

CAVERT 2040

Your county. Your future.



Welcome

Your County. Your Future.

Four Public Overview Meetings were held in July and August 2016.

Four Issue Identification workshops were held in September and October 2016.

Five Issue-Specific workshops were held in February through May 2017.

Three public open house meetings were held in November 2017.

Your concerns, ideas, and suggestions are valuable to this planning process.

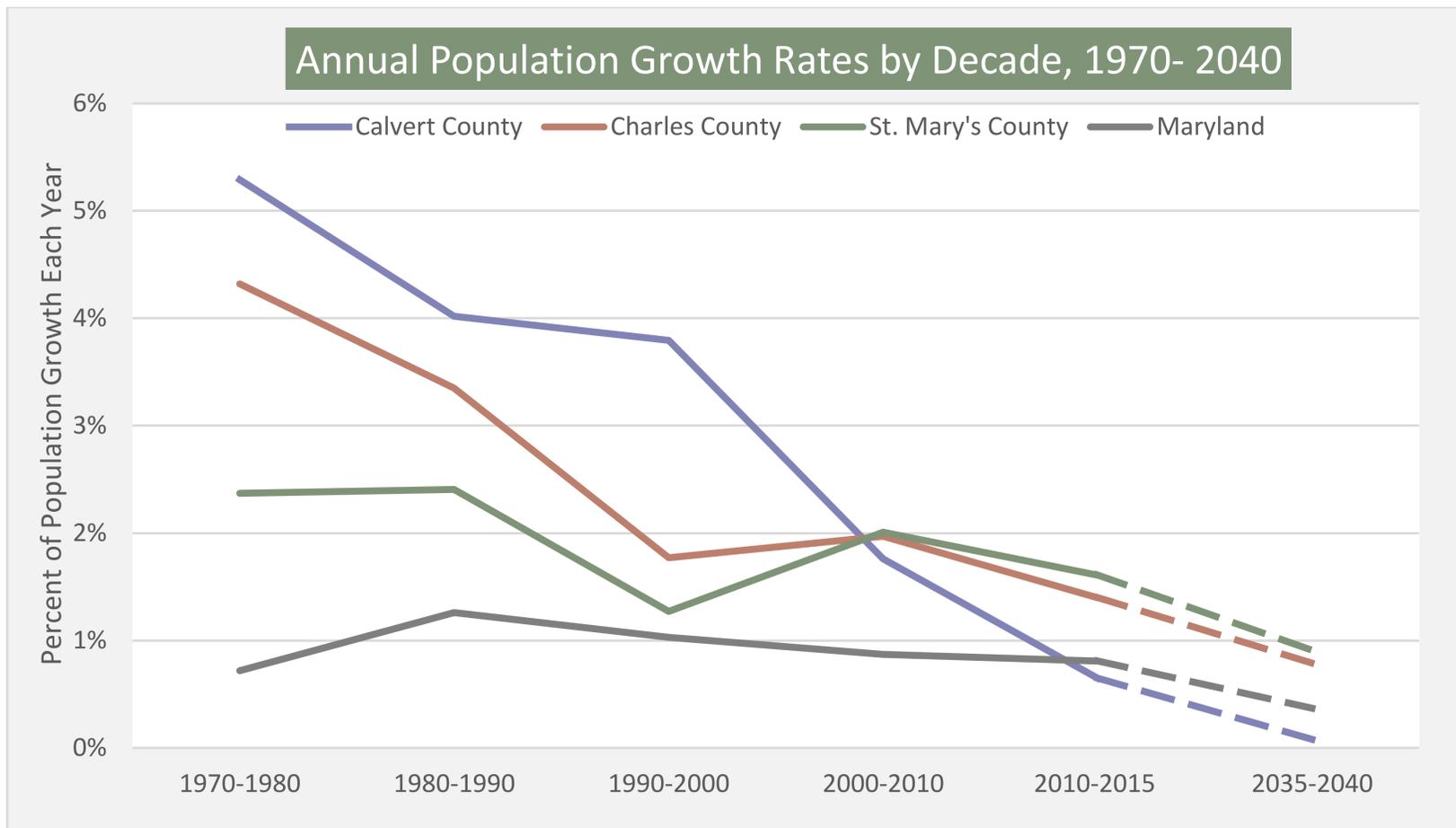
Tonight, we look forward to answering any questions you may have prior to submitting your written comments for consideration.



