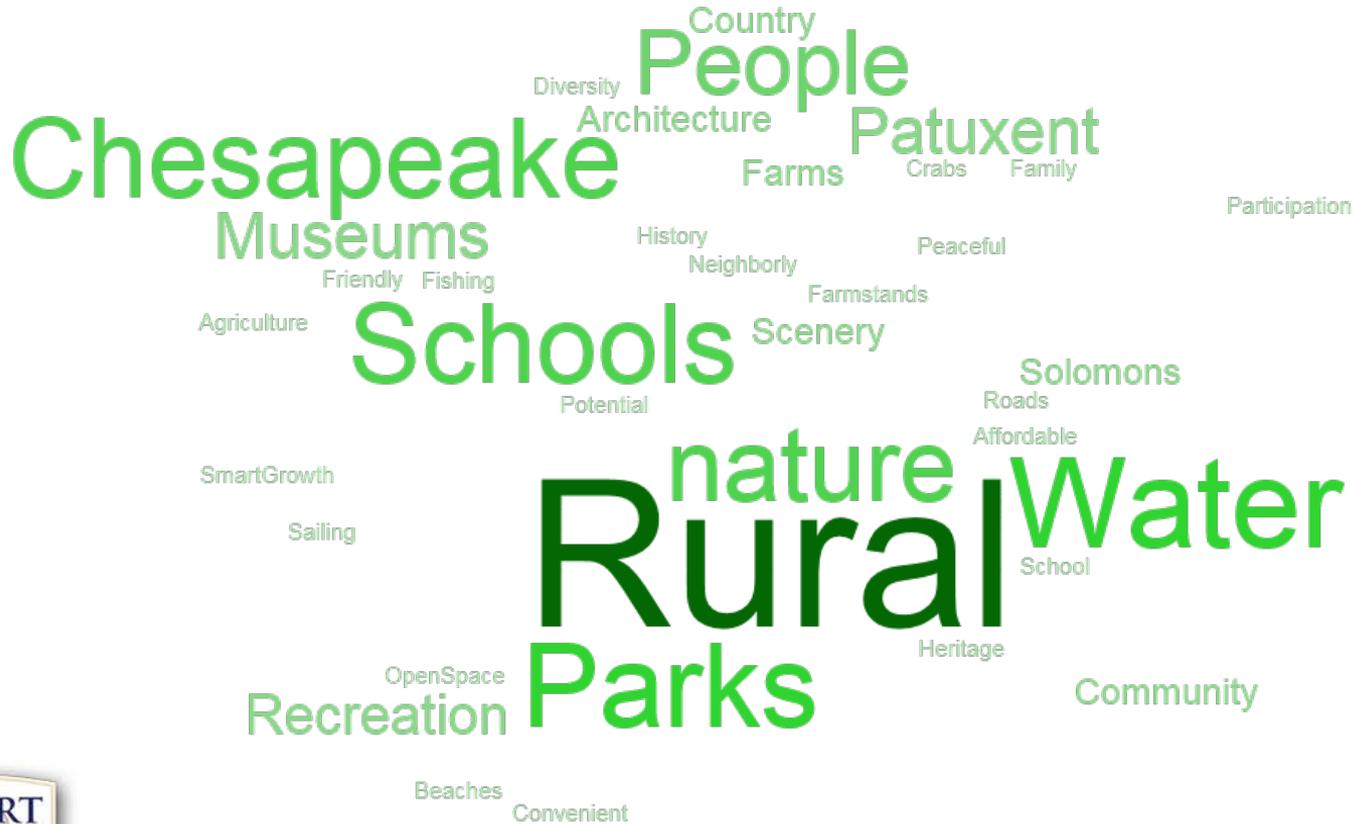
A photograph of a long bridge spanning across a body of water at sunset. The sun is low on the horizon, creating a warm, orange glow. The bridge has several tall, thin supports.

