

Calvert County Planning Commission 2015 Annual Report

Jurisdiction Name: Calvert County
Planning Contact Name: Michael Bayer
Planning Contact Phone Number: 410-535-1600, ext. 2636
Planning Contact Email: bayerms@co.cal.md.us

Section I: Amendments and Growth Related Changes In Development Patterns

(A) Were any new comprehensive plan or plan elements adopted? Y N

1. If no, go to (B).
2. If yes, briefly summarize what was adopted.

(B) Were there any growth related changes in development patterns? Y N

(Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.)

1. If no, go to (C).
2. If yes, briefly summarize each growth related change(s).

Approved Subdivisions 2015					
Subdivision Name	Lots	Acres (Net)	Acres (Gross)	PFA?	Postal Service Area
The Lakes at Twin Shields	2	26.33	26.33	N	Dunkirk
Jesus the Good Shepherd	1	4.38	39.28	N	Owings
Mark & Peggy Grace property	5	6.11	30.24	N	Owings
Zervas property	2	9.90	10.18	N	Huntingtown
Rolling Hill Farms	1	5.01	7.11	N	Huntingtown
Prout property	1	1.51	1.51	N	Huntingtown
Earl Cox Jr. property	2	8.00	8.59	N	Huntingtown
Mark & Angela Cox	2	5.90	16.76	N	Huntingtown
Erich & Master property	2	19.26	21.59	N	Port Republic
Oakland Hall	39	60.20	71.81	N	Prince Frederick
Conner Farm property	1	3.00	82.77	N	Prince Frederick
Millard Estates	2	4.82	4.82	N	Prince Frederick
TOTAL	60	26.07	524.35		

Calvert County Planning Commission 2015 Annual Report

Maryland Transportation Capacity Improvements 2015	
PROJECT	DESCRIPTION
Boyd's Turn Road Improvement Phase II	Project includes improvements to Boyd's Turn Road from 5th Street to Route 260. Final design and right-of-way acquisition for Phase 2A, a right turn lane onto MD 260, is ongoing. The final design and right-of-way acquisition for Phase 2B, a widening from MD 260 to Paris Oaks Road, is in process.
Brickhouse Road/MD 160 Intersection	Final design of intersection improvement is underway. Appraisals for right-of-way acquisition are ongoing.
Dowell Road Widening	Improvements to Dowell Road include wider travel lanes to accommodate the "Share the Road" program for bicycles, a two-way center turn lane, drainage and safety improvements. The project will increase the capacity of road and improve its efficiency. Phase I (HG Trueman Road to Appel Lane) to be completed in 2016; Phase II (Appel Lane to Oyster Bay) in 2017; and Phase III (Harbours at Solomons) in 2018.
East Mt. Harmony Road/Quince View Lane	Design of Phase II to add a left turn lane onto Quince View lane was complete in 2015, with completion by 2017.
Prince Frederick Loop Road: MD 231 Intersection	The Prince Frederick Loop Road project will create a loop around the Town Center, connecting businesses on either side of MD 2/4. Intersection at MD 231/Prince Frederick Boulevard to be bid out in late 2016, with construction scheduled in 2017.
Prince Frederick Loop Road: Fox Run Boulevard/Dares Beach Road/Armory Road	This project includes design and construction contracts for portions of the road in front of Calvert Middle School, Fox Run and Armory Road. Fairgrounds Road design is complete and construction is planned for late 2017.
Pushaw Station Road Improvement	Project will relocate approximately 800 feet of roadway to reduce vertical grade from 13% to 10% and realign it to improve sight distance. Project remains in the design stage (60% complete).
Sidewalk Program	Ongoing retrofit and repair program to meet ADA standards in the Town Centers. Construction in Solomons to commence in November 2016.
Skipjack Road/MD 231 Intersection	Construction of safety and operational improvements at the intersection and includes signalization and geometric improvements. Design is 60 percent complete.
Williams Road/College of Southern Maryland Improvements	Project will major improvements to Williams Road that include an additional lane from MD 231 to a roundabout at the College of Southern Maryland. The road improvements will support the college expansion and Barstow Elementary. Roundabout to connect to a future extension of West Dares Beach Road. Construction completed late in 2015.