Population

Calvert County has gone from being the fastest growing county in Maryland to one of the slowest.

Southern Maryland Population Growth Rate, 1970-2040



Source: Maryland Department of Planning, 2017

Geography

The variable and rugged topography has a strong influence on development patterns

Employment

An increasing number of residents traveling long distances to their out-of-county jobs, and the influx of non-residents filling jobs within the county have an impact on the character of the county.



Goal, Visions, and Key Issues



Goal

To maintain and/or improve the overall quality of life for all citizens of Calvert County by:

- Promoting sustainable development,
- Encouraging a stable and enduring economic base,
- Providing for safety, health, and education,
- Preserving the natural, cultural, and historic assets of Calvert County.

Visions

1. Our landscape is dominated by forests and fields.
2. Our Town Centers are attractive, convenient, and interesting places to live, work and shop.
3. Our wetlands, streams, and forests and the Chesapeake Bay and Patuxent River support thriving plant and animal communities.
4. Our highways are safe with only moderate congestion and transit is readily available. Walking and bicycling are practical alternatives within and in close proximity of Town Centers.
5. We waste less, consume fewer natural resources, and properly dispose of waste.
6. Our communities are safe. We care for the well-being of each other.
7. Our children are well prepared for the future. We offer robust and diverse educational opportunities.
8. We are stewards of our cultural heritage.
9. We are building a strong local economy based on renewable resources, agriculture, seafood, high technology, retirement, recreation, and tourism.
10. Our government is efficient, open, and responsive to citizen needs and concerns.

Key Issues

- Preserving Rural Character and Directing Growth to Existing Settlements
- Strengthening Economic Vitality
- Supporting Options in Community Character: Developing a Place-type Strategy
- Providing an Efficient and Multi-modal Transportation System
- Fostering Vibrant, Walkable Communities with Multi-Generational Opportunities