# Agenda

- What is the Comprehensive Plan?
- Overview of County Planning History
  - Preserving Rural Character and Directing Growth
- Instructions for Group Discussions
- Group Discussions
- Reconvene for Report-out and Discussion



# What do you like best / love about Calvert County?



# Comprehensive Plan Schedule

## Identify Issues

- Initial meetings, analysis of existing conditions
- 1<sup>st</sup> round of public meetings
- Concurrence on Issues - PC and BOCC

Fall 2015 –  
Fall 2016

## Develop Plan and Ordinance

- Issue development with stakeholders and interested persons
- 2<sup>nd</sup> round of public meetings
- Draft plan, review and joint work session about Plan

Fall 2016 –  
Fall 2017

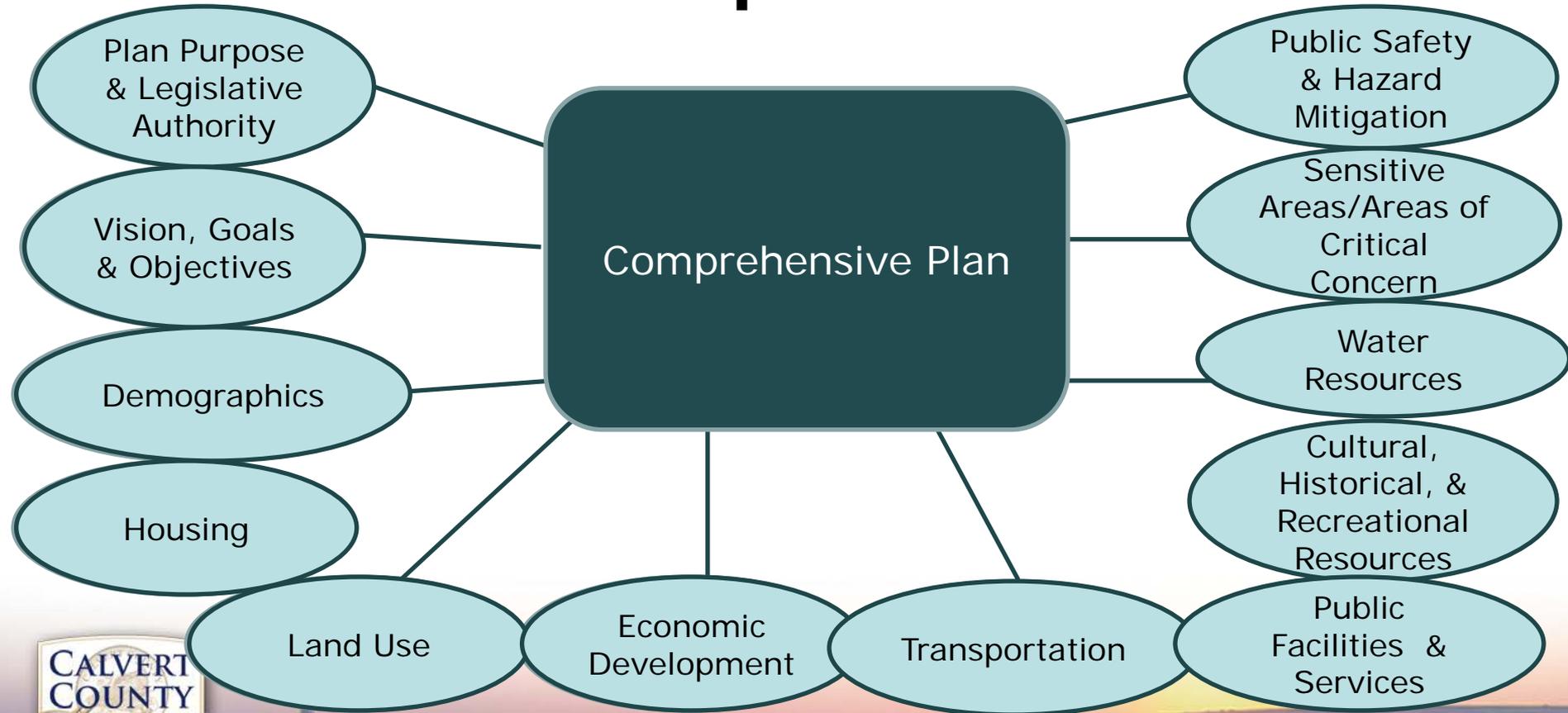
## Adoption

- Revised draft plan
- Joint work session, public hearing and adoption for plan

Fall 2017 –  
Spring 2018

We are  
here

# What is a Comprehensive Plan ?



# Key Visions

## Comprehensive Plan

Overall Goal: Maintain and/or improve the overall quality of life for all citizens of Calvert County.

