

Calvert County Comprehensive Plan, Adopted August 2019
Proposed Amendments 2022
Comments Received from the Agencies¹

NAME, POSITION	AGENCY	DATE RECEIVED	# OF PAGES*
Andree Green Checkley, Esq., Director of Planning	Prince George's County Planning Department, The Maryland-National Capital Park and Planning Commission	9/21/2022	5 (2 cover + 3 comments)
Larry Jaworski, Chair	Calvert County Economic Development Advisory Commission	10/12/2022	2 (1 cover + 1 comments)

*See attached.

¹ Comments received by October 14, 2022.

Plummer-Welker, Jenny L.

From: Green, David A <davida.green@ppd.mncppc.org>
Sent: Wednesday, September 21, 2022 9:58 AM
To: Plummer-Welker, Jenny L.
Cc: Berlage, Derick; Berger, Howard; Stachura, Frederick; White, Sam; Franklin, Judith
Subject: Request to Review Proposed Amendments to Calvert County Comprehensive Plan
Attachments: Proposed Calvert County Comprehensive Plan Review09212022.pdf

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Ms. Plummer-Welker,

Per your request, please see the attached Prince George's County Planning Department letter regarding proposed amendments to the Review of the Proposed Amendments to the Calvert County Comprehensive Plan. Please call me if you have any questions.

David Allen Green, MBA
Planner IV, Community Planning Division
The Maryland-National Capital Park and Planning Commission
Prince
P (301)952-4797 Team's Mobile (240) 573-2376

E| Davida.green@ppd.mncppc.org

W| www.pgplanning.org



From: Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>
Sent: Thursday, September 1, 2022 11:58 AM
To: Checkley, Andree <andree.checkley@ppd.mncppc.org>
Subject: Request to Review Proposed Amendments to Calvert County Comprehensive Plan

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Ms. Checkley,

The Calvert County Planning Commission is seeking comments on proposed amendments to the Calvert County Comprehensive Plan, which was adopted in August 2019.

At its meeting on August 24, 2022, the Planning Commission directed staff to distribute the proposed amendments to agencies and adjoining jurisdictions for review and notify the agencies and local jurisdictions at least 60 days in advance of the public hearing.

The Planning Commission is providing the proposed amendments to the Calvert County Comprehensive Plan at least 60 days before a public hearing per the Land Use Article of the Annotated Code of Maryland. The public hearing has not been scheduled but will not be held before November 1, 2022. The public hearing date, time, and location will be posted on Calvert County's website (www.calvertcountymd.gov), or you may contact the Department of Planning & Zoning for details.

Please address comments to Ms. Maria Buehler, Chair, Calvert County Planning Commission. Comments may be submitted by email: towncenterupdate@calvertcountymd.gov; mail: 205 Main Street, Prince Frederick, MD 20678; fax: 410-414-3092; or hand delivered to 205 Main Street, Second Floor, Prince Frederick, MD 20678.

If you have any questions, please contact me at 410-535-1600, ext. 2333 or Jenny.Plummer-Welker@calvertcountymd.gov.

Sincerely,
Jenny Plummer-Welker

Jenny Plummer-Welker, AICP
Long Range Planner
Jenny Plummer-Welker, AICP
Long Range Planner
Calvert County Department of Planning & Zoning
205 Main Street
Prince Frederick, MD 20678
410-535-1600, ext. 2333
Jenny.Plummer-Welker@calvertcountymd.gov

September 20, 2022

Ms. Maria Buehler, Chair
Calvert County Planning Commission.
205 Main Street,
Prince Frederick, MD 20678

Dear Ms. Buehler,

After reviewing the Proposed Calvert County Comprehensive Plan, it has been determined that the proposed Comprehensive Plan land use policies and strategies proposed are consistent with the land use policies and strategy of the [2014 Plan Prince George's 2035 Approved General Plan \(Plan 2035\)](#), the [2013 Approved Subregion 6 Master Plan and Sectional Map Amendment \(The Master Plan\)](#) and the [2017 Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan](#)

General Plan

The Patuxent River separates Prince George's County and Calvert County. Consequently, both counties enjoy similar environmental protection and land use strategies along the river. Plan 2035 provides growth policies to direct growth to designated centers and preserve the rural and the natural environment. The Prince George's County Growth Policy Map places properties along the eastern boundary of Prince George's County in the Rural and Agricultural Areas (Map, p. 19). "Our Rural Areas are home to low-density residential communities served by well and septic, significant natural resources, and important historic scenic roads and viewsheds. Plan 2035 recommends Rural Areas remain low-density residential or support park and open space land uses and focuses new investment on maintaining existing infrastructure and stabilizing small-scale neighborhood-oriented commercial activities that support the areas' rural lifestyle and character. Following the Priority Preservation Areas (see description on page 24), Plan 2035 defines Agricultural Areas as areas suitable for agricultural activities and forestry preservation. Plan 2035 recommends continuing to protect these areas in order to preserve the agricultural sector and the land base on which it depends." (p. 20)

Master Plan

The 2013 Approved Subregion 6 Master Plan Future Land Use Policies place properties along the eastern edge of the County in the following future land use categories:

