

**CALVERT COUNTY
DEPARTMENT OF PLANNING & ZONING**

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Director
Gregory A. Bowen

June 30, 2010

Board of Commission
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Richard E. Hall
Secretary
Maryland Department of Planning
301 West Preston Street
Baltimore, MD 21201-2305


Dear Secretary Hall:

Please find enclosed the Calvert County's Adequate Public Facilities Regulations Restrictions on Priority Funding Areas Report for June 30, 2010. The report has been prepared based upon information contained in the Smart, Green and Growing – Local Government Planning – Planning Visions Act of 2009 (House Bill 294/Senate Bill 273).

Please note that this report covers APF regulations for schools. Staff is working with the Calvert County Department of Public Works to provide information regarding APF regulations for roads. We anticipate that the road section of the report will be completed within 60 days.

If you have any questions regarding the APF report on schools, please contact me.

Sincerely,


Gregory A. Bowen

GAB:jpw

Enclosures

C: Calvert County Planning Commission

Calvert County, Maryland
Adequate Public Facilities Regulations
Restrictions on Priority Funding Areas
Report for June 30, 2010

Background

Calvert County government initially adopted adequate public facility regulations for roads and schools in 1988. Section 7-1.05 of the Calvert County Zoning Ordinance (effective May 1, 2006, revised May 4, 2010) requires that before the Planning Commission can grant final approval of a residential subdivision or residential development of land (which includes subdivisions and site plans for townhouse, single-family attached, multi-family, and mixed residential developments), the Commission must find that all identified roads and schools are adequate or that roads are programmed to be adequate within in one year. Schools may still be deemed adequate if an adopted redistricting results in enrollment projects for the next school year not exceeding 100 percent of rated capacity. If the roads and schools are not adequate, the approval shall be denied. For situations where facilities are not adequate, if an applicant provides improvements to render both roads and schools adequate, then the residential subdivision or residential development shall receive final approval. The Zoning Ordinance limits the delay of final approval of a residential subdivision or residential development to seven years.

Report on Schools

All four high schools are over 100% capacity; thus, the entire county is closed to the recording of subdivisions and residential site development plans. Parcels that meet certain criteria listed in the Zoning Ordinance are exempt from APF Requirements for Schools (Section 7-1.05. F). *Determination of school adequacy is not required for non-residential subdivisions or age-restricted housing communities.*

Of Calvert County's 23 public schools, seven (7) are deemed inadequate since enrollments exceed 100% of the County's Adequate Public Facilities (APF) rated capacities for those schools. The following two (2) elementary schools, one (1) middle school and four (4) high schools have inadequate capacities:

Beach Elementary	102.3%
Mount Harmony Elementary	107.0%
Northern Middle	102.8%
Calvert High	104.8%
Huntingtown High	102.1%
Northern High	122.4%
Patuxent High	104.5%

The Calvert County School Facilities Master Plan for FY 2011 includes projected school needs. Planning authorization for the replacement of Calvert High School was granted in the FY 2009 planning cycle. Funding requests will be during FY 2012 and 2013. Calvert County is also anticipating the replacement or renovation of Northern High School. The request for planning authorization will be made in FY 2013. For both the Calvert High and Northern High replacement/renovation projects, it is anticipated that the capacities of the schools will be increased. The increased capacities may result in schools being deemed adequate.

APF Regulations for Schools: Affect on Priority Funding Areas

Since Calvert County's APF regulations only apply to new residential projects, non-residential projects or age-restricted residential communities are not affected. The APF regulations do not apply to the County's two municipalities, North Beach and Chesapeake Beach, since these two municipalities have their own planning and zoning authority and have not adopted APF regulations. Calvert County's Priority Funding Areas include a dozen Rural Villages. Many of these are residential subdivisions comprised of small lots that were created prior to the County adopting zoning in 1967. The APF Regulations do not apply to existing residential lots. In effect, the primary PFAs in Calvert County affected by the APF regulations for schools are the County's seven Town Centers.

The next report to the Maryland Department of Planning is due by July 1, 2012.