

**FOR THE PURPOSE OF ADOPTING AMENDMENTS TO THE SOLOMONS TOWN
CENTER MASTER 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 *Solomons 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, §3-201(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 that the *Proposed Amendments to Solomons Town Center Master Plan* are consistent with the Calvert County Comprehensive Plan, 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: ... (i) the whole or part of the plan; (ii) a plan for one or more geographical sections or divisions of a local jurisdiction; or (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 a 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 the Amendments to the Solomons Town Center Master 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 the *Proposed Amendments to the Solomons Town Center Master 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 *Proposed Amendments to the Solomons Town Center Master Plan*, Exhibit "A" hereto, are adopted and incorporated into the official master plan for the Solomons Town Center; and

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.

BK0075P60300

Subject: Amendments to the Solomons Town Center Master Plan

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 299 COUNTY COMMISSIONERS ORDINANCES AND RESOLUTION.

Garry P. Smith

BK0075PG0301

Exhibit: Solomons Town Center Master Plan

Solomons Town Center Master Plan
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The most important opportunities to improve the visible appearance of the Solomons area include improvement of the storefronts, implementation of the Appearance Code, and creation of a pleasant pedestrian environment.

For these improvements to work to their maximum effectiveness, they must be carefully designed and closely coordinated. The exterior of building facades is an extremely important component.