**Grow**

**Sustainable  
Town Centers**

**Safe Highways  
and Practical  
Alternatives**

**Foster a  
Strong  
Economy**

**Preserve Forest  
and Farmland**

**Conserve  
Natural  
Resources**

10 Visions established in the 1997 Plan and reaffirmed in the 2004 Plan, and in the 2010 amendments.



# Visions

*Our landscape is dominated by forests and fields.*



# Visions

*Our Town Centers are attractive, convenient, and interesting places to live, work and shop.*



# Comprehensive Plan History

1967 Master Plan: **Lay the Groundwork.**

1974 Pleasant Peninsula Plan: **Promote planned slow growth.**

1983 Comprehensive Plan: **“Maintain the Rural Character” and “Promote a Strong Economy.”**

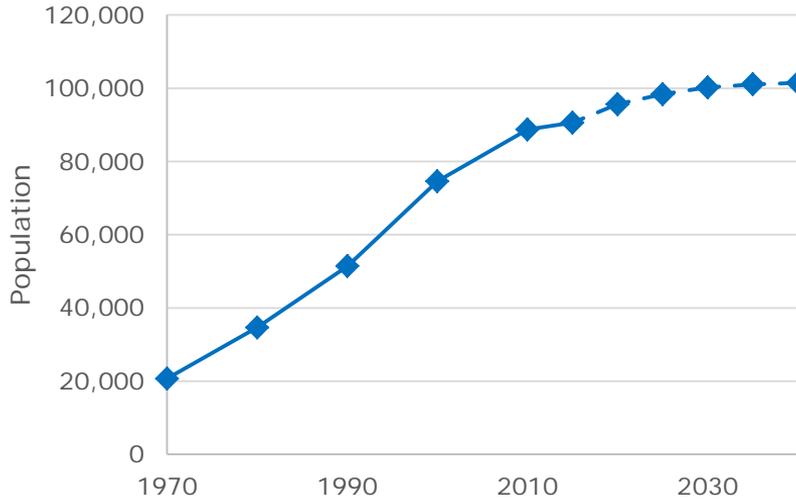
1997 Comprehensive Plan: **Establish 10 Visions.**

2004 Comprehensive Plan: **Stay the Course.**

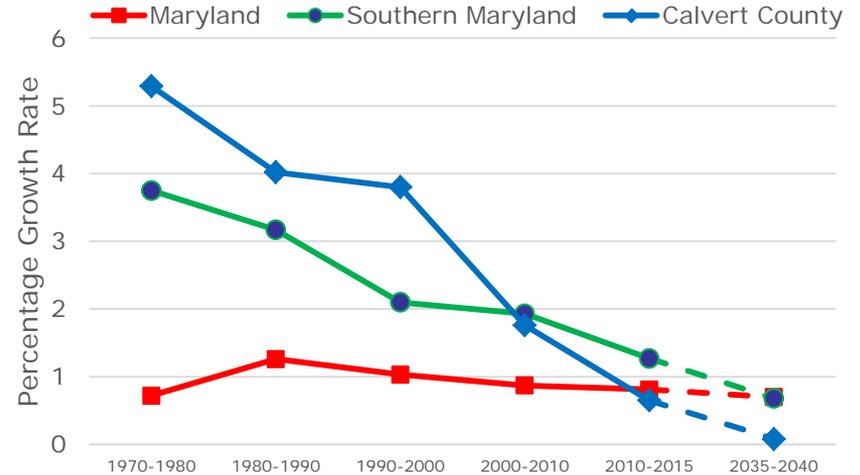
2010 Plan Amendments: **Address State Laws.**