Water and Sewer Plan

The Board of County Commissioners approved the triennial review of the Comprehensive Water & Sewerage Plan in October 2015. The BOCC reviewed the first draft on May 15, 2015, sent it to the Planning Commission for their review for consistency with the Comprehensive Plan, held a public hearing on June 30, 2015 to adopt it, and sent it to the Maryland Department of the Environment (MDE) for review and comment.

Calvert County Planning Commission 2015 Annual Report

(C) Were any amendments made to the zoning regulations? Y N

1. If no, go to (D).
2. If yes, briefly summarize any amendments that resulted in changes in development patterns.

ZONING TEXT AMENDMENTS

Case	Summary Description	Joint Public Hearing (BOCC/PC)	BOCC Approval	Ordinance Adopted
15-01	Administrative Variances	6/9/2015	6/9/2016	7/1/2015
15-02	TDR requirements for Prince Frederick, Lusby and Solomons Town Centers	11/17/2015	11/17/2015	11/30/2015
15-03	Recreational uses in the I-1 zone	11/17/2015	11/17/2015	11/30/2015

(D) Were any amendments made to the zoning map? Y N

1. If no, go to *Section II: Mapping and GIS Shapefiles*.
2. If yes, briefly summarize each amendment(s).

Section II: Mapping and GIS Shapefiles

(A) Does your jurisdiction utilize GIS to prepare planning related maps? Y N

1. If no, include an address, parcel identification number or other means to identify the type and location of all new growth related changes or zoning map amendments listed in *Sections I(B)* and *I(D)*. Provide a paper map(s) that indexes the general location(s) of the growth related changes or zoning map amendment(s). *Contact MDP for mapping assistance.*
2. If yes, include a map(s) of the location(s) of the amendment(s) and submit applicable GIS shapefiles for all new growth related changes and zoning map amendments listed in *Sections I(B)* and *I(D)*. GIS shapefiles may be uploaded on the online Annual Report Webtool or via email or cd/dvd disk.

(B) Were there any growth related changes identified in *Sections I(B)* ? Y N

1. If no, go to (C).
2. If yes, then include GIS shapefiles and map(s), that identify the location of each growth related change identified in *Section I(B)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s).

Calvert County Planning Commission 2015 Annual Report

See Appendices 1.A and 1.B
“Calvert County, Maryland Approved Subdivisions 2015”
“Calvert County, Maryland Transportation Capacity Improvements 2015”

(C) Were there any zoning map amendments identified in *Section I(D)*. Y N

1. If no to (A) and (B), skip to *Section III: Consistency of Development Changes*.
2. If yes, then include GIS shapefiles and map(s), that identify the location of each zoning map amendment identified in *Section I(D)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s). *Contact MDP for mapping assistance*.

Section III: Consistency of Development Changes

(A) Were there any growth related changes identified in *Sections I(B) through (D)*? Y N

1. If no, skip to *Section IV: Planning and Development Process*.
2. If yes, go to (B).

(B) For each growth related change listed in in *Sections I(B) through (D)*, state how the development changes were determined to be consistent with:

Maryland Transportation Capacity Improvements 2015					
Project	Consistent with each other	Recommendations of the last annual report	Adopted plans of the local jurisdiction	Adopted plans of all adjoining jurisdictions	Any adopted plans of the State and local jurisdictions that have responsibility for financing or constructing improvements necessary to implement the jurisdiction's plan

