

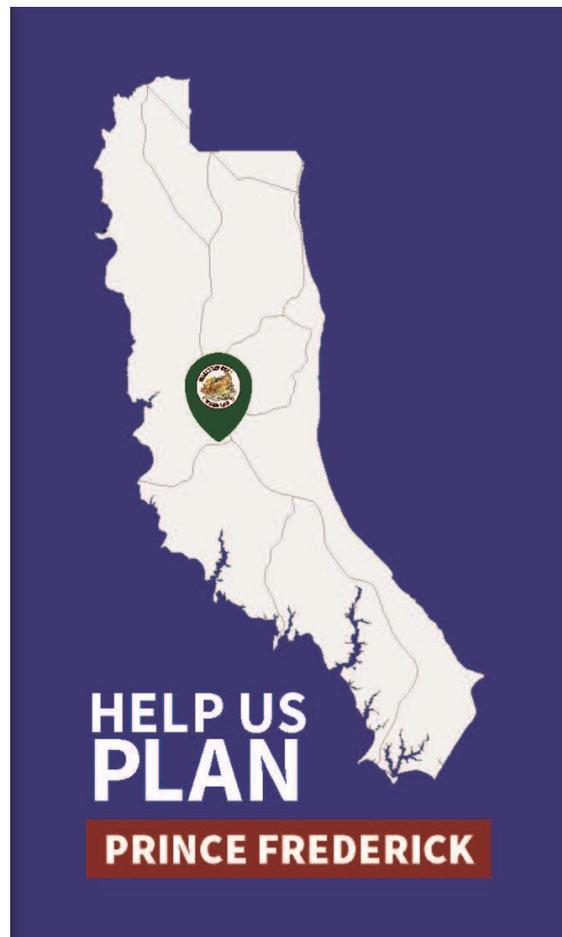
Master Plan and Zoning Ordinance Update

Public Meeting at the
Prince Frederick Volunteer Rescue Squad
January 30, 2020



TOWN CENTER MASTER PLAN

Prince Frederick

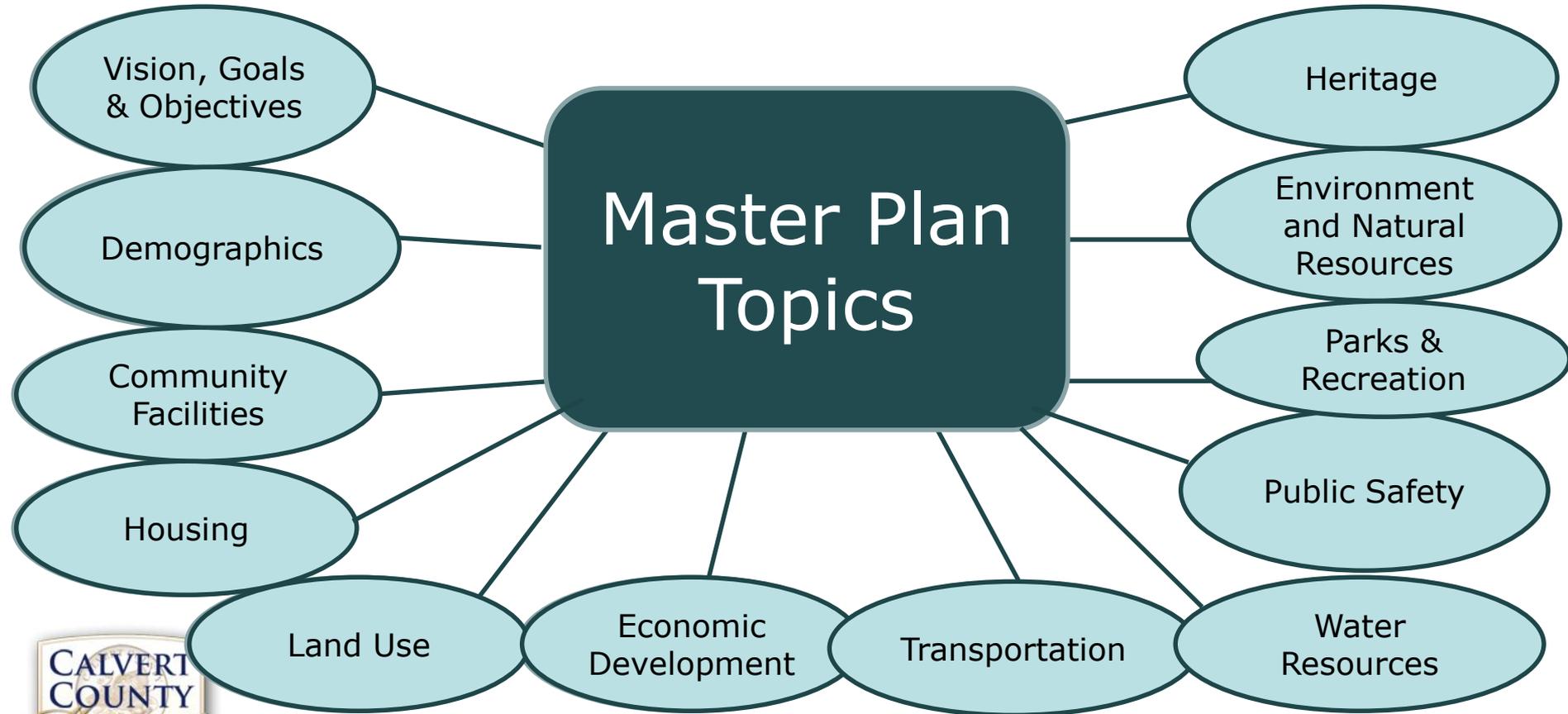


A Town Center Master Plan is Like a Business Plan

Household Plan

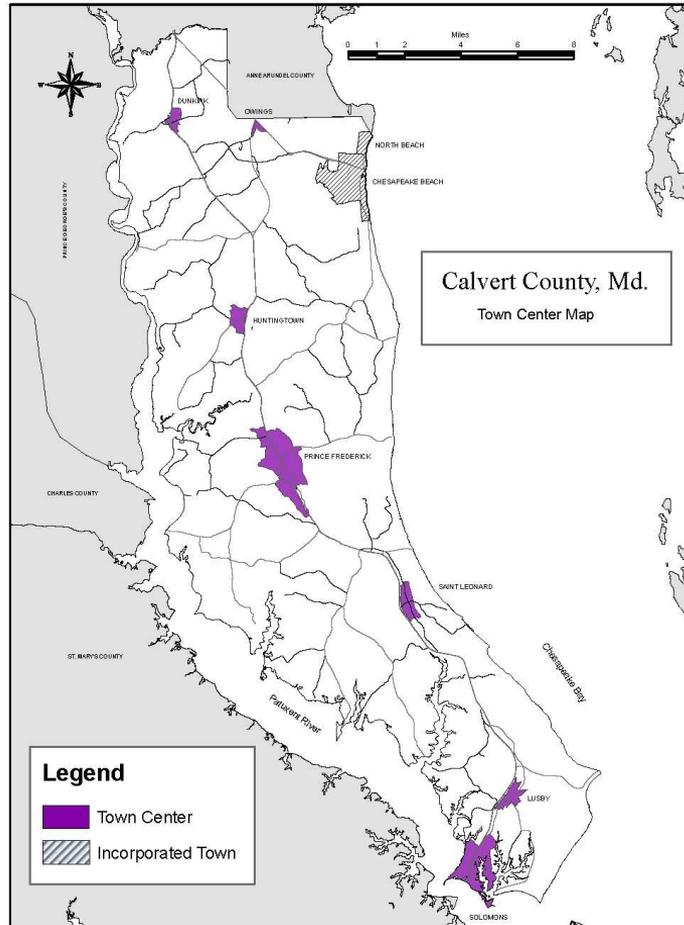


What is a Master Plan ?