# Slowing Growth Rate

Calvert County's Historical and Projected Population



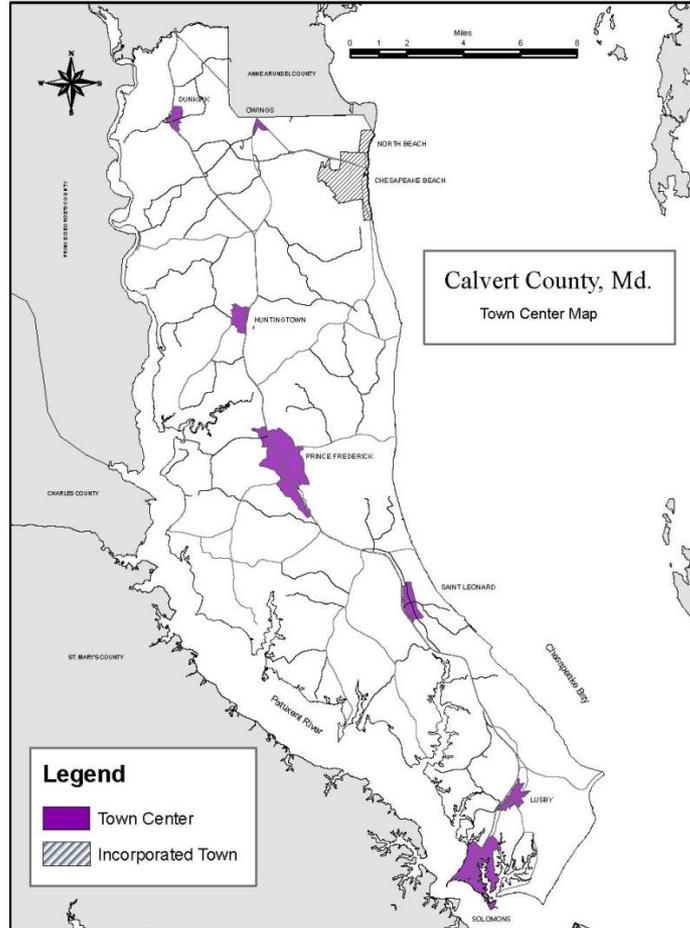
Calvert County's Annual Population Growth Rates by Decade, 1970 - 2040