**Calvert County Planning Commission
2015 Annual Report**

Boyd's Turn Road Improvement Phase II	Consistent with Transportation Plan and Comprehensive Plan	Consistent: No recommendations	Consistent: Supports transportation	Not applicable: No impact	No
Brickhouse Road/MD 160 Intersection	Consistent with Transportation Plan and Comprehensive Plan	Consistent: No recommendations	Consistent: Supports transportation	Not applicable: No impact	No
Dowell Road Widening	Consistent with Transportation Plan and Comprehensive Plan	Consistent: No recommendations	Consistent: Supports transportation	Not applicable: No impact	No
East Mt. Harmony Road/Quince View Lane	Consistent with Transportation Plan and Comprehensive Plan	Consistent: No recommendations	Consistent: Supports transportation	Not applicable: No impact	No
Prince Frederick Loop Road: MD 231 Intersection	Consistent with Transportation Plan and Comprehensive Plan	Consistent: No recommendations	Consistent: Supports transportation	Not applicable: No impact	No
Prince Frederick Loop Road: Fox Run Boulevard/Dares Beach Road/Armory Road	Consistent with Transportation Plan and Comprehensive Plan	Consistent: No recommendations	Consistent: Supports transportation	Not applicable: No impact	No
Pushaw Station Road Improvement	Consistent with Transportation Plan and Comprehensive Plan	Consistent: No recommendations	Consistent: Supports transportation	Not applicable: No impact	No
Sidewalk Program	Consistent with Transportation Plan and Comprehensive Plan	Consistent: No recommendations	Consistent: Supports transportation	Not applicable: No impact	Yes- Multiple Grants such as TAP

Calvert County Planning Commission 2015 Annual Report

Skipjack Road/MD 231 Intersection	Consistent with Transportation Plan and Comprehensive Plan	Consistent: No recommendations	Consistent: Supports transportation	Not applicable: No impact	No
Williams Road/College of Southern Maryland Improvements	Consistent with Transportation Plan and Comprehensive Plan	Consistent: No recommendations	Consistent: Supports transportation	Not applicable: No impact	No

Section IV: Plan Implementation and Development Process (5-Year Report)

(A) Is the adoption date of your comprehensive plan prior to January 1, 2011? Y N

1. If no, then skip to (B). Identify adoption month and year: October 2010
2. If yes, has your jurisdiction submitted a five-year implementation update (5-Year Report) under [§1-207\(c\)\(6\) of the Land Use Article?](#)

No, but Calvert County has launched the process to update the comprehensive plan and zoning ordinance and the plan will summarize progress made since the 2010 plan was adopted.

- a. If yes, skip to (B).
- b. If no, include a summary of the following:
 - (i). Development trends contained in the previous annual reports filed during the period covered by the narrative;
 - (ii). The status of comprehensive plan implementation tools such as comprehensive rezoning to carry out the provisions of the comprehensive plan;
 - (iii). Identification of any significant changes to existing programs, zoning ordinances, regulations, financing programs, or State requirements necessary to achieve the visions and goals of the comprehensive plan during the remaining planning timeframe;
 - (iv). Identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the comprehensive plan and recommendations to remove any impediments;
 - (v). Future land use challenges and issues; and
 - (vi). A summary of any potential updates to the comprehensive plan.

(B) In the current reporting year, did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? Y N

Calvert County Planning Commission 2015 Annual Report

1. If no, go to (C).
2. If yes, what were those recommendations?

In 2014, Community Planning & Building began to evaluate the Transferable Development Rights (TDR) program. Text Amendment #15-02 changed the TDR requirements for Town Centers with public sewer (Prince Frederick, Lusby & Solomons) as follows:

- Retained the current number of 5 TDRs for each single family detached dwelling on lots averaging greater than 10,000 gross square feet;
- Required 3 TDRs for each single family detached dwelling on lots averaging less than or equal to 10,000 gross square feet;
- Required 2 TDRs for each attached dwelling;
- Required 1 TDR for each attached multi-family dwelling.

(C) In the current reporting year, did your jurisdiction adopt any ordinances or regulations needed to implement the 12 planning visions under [§1-201 of the Land Use Article](#)?

Y N

1. If no, go to *Section V: Measures and Indicators*.
2. If yes, what were those changes? N/A

Section V: Measures and Indicators

(Note: The Measures and Indicators Sections (D) – (G) are only required for jurisdictions issuing more than 50 new residential building permits in the reporting year).

(A) In the **Total** column in *Table 1, New Residential Permits Issued (Inside and Outside the PFA)* in (C) below, enter the total number of new residential building permits issued in 2015. Enter 0 if no new residential building permits were issued in 2015.

(Note: For annual reporting purposes, tabulate the amount of new residential building permits issued at time your jurisdiction has granted the ability for a new residential unit to be constructed. It does not mean that the unit has been constructed, will be constructed, or is occupied. If your local definition of building permit varies, please indicate the definition used to tabulate new residential building permits. Reconstruction or replacement permits should be included as new residential permits. Additionally, tracking the amount of reconstruction, replacement or demolition of residential units in Table 2A may be beneficial when conducting the Development Capacity Analysis in Section VIII.)