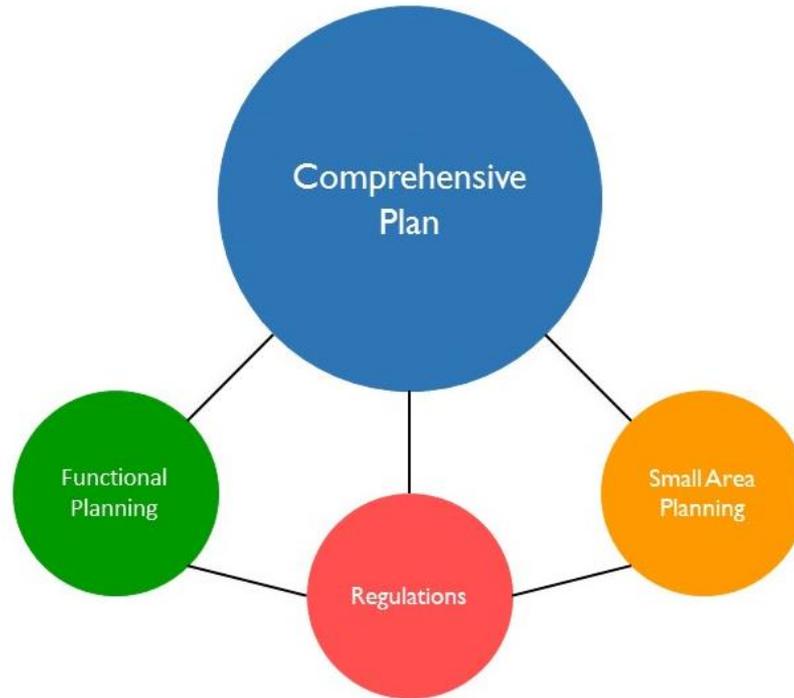
Calvert County Town Centers

Town of North Beach
Town of Chesapeake Beach
Dunkirk
Owings
Huntingtown
Prince Frederick
St. Leonard
Lusby
Solomons



Prepared by: The Department of Planning & Zoning,
2008

Town Center Master Plans' Relationship to Other County Plans

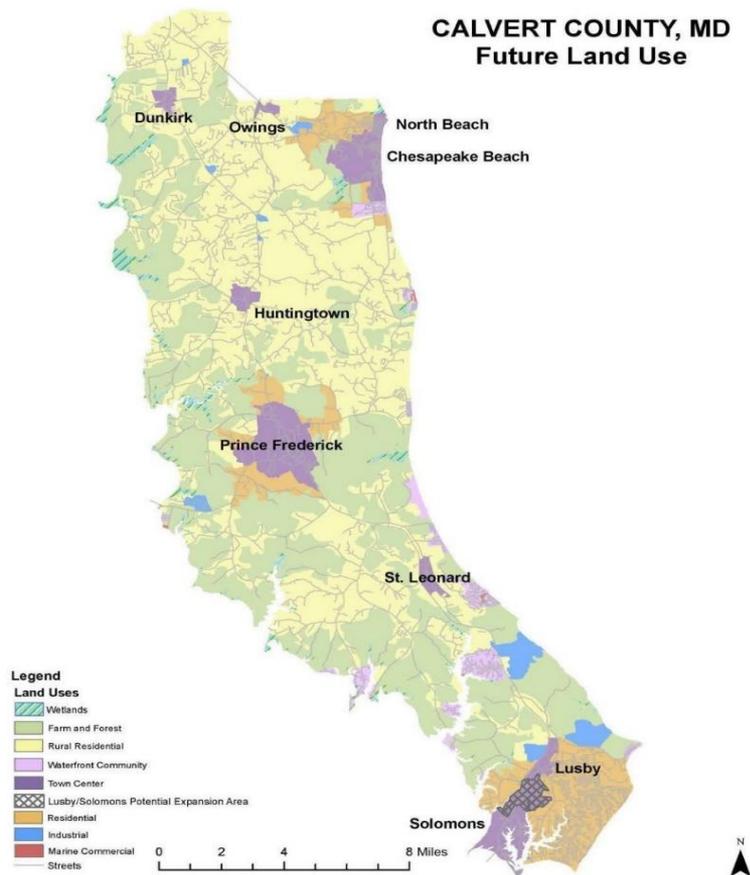


Small Area
Planning
includes Town
Center
Planning

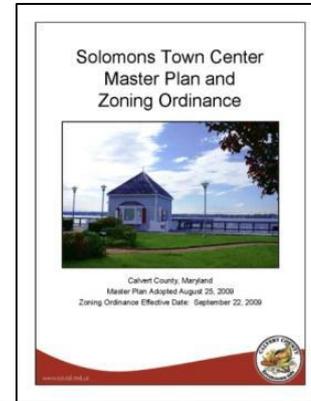
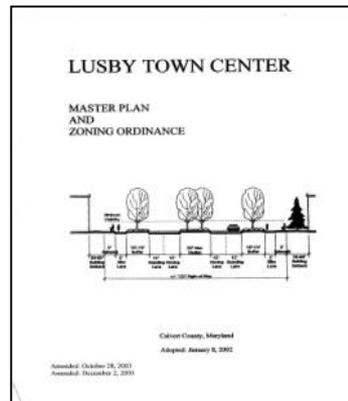
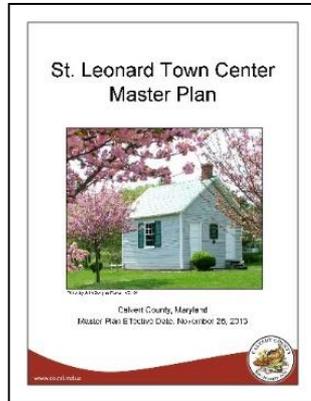
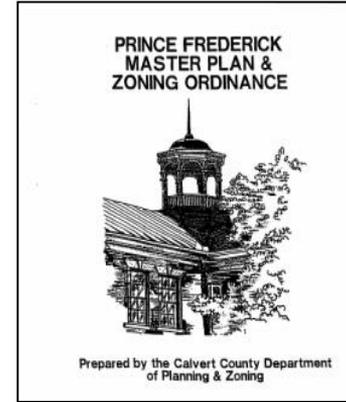
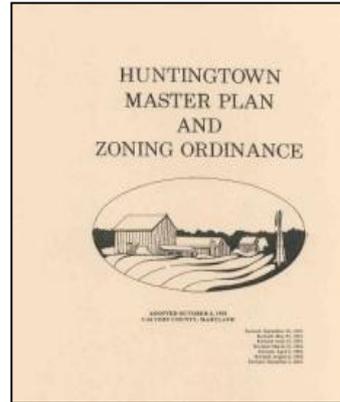
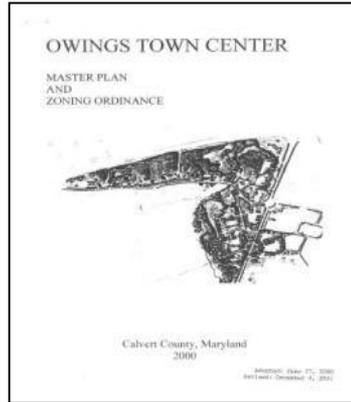
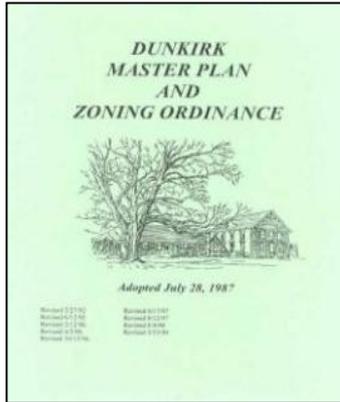
Calvert 2040 Future Land Use Map