Source: Maryland Department of Planning



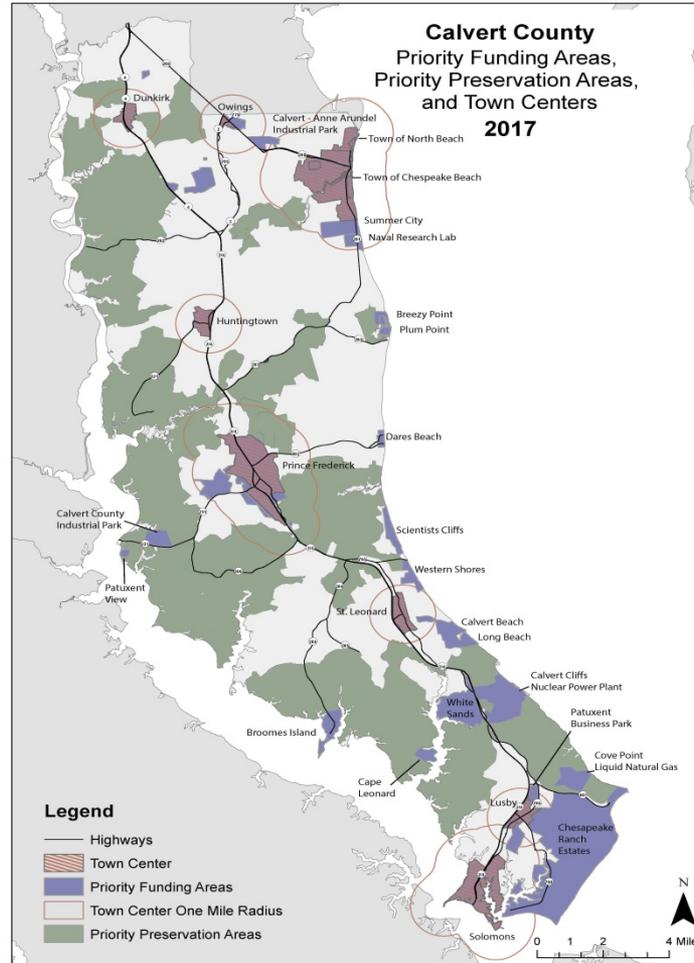
# Calvert County Town Centers



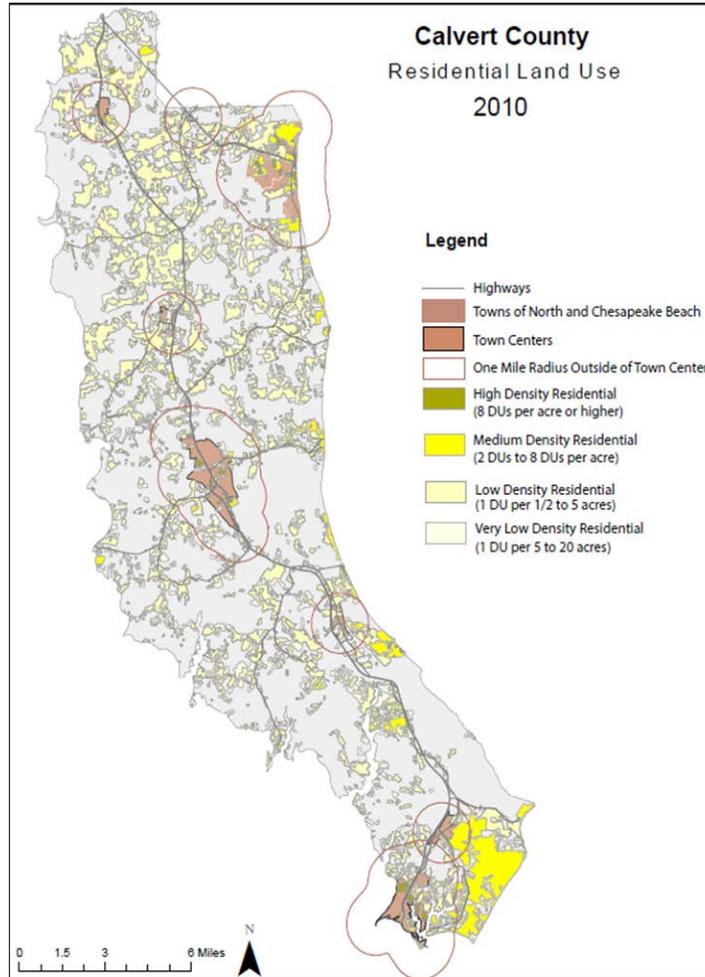
Prepared by: The Department of Planning & Zoning



# Priority Funding Areas, Priority Preservation Areas, and Town Centers



# Calvert County Residential Land Use



# Transferable Development Right (TDR)

A right of ownership, which can be sold separate from the property itself as a development potential unit.