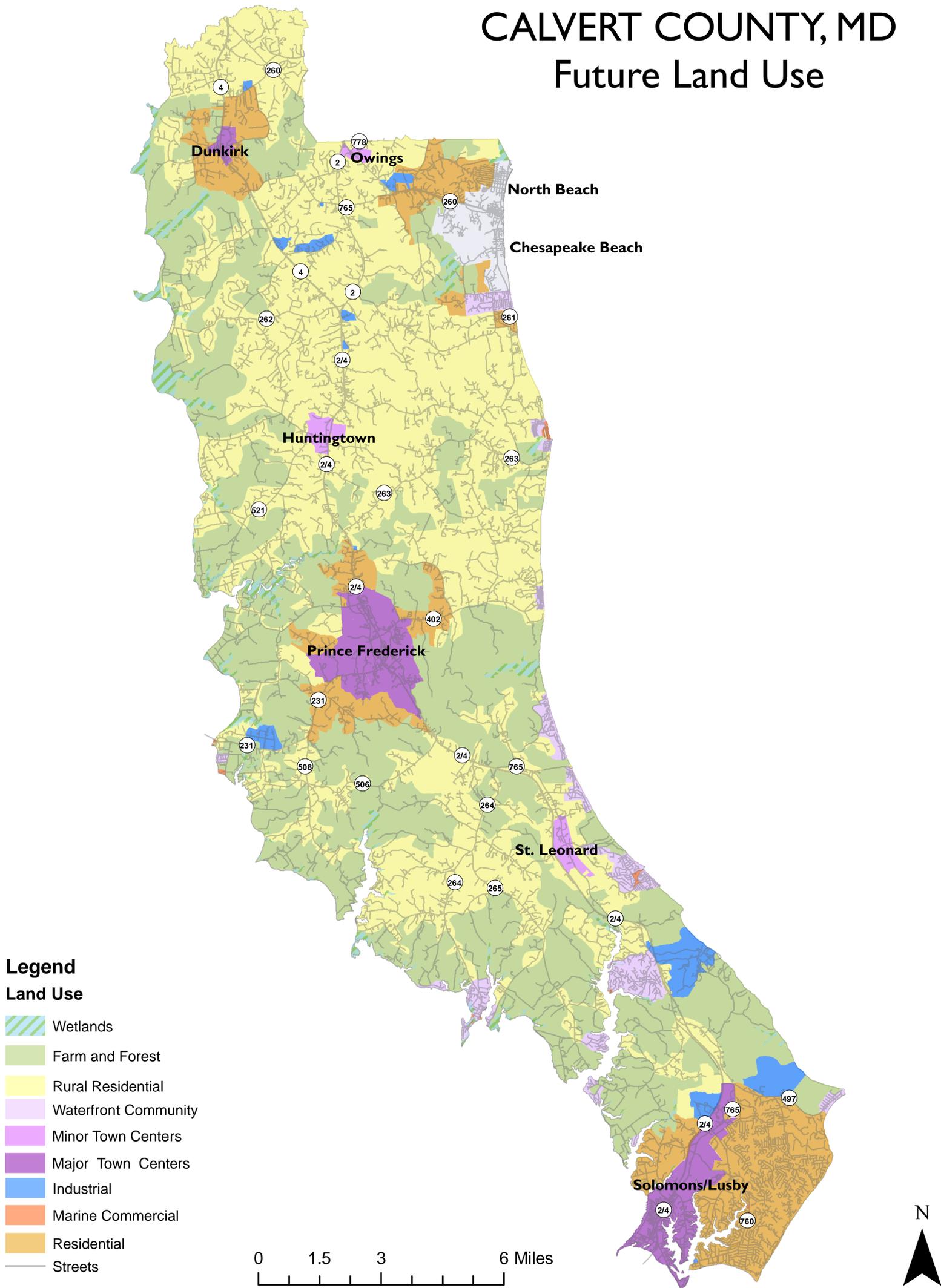




Land Use Map



CALVERT COUNTY, MD Future Land Use



Land Use Rural Areas



Rural Land Use Categories

Farm and Forest

These are rural areas dominated by existing farms and forest with a conventional density of one dwelling unit for every 20 acres.

Rural Residential

These are rural areas dominated by existing large-lot residential development, typically 3-10 acres in size, with an average lot size of approximately five acres.

Waterfront Communities

These are existing, mature residential communities typically pre-date zoning and subdivision regulations with lot sizes of an acre or less. They are not planned for expansion.

Wetlands

These are larger concentrations of tidal wetlands as defined by state and federal regulations.

Goal

Land Use Goal 1: Preserve the rural character of the county, its prime farmland, contiguous forests, historic resources, and environmentally sensitive areas.

Land Use Growth Areas



Major Town Centers, Minor Town Centers, Residential Areas

Major Town Centers

Major Town Centers have a conventional density of three dwelling units per acre, which can be increased using Transferable Development Rights to a density consistent with the approved Town Center Master Plan.

Minor Town Centers

Minor Town Centers have a lower intensity and smaller scale with a more limited variety of commercial and residential development with single family dwellings at a conventional density of one dwelling unit per acre.

Residential

This designation applies to the mapped areas within approximately one mile of a Major Town Center.

Goals

Land Use Goal 2: Use water and sewer policies to direct growth consistent with land use policies.