Calvert County
Comprehensive Plan,
adopted August 2019

CALVERT COUNTY, MD Future Land Use



Town Center Master Plans

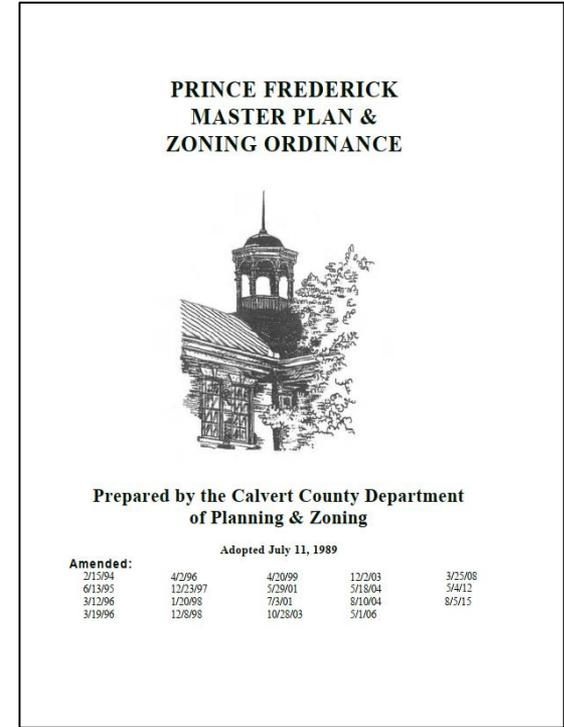


Prince Frederick Master Plan



Why Update the Master Plan?

- Ensure the visions for the Town Center are still relevant – the master plan was adopted in 1989
- Changing Town Center demographics
- Economic development trends, job creation, and retail
- Emerging issues – housing cost and affordability, traffic congestion, etc.
- Changes to federal and state programs



Update Process

We are here

Identify Issues

- Staff preparation
- Community Outreach
- Public Meetings

Winter 2019/2020 - Spring 2020

Develop Plan

- Public Meetings
- Draft plan
- Planning Commission review

Spring 2020 - Fall 2020

Adoption

- Planning Commission Public Hearing/Approval Recommendation
- Board of Calvert County Commissioners Review/Public Hearing
- Adoption

Fall 2020 - Spring 2021

Preliminary work on updating the zoning regulations would begin mid-way through the master plan update process.

Planning Timeline

- New 1983 Calvert County Comprehensive Plan includes Town Center concept
- Prince Frederick Master Plan adopted in 1989
- Prince Frederick Zoning Ordinance adopted in 1992
- New Calvert County Comprehensive Plan adopted in 1997
- New Calvert County Comprehensive Plan adopted in 2004
- Calvert County Comprehensive Plan amended in 2010
- Prince Frederick Six-Day Charrette conducted in 2013
- New Calvert County Comprehensive Plan adopted in 2019

Major Projects Completed since 1989

- Construction of the Prince Frederick Loop Road – many segments completed
- Construction of the new Calvert Library
- Upgrades to the Prince Frederick Waste Water Treatment facilities
- Widening of MD 2/4 Phases by the Maryland Department of Transportation, State Highway Administration
- Construction of the Hall Aquatic Center
- Creation of the Harriet E. Brown Community Center (temporary location)



Prince Frederick Charrette



Charrette Key Policy Recommendations

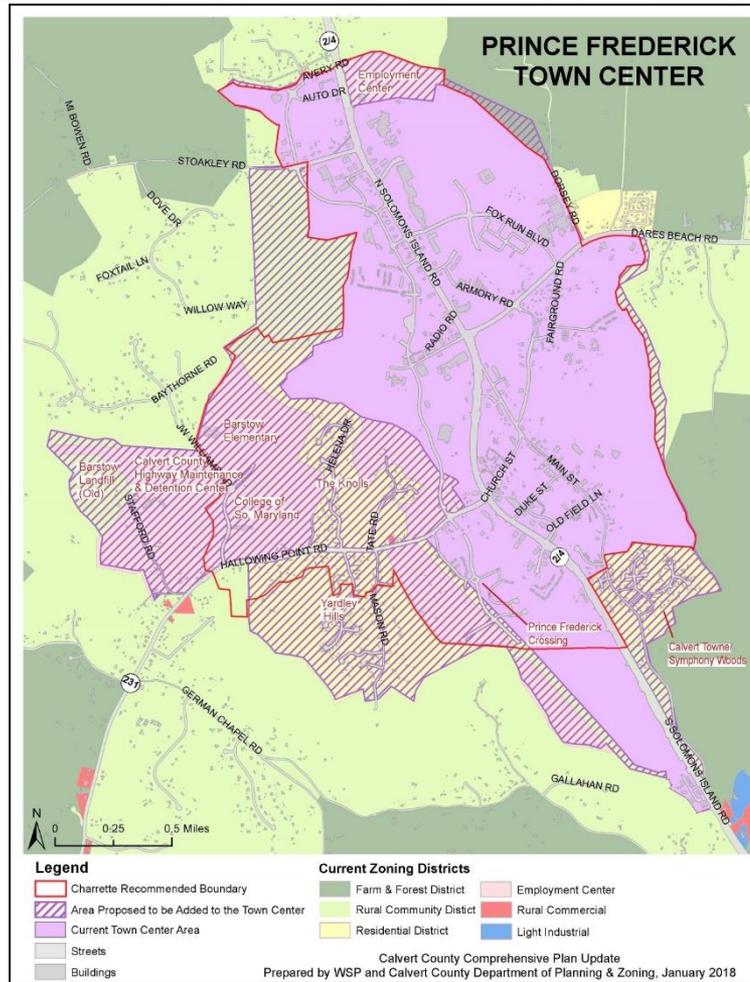
- Expand Town Center boundary and create new zoning sub districts based on frontage conditions
- Update the zoning ordinance to utilize pedestrian-oriented districts standards and concentrate growth in Town Center
- Complete the Loop Road System with proposed simplified connections

