

Master Plan and Zoning Ordinance Update

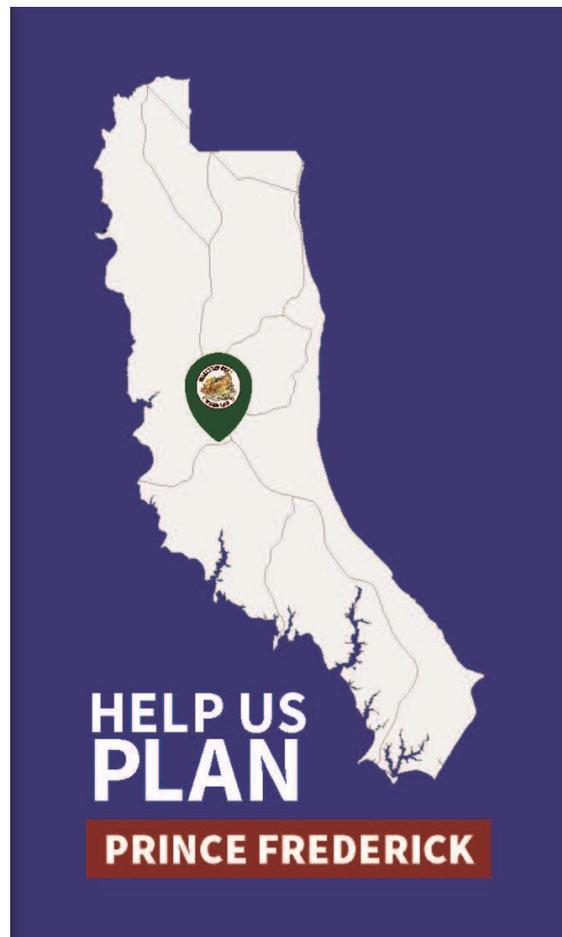
**Calvert County
Planning Commission
September 15, 2021**





TOWN CENTER MASTER PLAN

Prince Frederick



Update Process

We are here

Identify Issues

- Staff preparation
- Community Outreach
- Public Meetings

Winter 2019/2020 - Fall 2020
(delays due to COVID-19)

Develop Plan

- Draft Plan
- Public Meetings
- Planning Commission Review

Winter 2020/2021 –
Summer 2021

Adoption

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

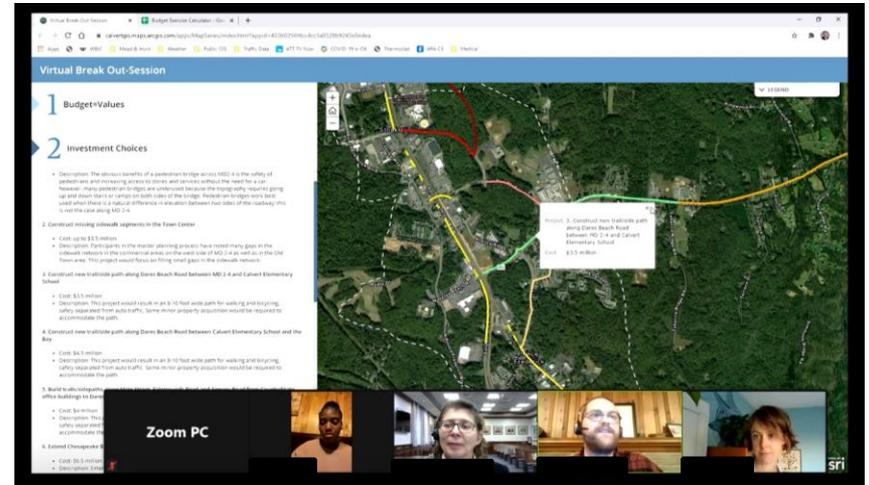
Fall 2021



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

Public Meetings & Engagement

- January 8, 2020 – Liaison Meeting
- January 30, 2020 – Overview Presentation
- Prince Frederick Survey #1 (open through Feb. 17, 2020)
- March 2, 2020 – Survey Results/Workshop
- Prince Frederick Survey #2 (open through June 1, 2020)
- October 15, 2020 – Welcome Back Virtual Meeting
- Interactive Map & Survey #3 (comments requested by Nov. 30, 2020)
- November 19, 2020 – Workshop on Transportation and Land Use
- February 25, 2021 – Workshop on Scenarios
- March 31, 2021 Public Meeting – Presentation of draft Land Use and Transportation Elements
- August 18, 2021 – Liaison Meeting



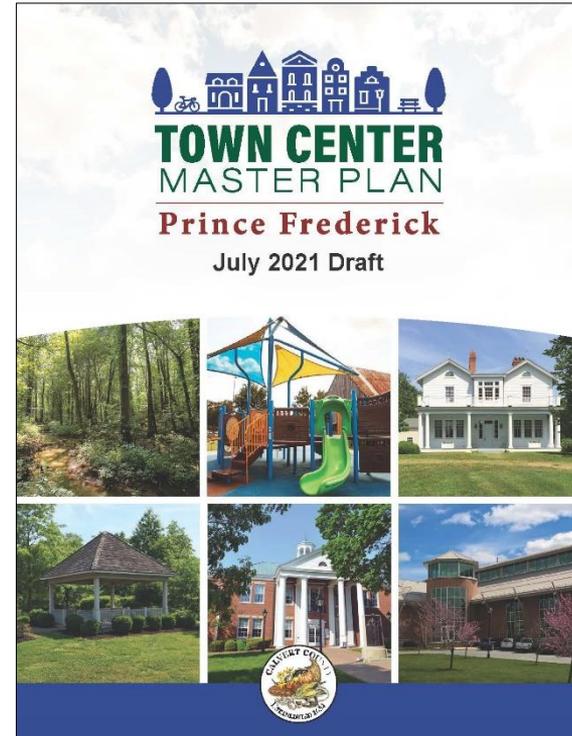
Outreach to Calvert County Boards, Committees, and Commissions

- Economic Development Advisory Commission
- Environmental Commission
- Heritage Committee
- Historic District Commission
- Parks and Recreation Advisory Board
- Prince Frederick Architectural Review Committee



Draft Plan's Chapters

1. Purpose
2. Keys Issues and Vision
3. Land Use
4. Environment & Natural Resources
5. Heritage
6. Housing
7. Transportation
8. Economic Vitality
9. Water Resources
10. Government & Community Facilities
11. Implementation



To Learn about Events & Status

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



Adoption Process – Planning Commission

- Reviews and considers comments submitted on the July 2021 draft plan.
- Prepares a “Recommended Plan”.
- Directs staff to distribute the “Recommended Plan” to state and regional agencies for review at least 60 days prior to the public hearing.
- Holds a public hearing to receive comments on its “Recommended Plan”.
- Agencies and members of the public can submit written comments prior to the public hearing and can give oral comments and submit written comments at the public hearing.
- Reviews and considers comments on the “Recommended Plan”.
- Prepares and votes on its “Approved Plan”.
- Forwards the Planning Commission’s “Approved Plan” to the Board of County Commissioners for consideration.

Adoption Process - County Commissioners

- The Board must hold a public hearing on the plan. Agencies and the public can submit written comments prior to the public hearing and can give oral comments and submit written comments on the proposed plan at the public hearing.
- The Board can adopt the plan, modify the plan, remand the plan back to the Planning Commission, or disapprove the plan.

Next Steps

1. Consider comments received from agencies and the public.
2. Decide what changes to make to the *Prince Frederick Town Center Master Plan*, July 2021 Draft.