(B) In the **PFA** column in *Table 1*, enter the total number of permits issued inside the Priority Funding Area (PFA). Enter 0 if no new residential building permits issued inside the PFA in 2014.

(C) In the **Non-PFA** column in *Table 1*, enter the total number of permits issued outside the PFA. Enter 0 if no new residential building permits issued outside the PFA in 2015.

Calvert County Planning Commission 2015 Annual Report

Table 1: New Residential Permits Issued (Inside and Outside the PFA)			
Residential	PFA	Non - PFA	Total
# New Residential Permits Issued	87	174	261

(Note: At a minimum, each jurisdiction should submit the information requested in Table 1: New Residential Permits Issued (Inside and Outside the PFA) as part of their Annual Report. If no residential permits were issued, then indicate 0 in each column.)

- (D) If the **Total** number of new residential permits in *Table 1* is less than 50, then *Tables 2A and 2B* are optional and can be used to locally monitor changes less than 50 permits. Skip to (E) if the **Total** number of new residential permits in *Table 1* is 50 or more.

Table 2A: Amount of Residential Growth (Inside and Outside the PFA)			
Residential	PFA	Non - PFA	Total
# Units Approved	87	174	261
# Units Constructed	87	172	259
# Minor Subdivisions Approved	0	11	11
# Major Subdivisions Approved	0	1	1
Total Approved Subdivision Area (Gross Acres)	0.0	321.0	321.0
# Lots Approved	14	39	53
Total Approved Lot Area (Net Acres)	8.1	333.4	341.5

Table 2B: Amount of Commercial Growth (Inside and Outside the PFA)			
Commercial	PFA	Non - PFA	Total
# Permits Issued	19	8	27
# Lots Approved	0	0	0
Total Building Square Feet Approved (Gross)	84,468	114,642	199,100
Total Square Feet Constructed (Gross)	54,354	14,870	69,224

- (E) Were more than **50** new residential building permits issued in 2015? Y N
1. If no, then the remainder of this Section is optional. Skip to *Section VI: Locally Funded Agricultural Land Preservation*.
 2. If yes, then complete *Tables 3 through 5* for Residential Growth and *Tables 6 through 8* for Commercial Growth in (F) and (G) below.

(F) **Amount, Net Density and Share of Residential Growth:**

(Note: To calculate the amount, net density and share of residential growth, jurisdictions must identify the total number of new residential building permits issued; the total number of new residential units approved; the total number of new residential lots approved; the total approved gross acreage of new residential

Calvert County Planning Commission 2015 Annual Report

subdivisions; and net lot area. A number of values are repeated in Tables 1 through 5. Be sure to enter consistent values for each similar category used in these tables.)

Table 3: Amount of Residential Growth (Inside and Outside the PFA)			
Residential	PFA	Non - PFA	Total
# Permits Issued	87	174	261
# Units Approved	87	174	261
# Units Constructed	87	172	259
Total Approved Subdivision Area (Gross Acres)	0.0	321.0	321.0
# Lots Approved	14	39	53

Table 4: Net Density of Residential Growth (Inside and Outside the PFA)			
Residential	PFA	Non – PFA	Total
# Units Approved	87	174	261
Total Approved Lot Size (Net Acres)	8.1	333.4	341.5

Table 5: Share of Residential Growth (Inside and Outside the PFA)			
Residential	PFA	Non – PFA	Total
# Units Approved	87	174	261
% of Total Units (# Units/Total Units)	33%	67%	100%

(G) Amount, Net Density and Share of Commercial Growth:

(Note: To calculate the amount, net density and share of commercial growth, jurisdictions must identify the total number of new commercial permits issued; the total square footage of the commercial building approved; the total number of new commercial lots approved; the total new commercial subdivision area (gross acres); and the total approved subdivision net lot area, in acres for all new commercial subdivisions. The total building square footage (gross) and total lot size values (net acres) should be the same for Tables 6 through 8. For annual report purposes, all approved square footage (gross) should be tabulated, with the understanding that not all building square footage reported may be used for commercial or retail related activities. Commercial growth should include retail, office, hotel, industrial uses and may include other uses, such as, mixed-use, institutional and agricultural structures, if approved for commercial use.)