Charrette Key Policy Recommendations

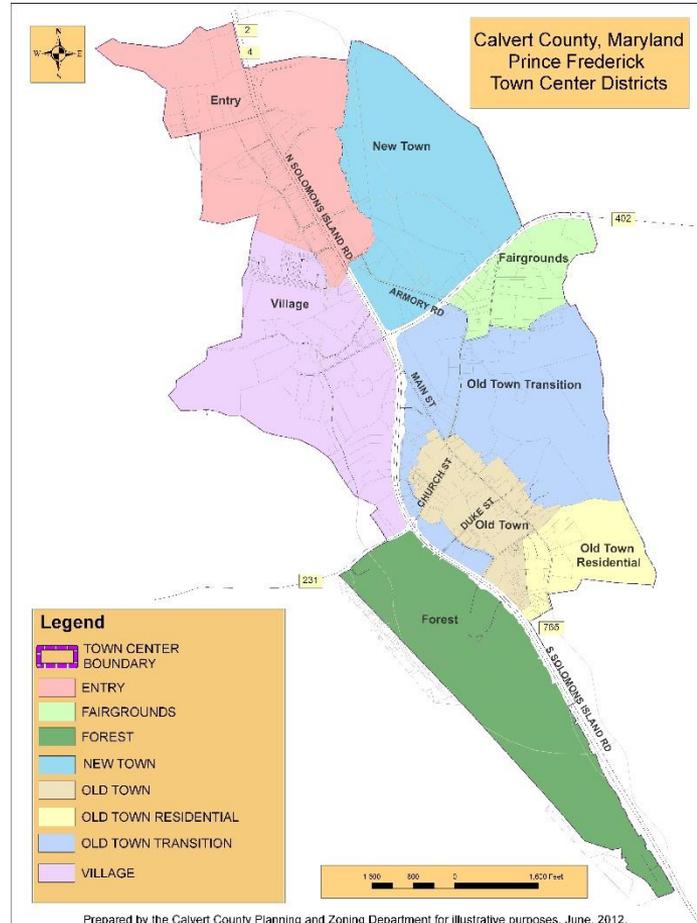
- Reform the TDR program to consider exemptions or reductions for mixed-use in Town Center
- Consider requiring TDRs for single story or strip/big box retail development in the one-mile zone
- Release the Armory Square for development with the requirement for key public amenities

Prince Frederick Town Center: Current Boundary, Charrette Recommended Boundary, and the Phase 1 and 2 Additions

2018 map



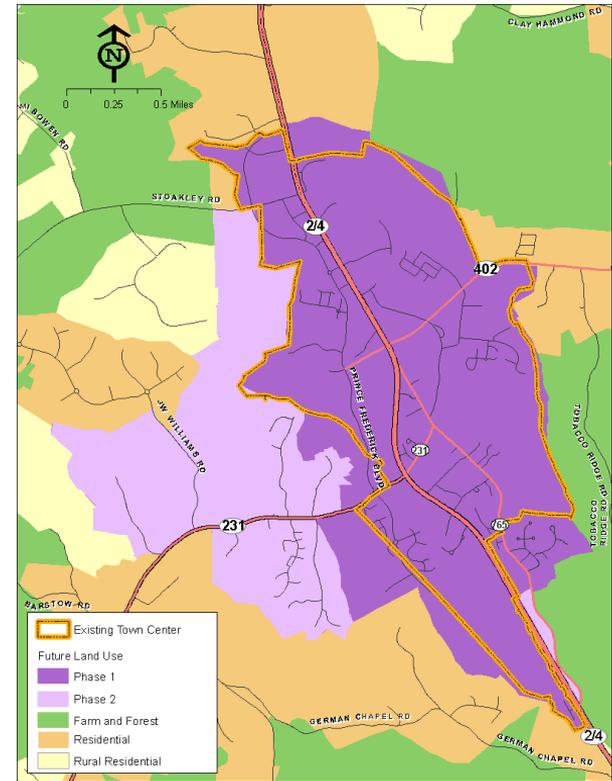
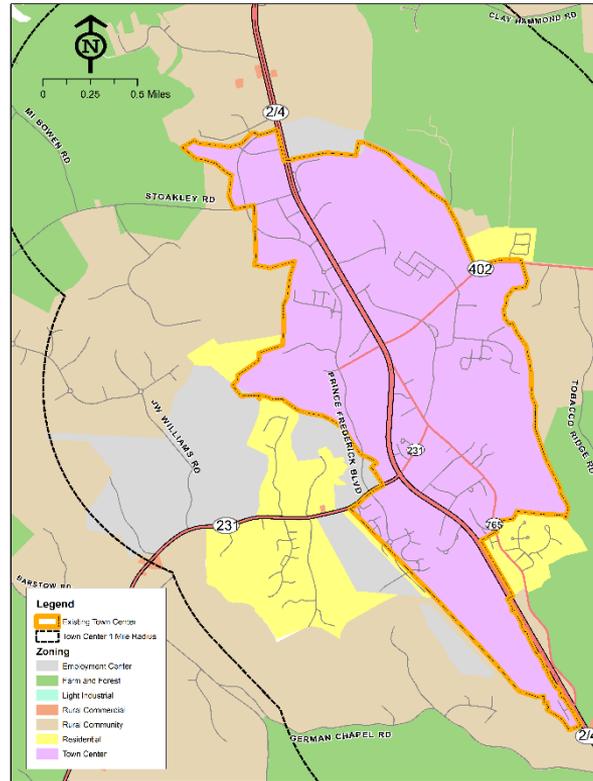
Map of the Prince Frederick Town Center Districts



