

RE: Text Amendment Case No. 19-05; Proposed to Permit Office, Non-Medical, Medical or Clinic in the Neighborhood and Residential Zones of the Huntingtown Town Center

Page 1 of 2

Pertaining to the Amendments of the Calvert County Zoning Ordinance  
and the Huntingtown Master Plan & Zoning Ordinance;  
**RE: Proposed to Permit Office, Non-Medical, Medical or Clinic in the Neighborhood  
and Residential Zoning Districts of Huntingtown Town Center**  
(Text Amendment Case No.19-05)

**WHEREAS**, Title 4 of the *Land Use Article* of the Maryland Annotated Code, as amended, empowers the Board of County Commissioners of Calvert County, Maryland (the “Board of County Commissioners”) to enact a Zoning Ordinance to promote the health, safety and welfare of the citizens of Calvert County, and to provide for its administration, enforcement and amendment;

**WHEREAS**, by Ordinance 35-06, the Board of County Commissioners of Calvert County, Maryland has heretofore adopted the Calvert County Zoning Ordinance;

**WHEREAS**, after study and evaluation, the Calvert County Department of Planning & Zoning recommended to the Planning Commission and the Board of County Commissioners text amendments to the Calvert County Zoning Ordinance (“CCZO”) and the Huntingtown Master Plan and Zoning Ordinance;

**WHEREAS**, after due notice was published, the Board of County Commissioners and the Planning Commission of Calvert County, Maryland (hereinafter, the “Planning Commission”) conducted a joint public hearing on July 28, 2020, at which time the proposed amendments were discussed, staff’s recommendations were considered, and public comment was solicited;

**WHEREAS**, at the conclusion of said public hearing the Planning Commission voted to recommend adoption of the amendments and conveyed its recommendation to the Board of County Commissioners by resolution; and

**WHEREAS**, after considering the staff report, testimony presented at the public hearing regarding the proposed text amendments, and the recommendation of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners of Calvert County, Maryland determined it is in the best interest of the citizens of the County to enact the text amendments to the Calvert County Zoning Ordinance as set forth in Exhibit A, attached hereto and made a part hereof.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Calvert County, Maryland, amended by adopting the text amendments as shown in attached Exhibit A hereto and made a part hereof;

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance or the Calvert County Zoning Ordinance, are found to be unconstitutional, illegal, null or void, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinance shall be enforceable and valid;

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein; and

RE: Text Amendment Case No. 19-05; Proposed to Permit Office, Non-Medical, Medical or Clinic in the Neighborhood and Residential Zones of the Huntingtown Town Center

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that this amendatory Ordinance shall be effective upon recordation and without publication of a fair summary, but not sooner than ten (10) days following adoption.

**DONE**, this 28<sup>th</sup> day of July 2020 by the Board of County Commissioners of Calvert County, Maryland.

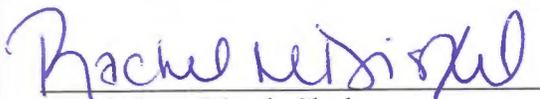
Aye: 5

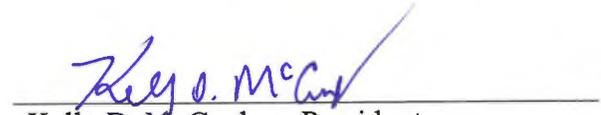
Nay: 0

Absent/Abstain: 0

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
OF CALVERT COUNTY, MARYLAND**

  
 Rachel M. Distel, Clerk

  
 Kelly D. McConkey, President

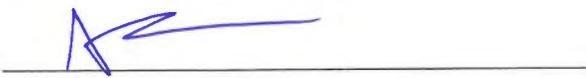
Approved for form and legal sufficiency by:

  
 Mike Hart, Vice-President

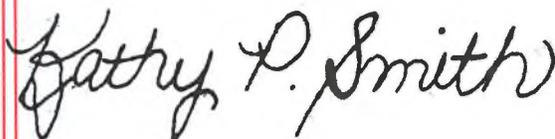
  
 Earl F. Hance

  
 John B. Norris, III, County Attorney

  
 Thomas E. "Tim" Hutchins

  
 Steven R. Weems

Received for Record July 8, 2021  
 at 1:46 o'clock 1 M. Same day  
 recorded in Liber KPS No. 64  
 Folio 132 COUNTY COMMISSIONERS  
 ORDINANCES AND RESOLUTION.



Huntingtown Town Center Zoning Ordinance				
USE #	3-2.03 Huntingtown Table of Land Uses-Business & Personal Services	Mixed Use	Neighborhood	Residential
20.	Office, Non-Medical, Medical or Clinic	P	P	P