

**PERTAINING TO THE AMENDMENTS OF THE CALVERT COUNTY ZONING AND
OWINGS TOWN CENTER MAPS**

RE: Zoning Map Amendment and Town Center Boundary Request

(Map Amendment Case No. 25-01)

WHEREAS, Title 4 of the *Land Use Article* of the Maryland Annotated Code, as amended, and specifically Md. Code Ann., Land Use § 4-204, empowers the Board of County Commissioners of Calvert County, Maryland (the “Board of County Commissioners”) to enact a Zoning Ordinance to promote the health, safety and welfare of the citizens of Calvert County, and to provide for its administration, enforcement and amendment;

WHEREAS, Calvert County has a Comprehensive Plan and Town Center Master Plans that guide the future growth and development in the community, and by Ordinance 13-25, the Board of County Commissioners of Calvert County, Maryland has heretofore adopted the Calvert County Zoning Ordinance, and by Resolution 22-00 on June 27, 2000, adopted the Master Plan and Zoning Ordinance for the Owings Town Center;

WHEREAS, Dash Inn Food Stores, Inc. (the “Applicant”) applied for a zoning map amendment for those parcels identified as 136 and 150 E. Chesapeake Beach Road, Owings, MD 20736 (Tax Map 7, Parcels 100 & 107) (“Subject Properties”), specifying a mistake in the existing Calvert County Zoning Maps with respect to the inclusion of the Subject Properties into the RND and RC zoning designations in the adoption of the Calvert County Zoning Maps on February 18, 2025;

WHEREAS, the Applicant requested amending the Calvert County Zoning Maps and the Owings Town Center Zoning Ordinance to include the Subject Properties in the Owings Town Center and specifically into the Owings Town Center Core Sub-District;

WHEREAS, after study and evaluation, the Calvert County Department of Planning & Zoning recommended to the Planning Commission and the Board of County Commissioners the map amendment to the Calvert County Zoning Map and the Owings Town Center Zoning Ordinance;

WHEREAS, upon consideration of the input of the public and governmental agencies, the Planning Commission found that there exists a mistake in the existing Calvert County Zoning Maps with respect to the inclusion of the Subject Properties into the RND and RC zoning designations, and that the proposed zoning map amendment is in accordance with and implements the Comprehensive Plan and Master Plans, and to include the Subject Properties in the Owings Town Center and specifically into the Owings Town Center Core Sub-District, forwarded its findings and recommendation to the Board of County Commissioners by Resolution dated August 20, 2025;

WHEREAS, after due notice was published, the Board of County Commissioners of Calvert County, Maryland conducted a public hearing on September 30, 2025, at which time the proposed amendments were discussed, staff’s recommendations were considered, and public comment was solicited;

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WHEREAS, after considering the staff report, testimony presented at the public hearing regarding the proposed map amendment, and the recommendation of the Planning Commission, and finding that there exists a mistake in the existing Calvert County Zoning and Owings Town Center Maps requiring correction, and in furtherance of the public health, safety and welfare, the Board of County Commissioners of Calvert County, Maryland determined it is in the best interest of the citizens of the County to enact the map amendment to the aforementioned Calvert County Zoning Map and the Owings Town Center Map as set forth in Exhibit A, attached hereto and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Calvert County, Maryland, the Calvert County Zoning Map and the Owings Town Center Zoning Ordinance, **BE**, and hereby **ARE**, amended by correcting the mistake in the zoning designation of the Subject Properties (136 and 150 E. Chesapeake Beach Road, Owings, MD 20736, Tax Map 7, Parcels 100 & 107) from RND and RC zoning designations to inclusion in the Owings Town Center Core Sub-District, as shown in Exhibit A hereto and made a part hereof (Exhibit B depicts the amendments as they will actually appear in the Zoning Map and Owings Town Center Map);

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance or the Calvert County Zoning Ordinance, is found to be unconstitutional, illegal, null or void, 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;

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein; and

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that this amendatory Ordinance shall be effective upon recordation and without publication of a fair summary, but not sooner than ten (10) days following adoption.

DONE, this 30th day of Sept., 2025, by the Board of County Commissioners of Calvert County, Maryland.

Aye: 4

Nay: 1 - Commissioner Hart

Absent/Abstain: Ø

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
OF CALVERT COUNTY, MARYLAND**

Katie Brittain

Katie Brittain, Clerk

Earl Hance

Earl F. Hance, President

Todd Ireland

Todd Ireland, Vice-President

Approved for form and legal
sufficiency by:

Mark C. Cox Sr.

Mark C. Cox Sr.

Johanna B. Norris

Johanna B. Norris, County Attorney

Catherine M. Grasso

Catherine M. Grasso

Mike Hart

Mike Hart

Received for Record October 3, 2025
at 10:43 o'clock A M. Same day
recorded in Liber KPS No. 17
Folio 377 COUNTY COMMISSIONERS
ORDINANCES AND RESOLUTION.