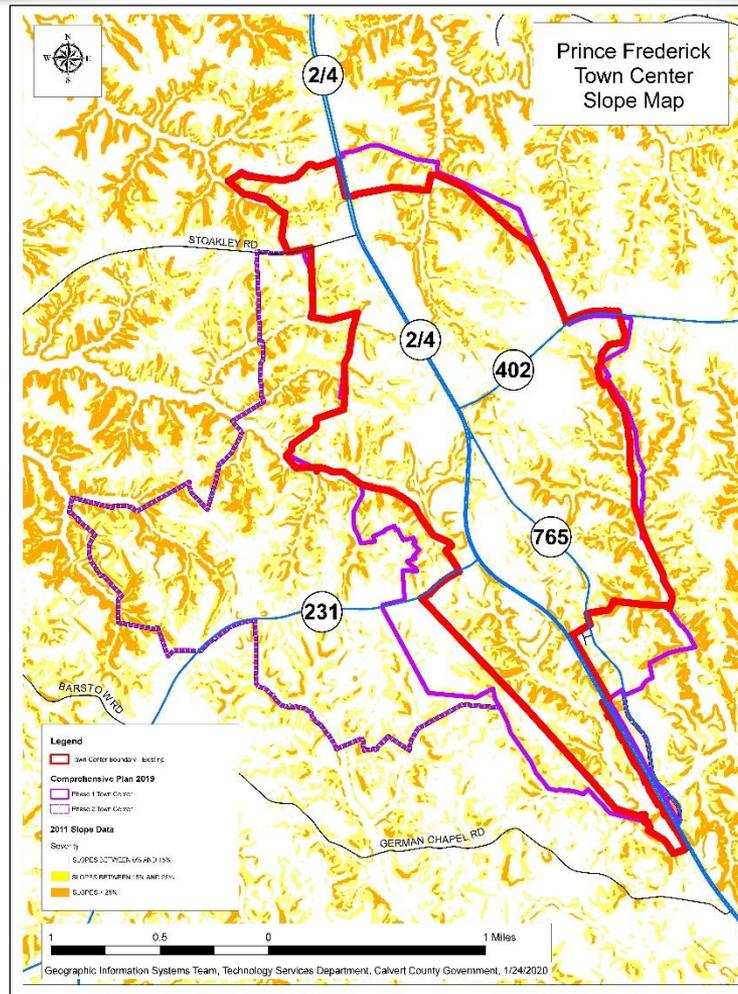
Prince Frederick Town Center

On left: Current
County Zoning

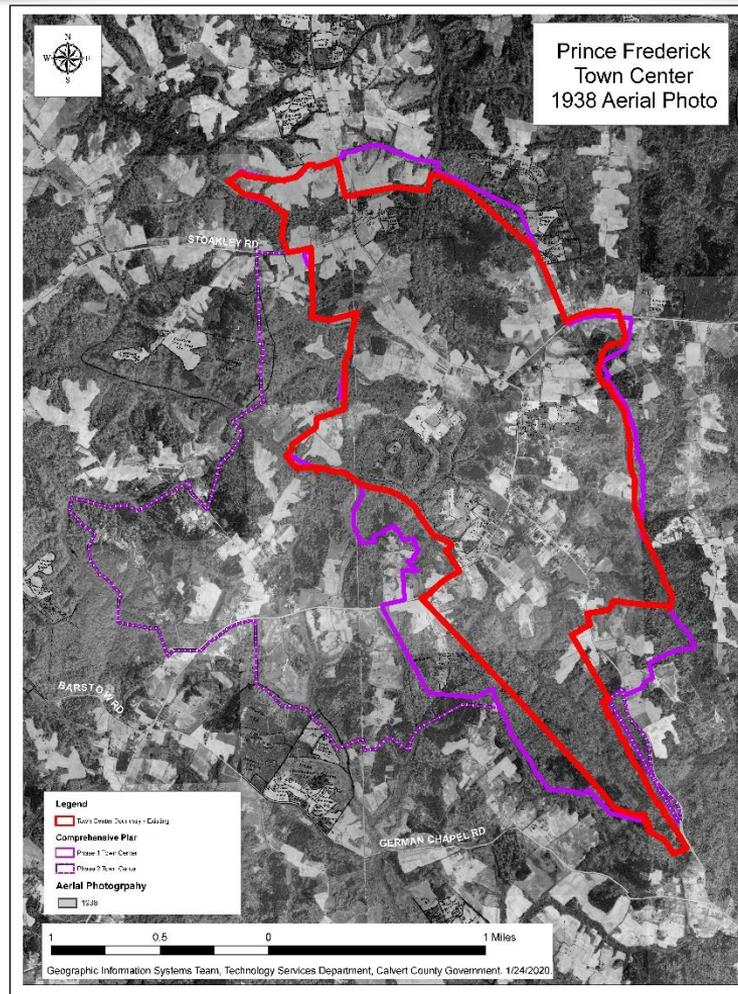
On right: Adopted
Future Land Use
Phase I and Phase II



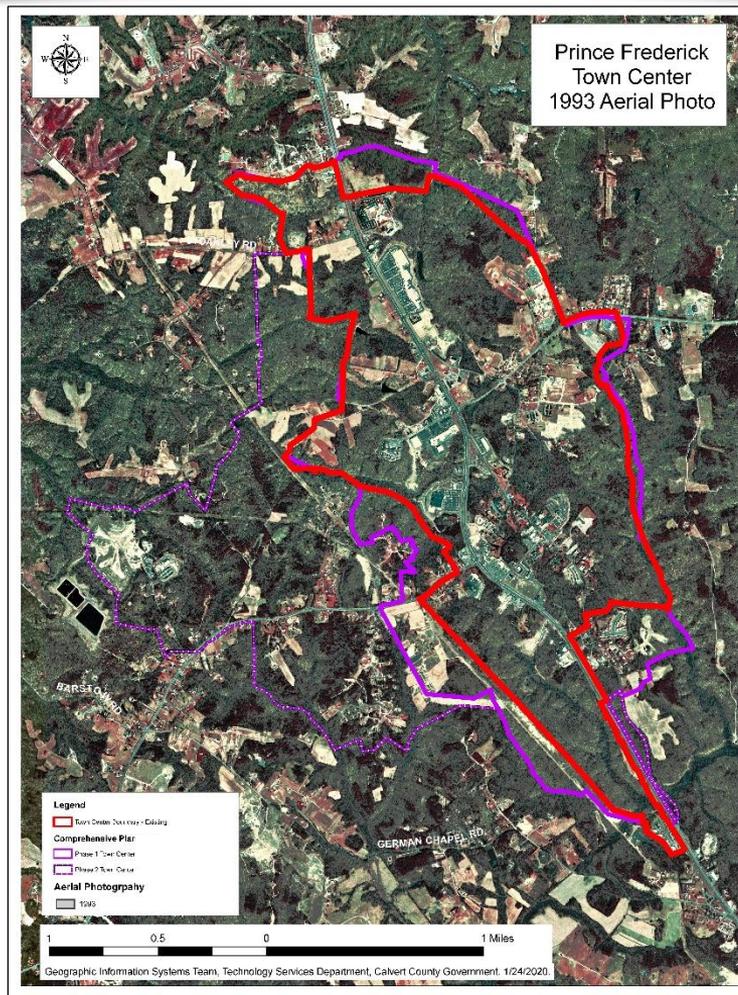
Map of Prince Frederick Town Center Slopes