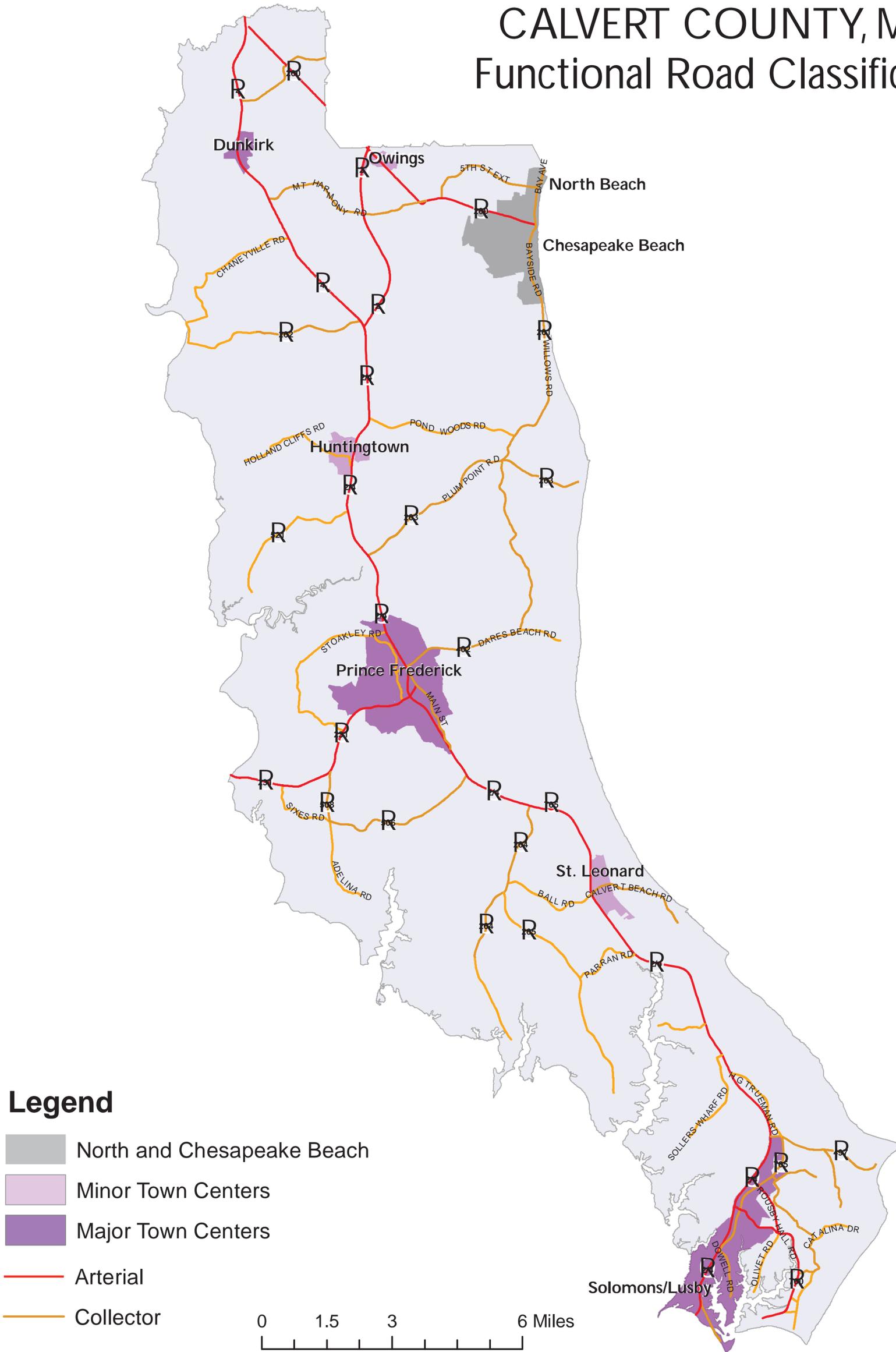
Land Use Goal 3: Develop Town Centers as attractive, convenient, and interesting places to live, work, and shop.

Land Use Goal 4: Direct commercial and industrial uses to appropriate locations; provide necessary infrastructure.

Transportation



CALVERT COUNTY, MD Functional Road Classification



Transportation



Goals

Goal 1: Provide a safe and reliable transportation system that complements the overall development of the county and balances use by pedestrians, bicyclists, motorists, and bus riders.

Goal 2: Maintain MD 4 and MD 2/4 as the main transportation corridor, providing for safe and efficient travel.

Goal 3: Maintain and improve the arterial and non-arterial road systems to provide for safe and efficient travel.

Goal 4: Improve and expand existing transit services.

Goal 5: Promote transportation alternatives such as carpools, vanpools, bicycling, and walking.

Goal 6: Continue a countywide transportation planning program that is integrated with state and regional planning programs.