**TDRs**

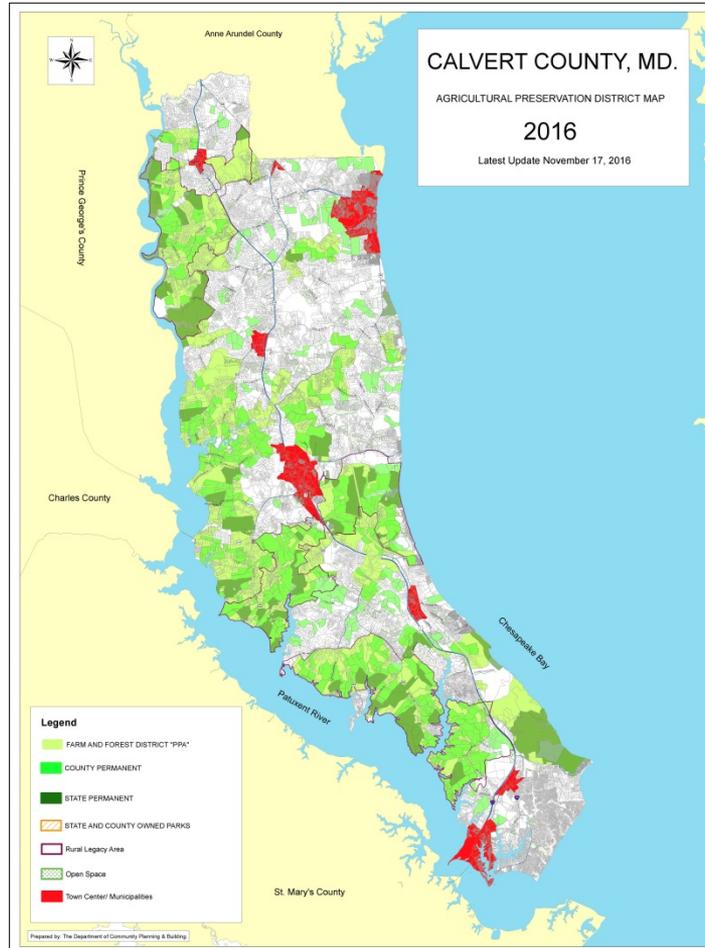


# Program Goals:

- Offer incentive for preservation
- Utilize the free market to finance preservation
- To guide development away from prime Ag. and forestry lands
- Promote and preserve Calvert's rural character



# Agricultural Preservation District Map



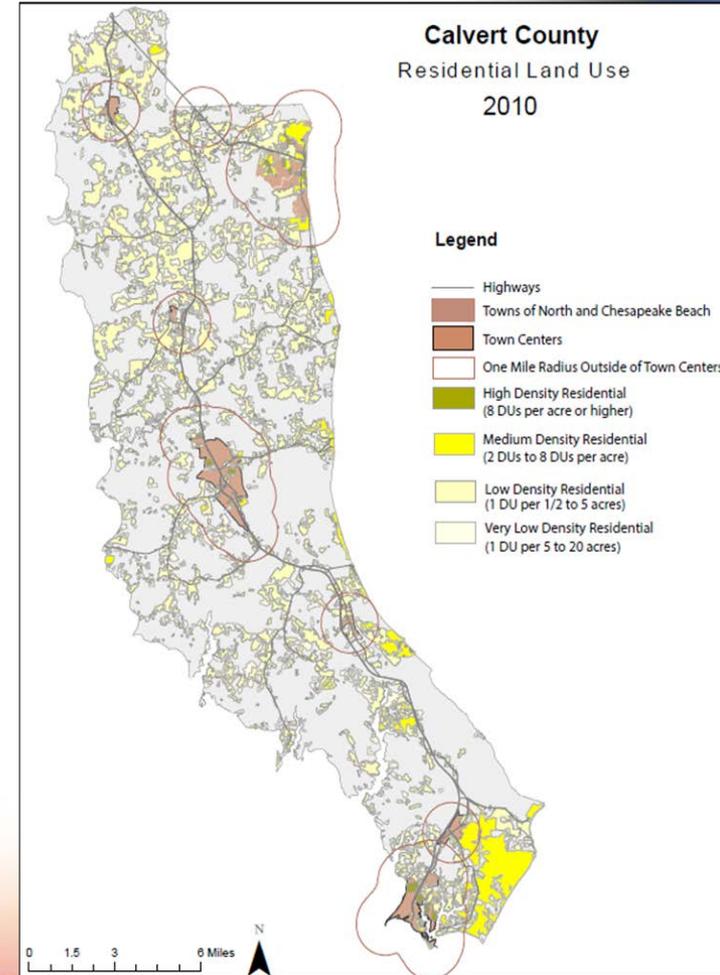
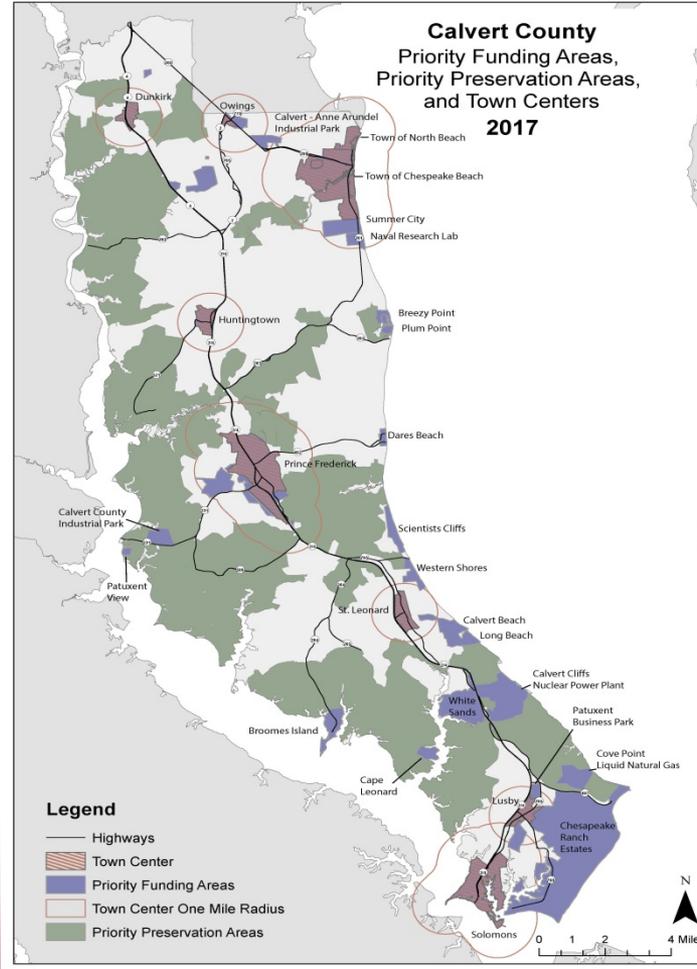
# Land in Preservation