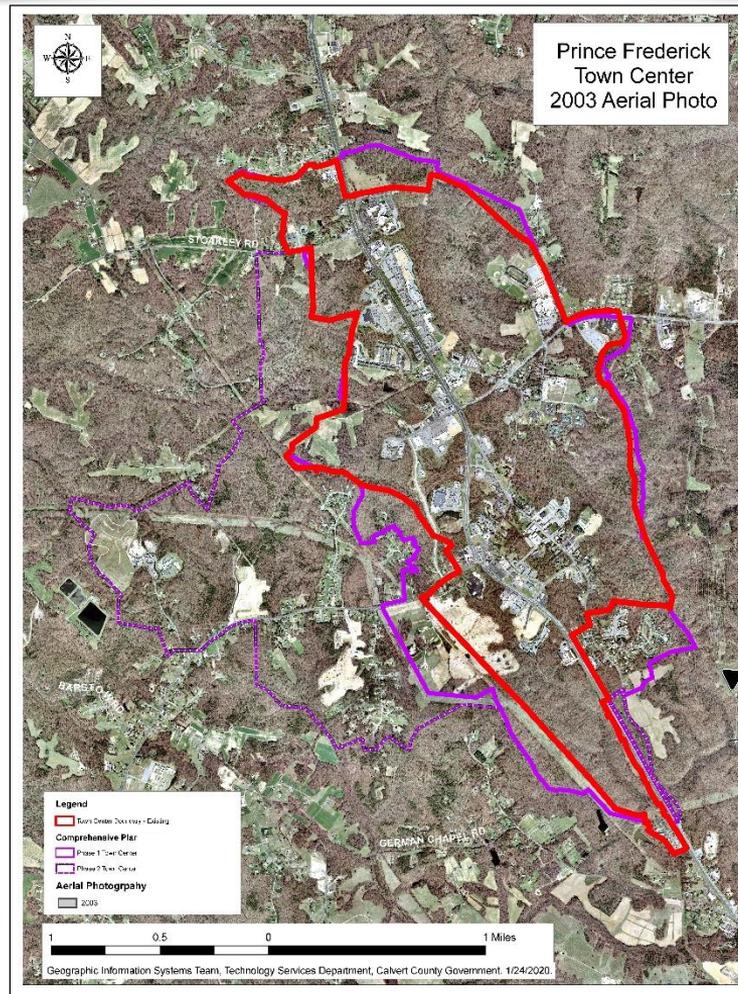
1938 Aerial Photo



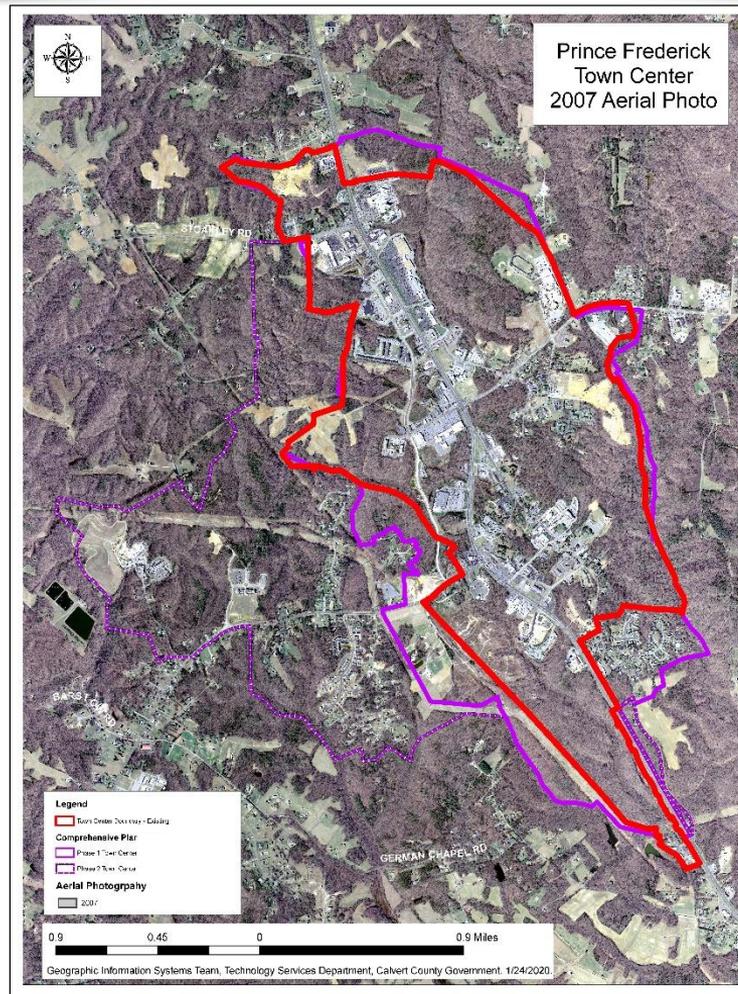
1993 Aerial Photo



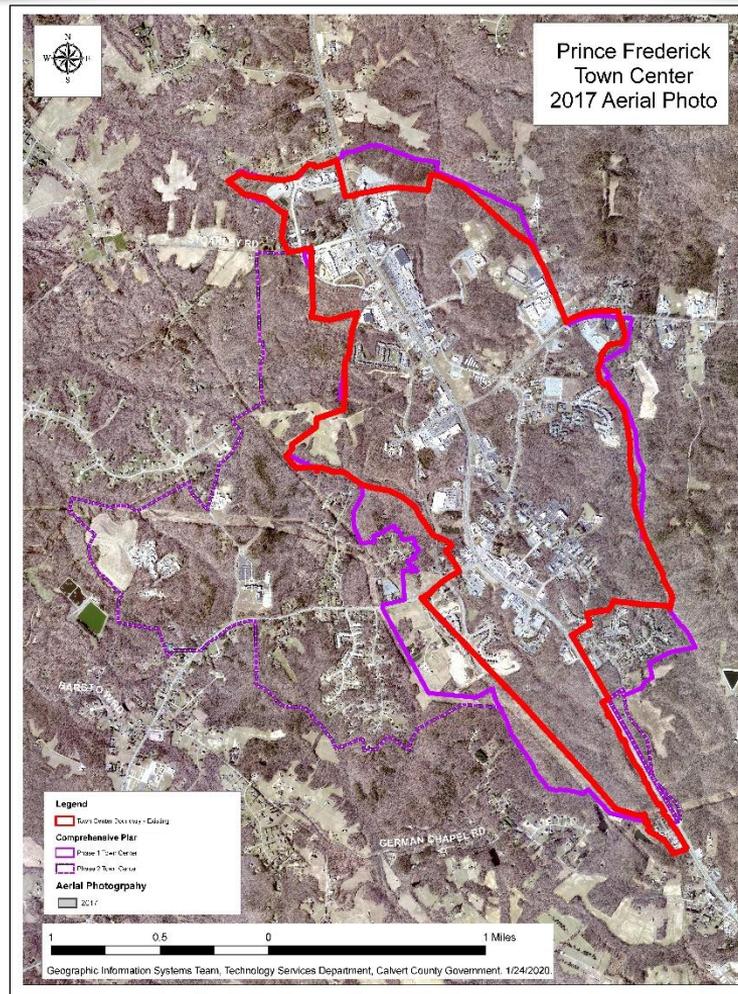
2003 Aerial Photo



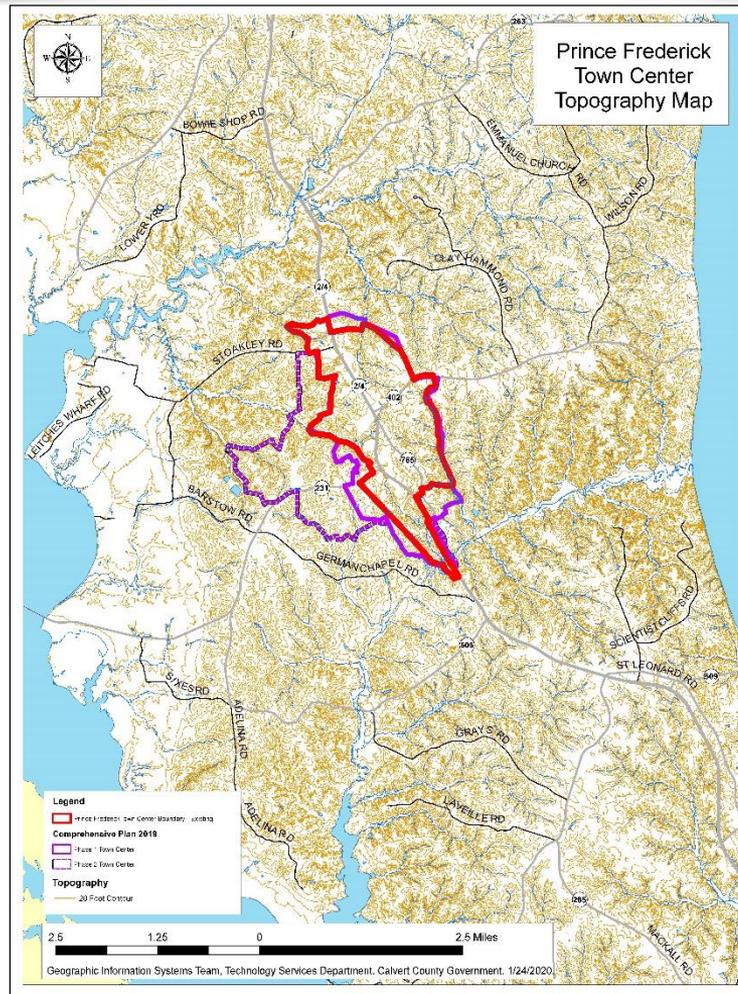
2007 Aerial Photo



2017 Aerial Photo



Topography Map



Adequate Public Facilities (APF) Regulations

The 2019 Comprehensive Plan includes actions to consider strengthening the APF regulations for schools and roads and to consider adding the following facilities to the APF regulations during the Zoning Ordinance update:

- Water
- Sewer
- Stormwater Drainage
- Fire & Emergency
- Law Enforcement

Liaison Group

- In informing group members, neighbors, friends, residents, property owners, renters, business owners, and visitors;
- In reaching young adults and youth; and
- In sharing with staff what group members would like the plan to achieve.



Public Meetings in Phase I

- January 8 Liaison Meeting
- January 30 Overview Presentation
- February 26 Survey Results/Workshop
 - Snow Date March 4
- Focus Area Workshops in April and May

Meeting dates after January are tentative and subject to change.

How Can You Participate?

- Provide input at public meetings
- Share ideas via surveys / written comments
- Submit written comments and/or speak at public hearings:
Planning Commission's and
Board of County Commissioners'

Questions?

To Learn about Events & Status

- Visit www.calvertcountymd.gov
- Sign up to receive email messages: click on “Notify Me” under News Flash and select “Planning & Zoning”
- Follow on Facebook



2020

The year '2020' is rendered in a stylized font. The first '2' is solid black. The first '0' is a circle containing the yellow and black diagonal stripes of the Maryland state flag. The second '2' is solid red. The second '0' is a circle containing the red and white floral pattern of the Maryland state coat of arms.

CensusMaryland

CENSUS 101: WHAT YOU NEED TO KNOW

The 2020 Census is closer than you think!
Here's a quick refresher of what it is and why it's essential that everyone is counted.

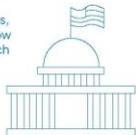
Everyone counts.