Table 6: Amount of Commercial Growth (Inside and Outside the PFA)			
Commercial	PFA	Non - PFA	Total
# Permits Issued	19	8	27
Total Building Square Feet Approved (Gross)	84,468	114,642	199,100
# Lots Approved	0	0	0
Total Subdivision Area (Gross Acres)	947.2	96.2	1,043.4

Table 7: Net Density of Commercial Growth (Inside and Outside the PFA)			
Commercial	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	84,468	114,642	199,100
Total Lot Size (Net Acres)	0.0	0.0	0.0

**Calvert County Planning Commission
2015 Annual Report**

Table 8: Share of Commercial Growth (Inside and Outside the PFA)			
Commercial	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	84,468	114,642	199,100
% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)	42.4%	57.6%	100%

Section VI: Locally Funded Agricultural Land Preservation

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds.

2015 Agricultural Preservation Parcels								
APD #	Name	Tax Map	Parcel(s)	Acres	Record	Program	Date	Comment
2009-02	Clement	19	73; p/o245	127	4515/248	TDR	2/12/2015	Market Sale
2001-08	Dominion Cove Point	42	15	(-) 88.85	4526/173	FC TDR	3/11/2015	Was previously preserved, but forest conservation covenants were placed on site and remaining development potential was extinguished.
1995-07	Thomas Weems III and Laura Katz	23	31	96.45	4596/255	TDR	7/7/2015	Market sale
2012-03	ACLT	28	20	36	4603/0086	PAR	7/20/2015	Purchased and Retired (PAR) BOCC
1984-01 B	Hance & Sandidge	31	21, 506	56.2	4683/0002	TDR	9/18/2015	Market sale
2009-13	William and Lisa Miles	17	171	17.5	4687/0427	PAR	12/21/2015	Purchased and Retired (PAR) BOCC

Other Recent Agricultural Preservation Parcels Not Included in Past Annual Reports								
APD #	Name	Tax Map	Parcel(s)	Acres	Record	Program	Date	Comment
1990-05	L&E, LLC	18	117; 148	92.77	4307/465	PAR	11/18/2013	Purchased and Retired (PAR) BOCC
2013-02	Ratanavanich	16	73	65	4443/172	TDR	9/22/2014	Market Sale
2006-16	Dibble & Gilbert	27	26	15	4449/157	TDR	10/2/2014	Market Sale
1985-17	Dwellely	20	87	55.4	4482/486	TDR	12/9/2014	Market Sale

Calvert County Planning Commission 2015 Annual Report

Section VII: Local Land Use Percentage Goal

(A) Is all land within the boundaries of the jurisdiction in the PFA? Y N

1. If yes, then the local land use percentage goal does not need to be established. Skip to *Section VIII: Development Capacity Analysis*.
2. If no, then the jurisdiction must establish a local percentage goal to achieve the statewide land use goal, under [§1-208\(2\) of the Land Use Article](#), to increase the current percentage of growth located inside the PFAs and decrease the percentage of growth (new lots and new residential units) located outside the PFAs. Go to (B).

(B) What is the jurisdiction's established local land use percentage goal?

Calvert County has not established a local land use goal.

(C) What is the timeframe for achieving the local land use percentage goal? N/A

(D) Has there been any progress in achieving the local land use percentage goal? N/A

(E) What are the resources necessary for infrastructure inside the PFAs? N/A

Funding resources for infrastructure are identified annually through the County's six-year Capital Improvement Plan. The County's FY 2015 and FY 2016 Adopted Operating and Capital Budget, which cover calendar year 2015, are available at the County's website (www.co.cal.md.us).

(F) What are the resources necessary for land preservation outside the PFAs? N/A

Land preservation relies on fee simple acquisition of land and acquisition of development rights/easements/covenants through County and State preservation programs. To preserve land, funding is needed, both public funds and the private market funds.

