



DEPARTMENT OF COMMUNITY PLANNING & BUILDING
INTEROFFICE MEMORANDUM

TO: Board of County Commissioners
VIA: Terry L. Shannon, County Administrator *TLS*
VIA: J. Mark Willis, Director *JW*
FROM: Jenny Plummer-Welker, AICP, Long Range Planner *JPW*
DATE: March 8, 2017
SUBJECT: Proposed Adoption of a Calvert County Growth Tier Map

Background:

In 2012, the State of Maryland adopted the Sustainable Growth and Agricultural Preservation Act (the "Act") to limit creation of new residential subdivisions served by on-site sewage disposal systems (private septic systems). The Act, also known as the "Septics Law," was adopted to meet U.S. Environmental Protection Agency limits on Chesapeake Bay nutrient and sediment pollution. The Act establishes four tiers to identify the type and intensity of residential subdivision that may occur (minor or major), and the type of sewage disposal system to serve them. The Maryland Department of Planning's (MDP's) guidance outlined a two-step process: administrative adoption and then incorporation into the comprehensive plan during the next plan update. The tiers can be approved administratively by the chief elected official. The Maryland Department of Planning (MDP) reviews the tiers. If the MDP comments on the tiers, then the local jurisdiction must hold a public hearing to consider the comments.

Discussion:

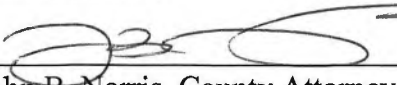
The Calvert County Planning Commission and Board of County Commissioners held a joint public hearing on October 25, 2016, to consider adopting a proposed Growth Tier Map (dated May 10, 2016, attached). At the public hearing, the Planning Commission recommended that the Growth Tier Map not be adopted at this point but be considered with the comprehensive plan process. The Board voted 4-0-1 to take the Planning Commission's recommendation, left the record open, and directed staff to address this item with the update of the Comprehensive Plan.

The Comprehensive Plan process is currently underway. Our plan consultant, Jacquelyn Seneschal, AICP, Project Manager for WSP|Parsons Brinckerhoff, has advised that it will streamline the process to proceed with adopting a Growth Tier Map as soon as possible, as MDP envisioned the two-step adoption process. As the update process continues, we will evaluate the adopted Tiers for potential refinements and incorporation within Comprehensive Plan, with adoption anticipated in spring 2018.

Recommendation:

Staff recommends the Board adopt a motion to reconsider its October 25 action regarding the Growth Tier Map. Should the Board decide to move in this direction, direct staff to come back in a near term meeting to entertain further action.

Coordination:



John B. Norris, County Attorney

Attachment
cc: Planning Commission

Calvert County, Md. Growth Tier Map DRAFT Proposed

Date: May 10, 2016