The census counts every person living in the U.S. once, only once, and in the right place.



It's about fair representation.

Every 10 years, the results of the census are used to reapportion the House of Representatives, determining how many seats each state gets.



It's in the constitution.

The U.S. Constitution mandates that everyone in the country be counted every 10 years. The first census was in 1790.



It's about \$675 billion.

The distribution of more than \$675 billion in federal funds, grants and support to states, counties and communities are based on census data.

That money is spent on schools, hospitals, roads, public works and other vital programs.



It's about redistricting.

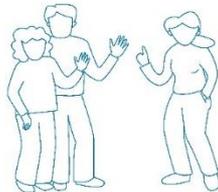
After each decade's census, state officials redraw the boundaries of the congressional and state legislative districts in their states to account for population shifts.

Taking part is your civic duty.

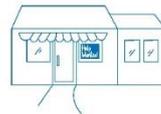
Completing the census is mandatory: it's a way to participate in our democracy and say "I COUNT!"



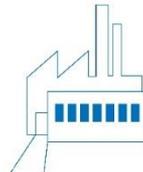
Census data are being used all around you.



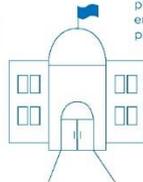
Residents use the census to support community initiatives involving legislation, quality-of-life and consumer advocacy.



Businesses use census data to decide where to build factories, offices and stores, which create jobs.



Local governments use the census for public safety and emergency preparedness.



Real estate developers use the census to build new homes and revitalize old neighborhoods.



Your privacy is protected.

It's against the law for the Census Bureau to publicly release your responses in any way that could identify you or your household.

By law, the Census Bureau cannot share your answers with any other government agency.



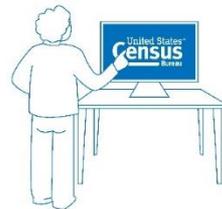
2020 will be easier than ever.

In 2020, you will be able to respond to the census online.



You can help.

You are the expert—we need your ideas on the best way to make sure everyone in your community gets counted.