Economic Vitality



Major Employers - Calvert County

Rank	Employer	Employees
1	Calvert County Public Schools	2,125
2	CalvertHealth Medical Center	1,314
3	Calvert County Government	1,252
4	Exelon/Calvert Cliffs Nuclear Power Plant	825
5	The Arc of Southern Maryland	460
6	Chesapeake Beach Resort & Spa	300
7	DirectMail.com	230
8	Dominion Cove Point	205
9	Safeway - Prince Frederick	200
10	Asbury Solomons	181

Source: Calvert County Department of Economic Development, 2018

Employment In and Out of Calvert County (Number of People)

	In County	Out of County
2007 to 2011 average	18,033	27,163
2012 to 2016 average	17,110	27,762
	In County	Out of County
2007 to 2011 average	39.9%	60.1%
2012 to 2016 average	38.1%	61.9%



Economic Vitality



Goals

Goal 1: Strengthen economic opportunity in Calvert County.

Goal 2: Direct business growth to Town Centers while preserving agricultural land in the Farm and Forest District.

Goal 3: Expand Calvert County's tourism industry.

Goal 4: Strengthen educational opportunities in Calvert County.



Housing



Total Housing Units in Calvert County, 1990-2016

Years	Total Housing Units
1990	18,974
2000	27,576
2010	33,780
2011	34,009
2012	34,186
2013	34,418
2014	34,596
2015	34,767
2016	35,056

Source: US Census

Units per Residential Structure in Calvert County, 2005-2014

	2005 to 2009 Average	2010 to 2014 Average	Percent Change
1 unit structures	95.2%	93.8%	-1.4%
2 or more unit structures	4.3%	5.3%	1.0%
Mobile homes and all other types of units	0.5%	0.9%	0.4%

Source: U.S. Census American Community Survey

Goals

Goal 1: Provide for full range of housing types in Town Centers to attract and retain multi-generational communities

Goal 2: Encourage walkable, mixed use communities in Town Centers.

Goal 3: Provide programs to increase housing affordability.

Goal 4: Support aging in place through universal design housing units and supportive services, especially near health and support services.

Government and Community Facilities



Goals

Goal 1: Establish policies and strategies that provide for high-quality, responsive and cost-effective services to residents, businesses and organizations in the county.

Goal 2: Maintain the high quality of Calvert County's educational facilities: schools, colleges and libraries.

Goal 3: Provide access to a variety of quality recreational environments and opportunities in Calvert County.

Goal 4: Ensure that Calvert County has adequate healthcare facilities and programs.

Goal 5: Support public safety programs, strategies and facilities development.

Goal 6: Maintain well-managed and effective solid waste and recyclable materials management systems in Calvert County.

Goal 7: Collectively plan future initiatives, to the greatest extent possible, with internal county departments and regional county jurisdictions, councils and other potential partnerships.



Environment and Natural Resources

Water Resources



Natural Resources Goals

Goal 1: Encourage preservation, protection, and conservation of environmentally sensitive areas.

Goal 2: Continue a comprehensive approach to environmental planning with special emphasis on watershed planning.

Goal 3: Encourage preservation, protection, and conservation of land-based natural resources.

Goal 4: Mitigate natural and man-made hazards in Calvert County.

Water Resources Goals

Goal 1: Ensure sufficient drinking water quantity and quality to support projected population growth.