Land in Preservation	Acres
County Agricultural Preservation Program	21,839
Maryland Agricultural Land Preservation Foundation (MALPF)	4,542
Rural Legacy	1,636
Maryland Environmental Trust (MET)	713
<b>Total</b>	<b>28,730</b>

Source: Calvert County Community Planning & Building, 2017



# Calvert County Priority Funding Areas, Priority Preservation Areas, and Town Centers and Calvert County Residential Land Use



# DISCUSSION FORMAT

- Separate into break-out groups.
- Once in the room – divide into small groups to discuss one question and develop a list of ideas. There is no need for everyone to agree to all the ideas (10 minutes).
- Share the ideas from the small group discussions to create a single list of all ideas (10 minutes).
- Vote on your three favorites among the ideas.
- Return to the small groups and repeat the process for the second question.
- Choose a spokesperson and return to the large group in the main room.

# QUESTIONS

- #1 Preserving farm and forest land has been a priority of Calvert County for 30 years.
  - a) What actions would you support the county taking to preserve even more land?
  - b) How should those actions be paid for?
- #2 One way to protect farm and forest land is to direct growth away from them and into designated areas. What incentives would you support the county providing to encourage/attract/direct growth to designated areas?

# DISCUSSION GUIDELINES

- Provide your thoughts, reactions, and concerns.
- Be respectful of all participants.
- Be mindful of time and encourage everyone to contribute.

CALVERT

2040

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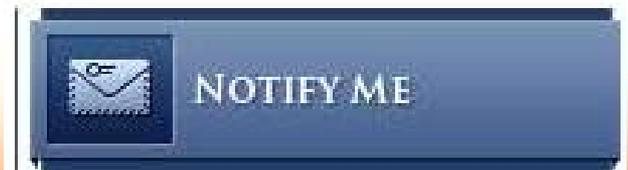
# To Learn about Events & Status

- Visit [www.co.cal.md.us/FutureCalvert](http://www.co.cal.md.us/FutureCalvert)
- Sign up to receive email messages: click on “Notify Me” under News Flash and select “Future Calvert”



# Stay Involved and Connected

- Visit [www.co.cal.md.us/FutureCalvert](http://www.co.cal.md.us/FutureCalvert)
- Sign up for Newsflash updates
- Issue Papers and Meetings Winter - Spring 2017
  - Provide feedback on issue papers via Speakup, mail, and email
- Attend meetings
- Invite your friends, family and neighbors



# Thank You! Questions?

For more information contact:

Calvert County

Community Planning & Building Department

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410-535-1600, ext. 2356

[www.co.cal.md.us/FutureCalvert](http://www.co.cal.md.us/FutureCalvert)