- Parks and Open Space
- Rural Agricultural
- Institutional
- Residential Low

The Subregion 6 Future Land Use Map (See Map 27, at the back of this Master Plan) and Table 7: Future Land Use Map Designations (p. 40). Two specific purposes of the Future Land Use Map are:

- “It reflects land use policies that provide the basis for a more refined classification of land into districts for zoning purposes that regulate the use of land (that is, what uses can occur where and under what conditions), as well as the subdivision and development of land.” (p. 39)
- “It serves as a guide to the county’s future desires and interests for land development, preservation, and conservation. Where land is not currently zoned in accordance with the future land use map, the map shows where applications for floating zones or comprehensive design zones would be supported provided the proposal was in accordance with the subregion plan’s goals and objectives.” (p.40)

Zoning

The [*New Zoning Ordinance, Subdivision Regulations, and Landscape Manual*](#) took effect on April 1, 2022. New zoning classifications were applied to properties along the eastern edge of the county to assure consistency with the Approved Subregion 6 Master Plan Future Land Use Map.

[The Chesapeake Bay Critical Area Overlay \(CBCAO\) Zone](#) was retained on all water and land under the Chesapeake Bay and its tributaries along the Patuxent River.

In addition, the following zoning map classifications were renamed and applied to properties along the eastern part of the Subregion 6 Plan Area:

R-O-S (Reserved Open Space) to [ROS \(Reserve Open Space\) Zone](#).

O-S(Open Space) to [AG \(Agricultural and Preservation\) Zone](#)

R-R (Rural Residential) to [RR \(Rural Residential \) Zone](#)

I-2 (Heavy Industrial) to [IH \(Industrial, Heavy\)](#)

Environmental

Calvert County is situated across the Patuxent River from Prince George’s County and shares many similar environmental features. The planning efforts to support the protection of the Patuxent River in both counties are taken, in part, from the Patuxent River Policy Plan which is overseen by the Patuxent River Commission. Protection efforts for this unique environmental resource are mirrored in the Comprehensive Plans for both counties.

The Calvert County Comprehensive Plan contains Chapters on Environment and Natural Resources, Heritage, and Water Resources; however, these chapters are not included in the update. The proposed update includes revisions to the Land Use and Transportation chapters. These revisions to the 2019 plan largely scale back the extent of expansion surrounding some of the County’s town centers.

The proposed revisions to the Calvert County Comprehensive Plan are consistent with the environmental policies and strategies of the [2017 Approved Prince George’s County Resource Conservation Plan: A Countywide Functional Master Plan](#)

If you have any questions, please contact Sam White at Sam.White@ppd.mncppc.org or by TEAMS mobile at (240)283-5583 or David Green at David.Green@ppd.mncppc.org TEAMS mobile at (240)573-2376.

Sincerely,

Andree Green Checkley, Esq.
Director of Planning

cc:

Jenny Plummer-Welker, AICP, Long Range Planner, Calvert County Planning Commission
Derick Berlage, AICP, Acting Deputy Director of Operations
Howard Berger, Acting Division Chief, Community Planning Division
Frederick Stachura, J.D., Supervisor, Neighborhood Revitalization Section, Community Planning Division
Sarah Benton, AICP, Supervisor Long-Range Planning Section, Community Planning Division
David Green, MBA, Planner IV, Long-Range Planning Section, Community Planning Division
Samuel L. White, Jr., Planner II, Neighborhood Revitalization Section, Community Planning Division
Letter of Support Project file

Plummer-Welker, Jenny L.

From: Fadely, Grace C.
Sent: Wednesday, October 12, 2022 1:01 PM
To: Town Center Master Plan
Subject: EDAC Response Letter to Comprehensive Plan
Attachments: EDAC Response Letter to Comprehensive Plan 2022.pdf

Good Afternoon Ms. Maria Buehler,

Please find the Economic Development Advisory Commission response letter to the Comprehensive Plan attached. Do not hesitate to reach out if you have any questions or concerns.

Thank you.

Grace C. Fadely, Business Programs Assistant

Calvert County Government
Department of Economic Development
Office: 410-535-4583
184B Main Street, Prince Frederick, MD 20678
Grace.Fadely@CalvertCountyMD.gov



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**CALVERT COUNTY
ECONOMIC DEVELOPMENT
ADVISORY COMMISSION**

175 Main Street
Prince Frederick, Maryland 20678
410-535-4583
www.ecalvert.com

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September 19, 2022

Ms. Maria Buehler, Chair
Calvert County Planning Commission
i/c Planning Commission Administrator
Department of Planning and Zoning
205 Main Street
Prince Frederick, MD 20678

Re: Request for Comments: *Calvert County Comprehensive Plan (September 14, 2022)*

Dear Ms. Buehler:

The Economic Development Advisory Commission is opposed to the amendments made to the Comprehensive Plan at the June 7 and June 28, 2022 work sessions. While we are in support of the process to provide comment, we supported the original plan and believe the removal of certain town center expansion is counterproductive to sustainable economic growth.

Thank you for the opportunity to comment on the Comprehensive Plan.

Sincerely,

Larry Jaworski

Lawrence Jaworski
Chair