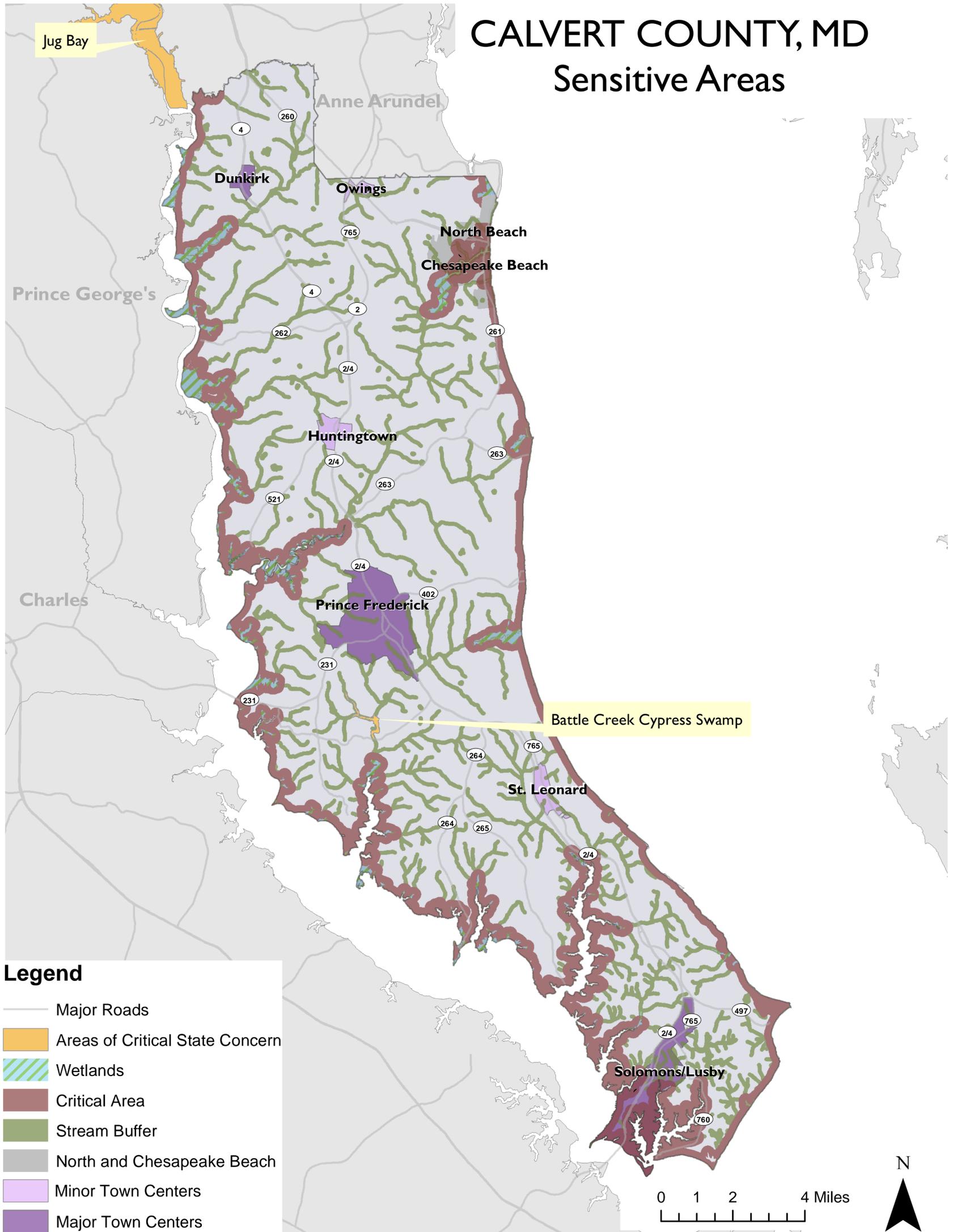
Goal 2: Ensure sufficient wastewater treatment capacity to support development in Town Centers served by public sewer systems.

Goal 3: Protect public health and water quality.

Goal 4: Install or enhance stormwater management systems to reduce pollution in the Chesapeake Bay and Patuxent River.



Sensitive Areas



Second Draft

Topics Addressed in Second Draft - Highlights

- Added Heritage chapter, Government section and Implementation chapter.
- Revised Huntingtown Town Center's proposed expanded boundary to include only Huntingtown High School property.
- Revised Prince Frederick Town Center's proposed expanded boundary to show expansion occurring in two phases.
- Replaced "Village" category with "Minor Town Center" category (Huntingtown, Owings and St. Leonard).
- Added language retaining the policy of allowing higher residential density with use of Transferable Development rights in the one-mile radius of Minor Town Centers. Policy to be reviewed during zoning ordinance update.
- Added language to consider allowing developer funded extensions of public sewer systems in designated Residential areas surrounding Major Town Centers.
- Added current 2010 plan policy to allow community or shared water and sewer systems in all Town Centers when needed to support environmental health and/or support county-identified economic development goals.
- Added actions regarding architectural review from the 2010 plan.

Comment Table



Thank You!

