

**FOR THE PURPOSE OF ADOPTING AMENDMENTS TO THE CALVERT COUNTY  
COMPREHENSIVE PLAN**

**WHEREAS**, the Board of County Commissioners of Calvert County, Maryland, with the advice, recommendations, and input of the public and the Calvert County Planning Commission, have, heretofore, adopted the *Calvert County Comprehensive Plan*, the Dunkirk Master Plan, the Huntingtown Master Plan, the Lusby Town Center Master Plan, the Owings Town Center Master Plan, the Prince Frederick Master Plan, the Solomons Town Center Master Plan and the St. Leonard Town Center Master Plan "...with the general purpose of guiding and accomplishing the coordinated, adjusted, and harmonious development of the local jurisdiction and its environs," Maryland Ann. Code, Land Use Article, §3-301(a)(2), to promote the public safety, health, and general welfare of the citizens;

**WHEREAS**, upon consideration of the input of the public and governmental agencies, the Planning Commission forwarded its findings and recommendation to the Board of County Commissioners by Resolution dated January 15, 2025;

**WHEREAS**, by Maryland Ann. Code, Land Use Article, §3-204, the Board of County Commissioners "...may adopt, modify, remand, or disapprove: ... (iii) an amendment to the plan..." upon public hearing if adopting or modifying the *Plan*;

**WHEREAS**, after due notice was published, the Board of County Commissioners conducted public hearing on February 18, 2025, at which time public comment was solicited, received, and all persons wishing to be heard expressed their opinions regarding the proposed amendments to the *Calvert County Comprehensive Plan*; and

**WHEREAS**, upon due consideration of the comments of the public, staff, agency and local jurisdiction comments, comments of adjoining jurisdictions and comments of State units, and the recommendation of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners determined it is in the best interest of the citizens of Calvert County to adopt proposed amendments to the *Calvert County Comprehensive Plan* as set forth in Exhibit "A" attached hereto and made part hereof.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Calvert County, Maryland, that the *Calvert County Comprehensive Plan* (2019) and as amended (2022), **BE**, and hereby **IS**, amended by adopting the amendments set forth as set forth in Exhibit "A" hereto;

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance is found to be unconstitutional, illegal, null or void, by a court of competent jurisdiction, 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, unless deletion of the invalid portion would defeat the clear purpose of the Ordinance, or unless deletion of the valid portion would produce a result inconsistent with the purpose and intent of the Board of County Commissioners in enacting this Ordinance; and

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that this Ordinance shall take effect on the 1st day of March 2025 without publication of a fair summary.

DONE, this 18th day of February 2025, 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

Ashley Staples-Reid, Acting Clerk

Earl F. Hance, President

Todd Ireland, Vice President

Approved for legal sufficiency:

Mark C. Cox Sr.

John B. Norris, III, County Attorney

Catherine M. Grasso

Mike Hart

Received for Record February 19, 2025 at 11:05 o'clock A.M. Same day recorded in Liber KPS No. 75 Folio 289 COUNTY COMMISSIONERS ORDINANCES AND RESOLUTION.

Garry P. Smith

Exhibit: Calvert County Comprehensive Plan

Calvert County Comprehensive Plan  
ES-4

Growth Areas

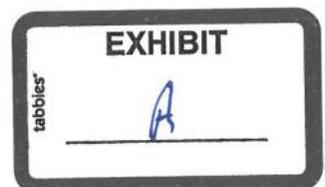
Town Centers – Town Centers are the county’s primary designated growth areas. Town Centers contain a mixture of residential, commercial, and institutional uses. Town Centers are areas where TDRs can be used to increase density to a maximum consistent with the approved Town Center zoning. Future development is guided by a Town Center master plan.

Residential – Mapped areas within approximately one mile of the North Beach, Chesapeake Beach, Prince Frederick, Lusby, and Solomons Town Centers. The density in these areas can be increased through the use of TDRs.