Garry P. Smith

Current Zoning

Calvert County Zoning Map - Current



Current Zoning

Owings Town Center Zoning Map - Current



Districts
Core
Village
Edge

OWINGS TOWN CENTER ZONING MAP

Scale 1" = 400'

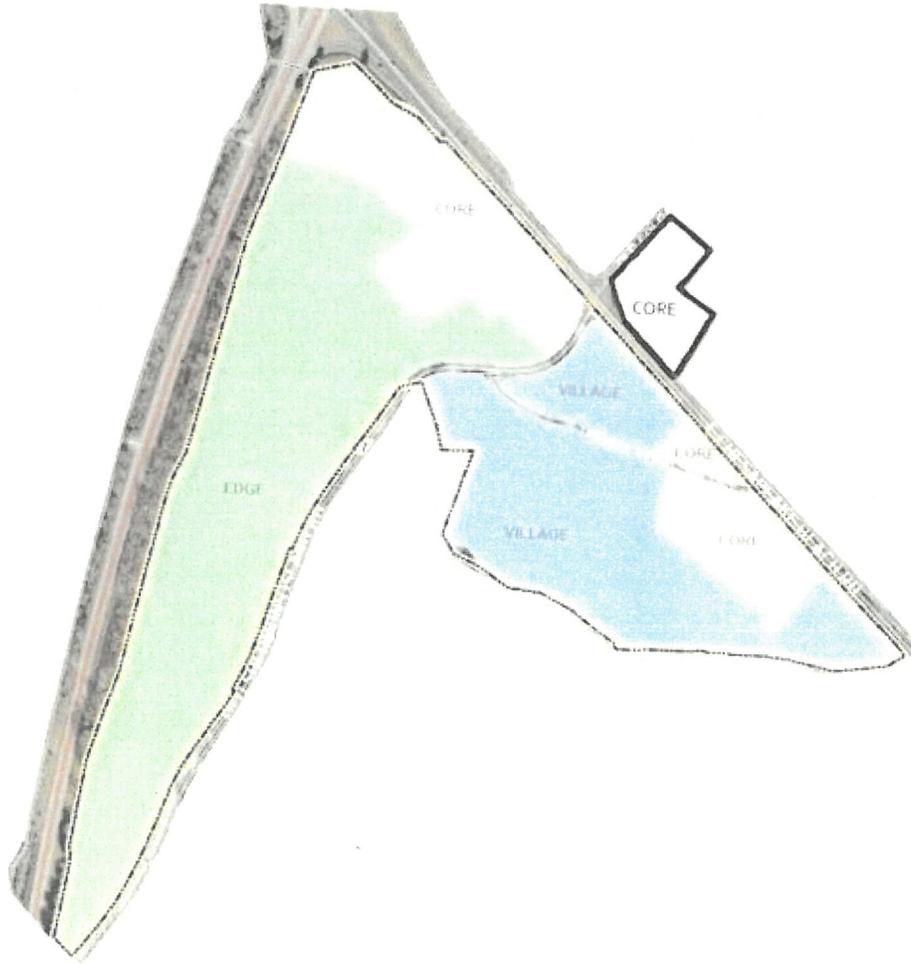
Proposed Zoning

Calvert County Zoning Map - Proposed



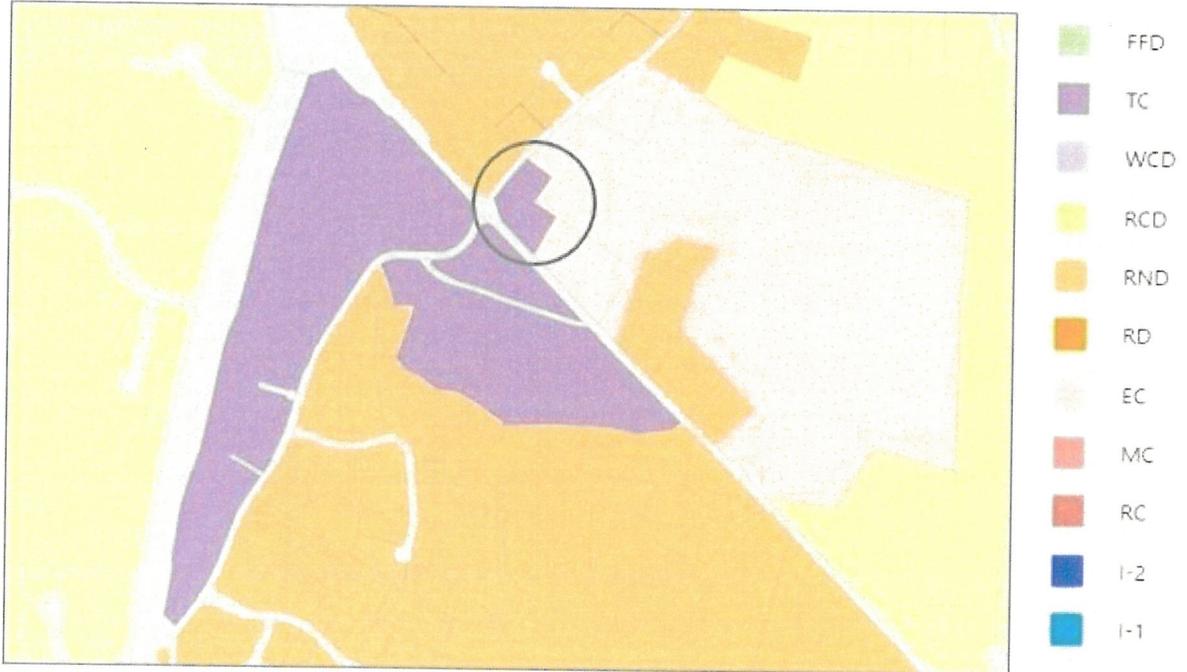
Proposed Zoning

Owings Town Center Zoning Map – Proposed



Map Amendment Case #25-01
Amendments to the Calvert
County Zoning and Owings Town
Center Maps

Calvert County Zoning Map



Owings Town Center Zoning Map