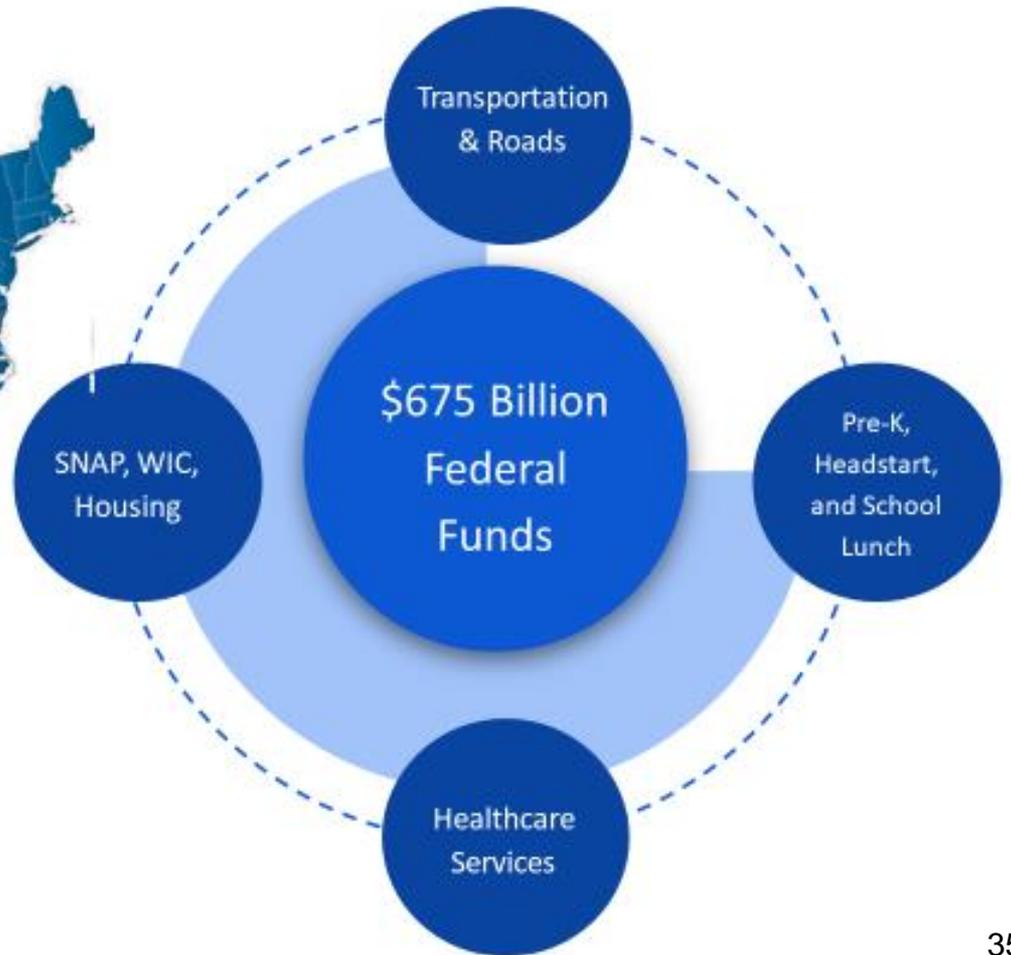


United States
Census
Bureau

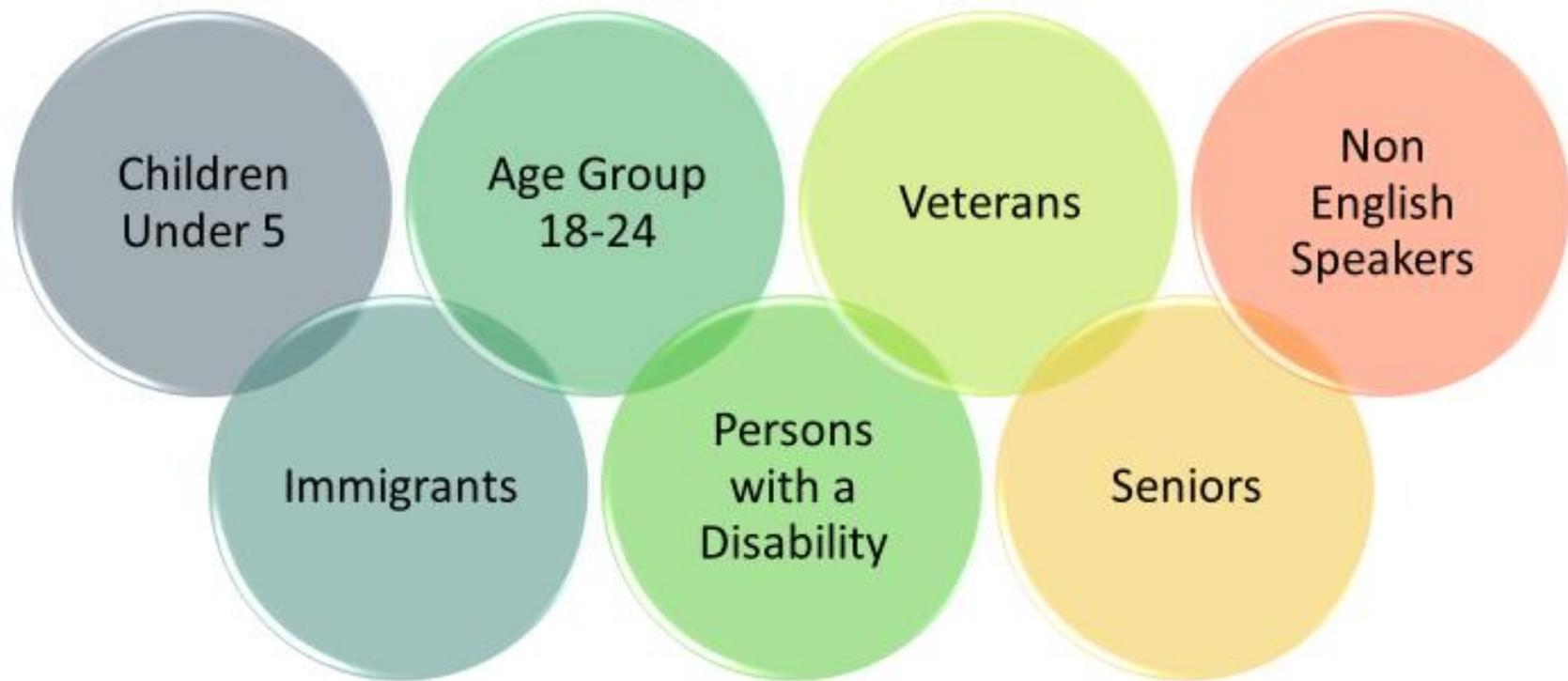
FIND OUT HOW TO HELP
AT [CENSUS.GOV/PARTNERS](https://www.census.gov/partners)

United States
Census
2020

How Census Data Is Used



Historically Undercounted Groups



Participation Rates & Predicted Low Response Areas

County	2000	2010
Calvert	76%	80%
Charles	77%	78%
St. Mary's	71%	75%
Anne Arundel	78%	80%
Prince George's	75%	74%

Prince Frederick	North Beach	Chesapeake Beach	Lusby	Barstow
16.1%	19.8%	21.6%	19.4%	22.3%

Predicted Percentage of Non-response

WE CAN BE CENSUS TAKERS

APPLY ONLINE!
2020census.gov/jobs

2020 Census jobs provide:

- ✓ Great pay
- ✓ Flexible hours
- ✓ Weekly pay
- ✓ Paid training

For more information or help applying, please call
1-855-JOB-2020

Federal Relay Service:
1-800-877-8339 TTY/ASCII
www.gsa.gov/fedrelay

The U.S. Census Bureau is an Equal Opportunity Employer.

United States
**Census
2020**



D-3282

Thank You!

Questions and comments may be emailed to

pz@calvertcountymd.gov

or

call 410-535-1600, ext. 2356

during normal operating hours of 8:30 a.m. to 4:30 p.m.

The survey is available online through 11:55* p.m.

Monday, February 17, 2020:

www.calvertcountymd.gov/pfsurvey1

*Slide updated to show time was changed from 11:59 p.m. to 11:55 p.m. due to survey program parameters.