Commercial & Industrial Areas

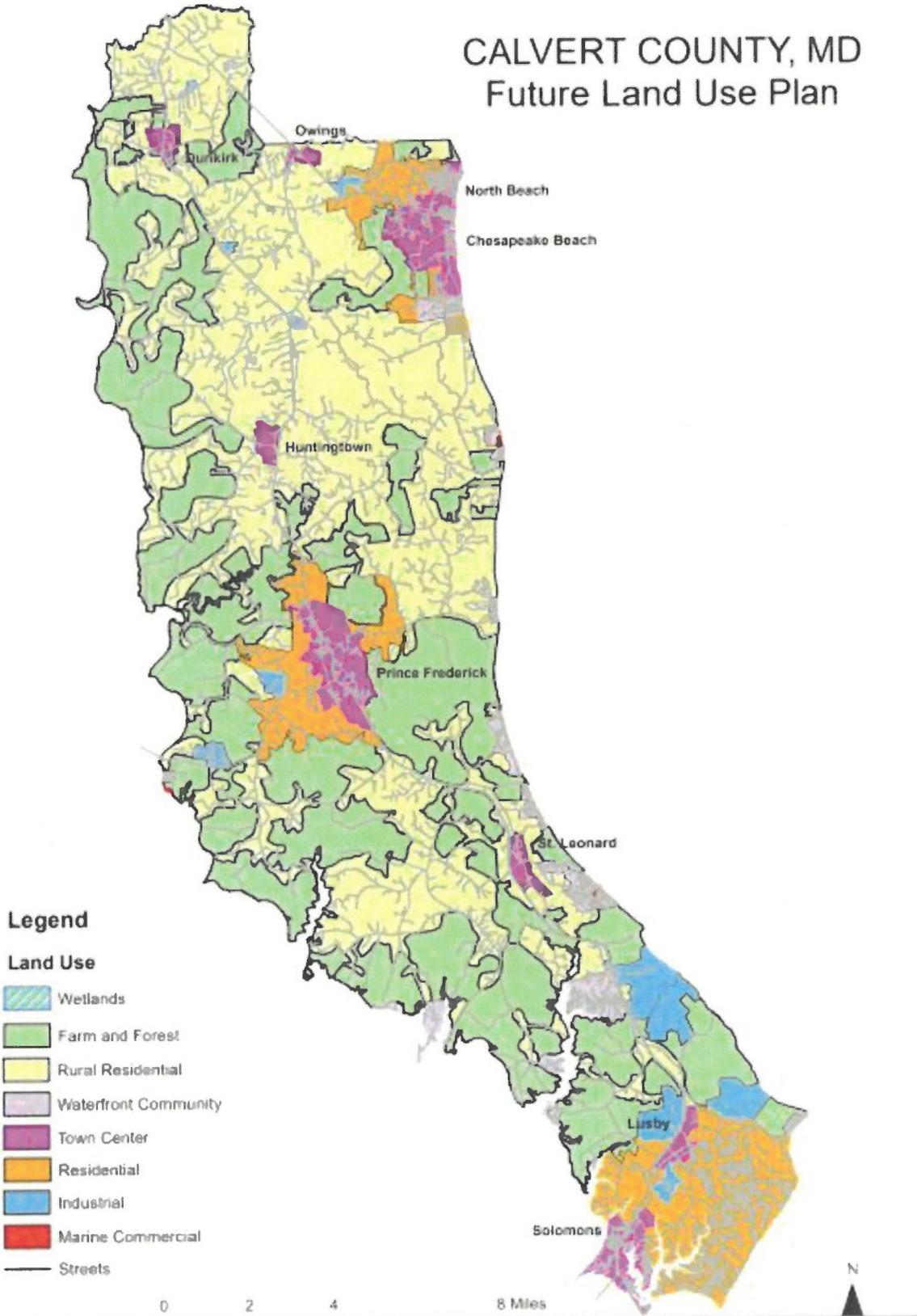
Industrial – Manufacturing and employment centers that may include some larger-scale institutional and services uses. Marine

Commercial – Small-scale, water-dependent uses like marinas and restaurants, providing convenience services to residents and visitors.



Calvert County Comprehensive Plan  
ES-5

CALVERT COUNTY, MD  
Future Land Use Plan



Calvert County Comprehensive Plan  
3-14

used to increase density to a maximum consistent with the approved Town Center zoning. Future development is guided by a Town Center master plan.

Residential – Mapped areas within approximately one mile of the North Beach, Chesapeake Beach, Prince Frederick, Lusby, and Solomons Town Centers. The density in these areas can be increased through the use of TDRs.

Commercial & Industrial Areas

Industrial – Manufacturing and employment centers that may include some larger-scale institutional and services uses.

Marine Commercial – Small-scale, water-dependent uses like marinas and restaurants, providing convenience services to residents and visitors.

# CALVERT COUNTY, MD Future Land Use Plan