Section VIII: Development Capacity Analysis (DCA)

(A) Has an updated DCA been submitted with your Annual Report or to MDP within the last three years?

(Note: A DCA is required every 3-years and whenever there is a significant change in zoning or land use pattern. See [§1-208\(c\)\(iii\) of the Land Use Article](#). A DCA may be submitted independently from the Annual Report, such as, part of a comprehensive plan update.)

Y N

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.

Historically, Calvert County has not submitted a Development Capacity Analysis because of other priority projects and insufficient staff resources. In 2014, the Community

Calvert County Planning Commission 2015 Annual Report

Planning and Building Department began to work with the Maryland Department of Planning to complete a DCA. CPB staff developed draft iterations of the analysis and met with MDP to review preliminary inputs. Now that the comprehensive plan update process has commenced, CPB is working with a consultant and MDP to complete the analysis.

2. If yes, then skip to *Section IX: Adequate Public Facility Ordinance (APFO) Restrictions*.

(Note: MDP provides technical assistance to local governments in completing development capacity analyses. Please contact your MDP regional planner for more information.)

(B) When was the last DCA submitted? Identify Month and Year: N/A

(C) After completing the DCA, provide the following data on capacity inside and outside the PFA in *Table 9, Residential Development Capacity (Inside and Outside the PFA)*:

Table 9: Residential Development Capacity (Inside and Outside the PFA)			
Parcels & Lots w/ Residential Capacity	PFA	Non-PFA	Total
Residentially Zoned Acres w/ Capacity	N/A	N/A	N/A
Residential Parcel & Lots w/Capacity	N/A	N/A	N/A
Residential Capacity (Units)	N/A	N/A	N/A

Section IX: Adequate Public Facility Ordinance (APFO) Restrictions (Section IX is only required by jurisdictions with adopted APFOs)

(A) Does your jurisdiction have any adopted APFOs? Y N

1. If no, skip this Section.
2. If yes, go to (B).

(B) Has your jurisdiction submitted a biennial APFO Report under [§7-104 of the Land Use Article](#)?

Y N

1. If yes, skip this Section.
2. If no, then complete (C) through (I) below for each restriction.

(Note: Jurisdictions with adopted APFOs must submit a biennial APFO report when a restriction within the PFA occurs within the reporting period. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years, currently 2013 and 2012. APFO reports were due by July 1, 2014. APFO reports for 2014 and 2015 are due July 1, 2016.)

(C) What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.)

Schools and roads.

Calvert County Planning Commission 2015 Annual Report

(D) Where is each restriction located? (Identify on a map if possible).

Adequate Public Facilities (APF) restrictions are in place in the northern portion of the county. Two municipalities within the county, Chesapeake Beach and North Beach, are not subject to Calvert County's zoning regulations and are exempt from the County's APF regulations. As of Spring 2016, staff reported that three school districts were over capacity: Beach Elementary, Northern Middle, and Northern High. The locations of these schools are indicated on the map, Calvert County School Districts, dated October 2016 (See Appendix 2.A for Map).

(E) Describe the nature of what is causing each restriction.

If the capacity of a school exceeds 100%, the Adequate Public Facilities Ordinance requires that the school's catchment area be closed for new residential development. Reports are generated by county staff in the fall and spring of each school year to verify the capacity status of each school. Roads are restricted only if improvements to the current road network are not proposed.

(F) What is the proposed resolution of each restriction (if available)?

Schools: Resolution is obtained when staff verifies there is adequate capacity within a previously closed school district or after a seven year wait on the final recording of subdivisions or residential site development plans.

Roads: Resolution is obtained at such time when road improvements are completed.

(G) What is the estimated date for the resolution of each restriction (if available)?

The restriction for Northern High's school district is anticipated to be resolved by 2019. The construction to replace Northern High School should commence in 2016. The new building is planned to be open in the fall of 2018. The restriction for Beach Elementary's school district is anticipated to be resolved when the school is renovated/expanded or replaced. This date is most likely to occur by 2022. Calvert County Public Schools will conduct a feasibility study in FY 2017. Planning funds for the renovation/ expansion or replacement are scheduled for FY 2018 with construction to follow.

(H) What is the resolution that lifted each restriction (if applicable)? N/A

(I) When was each restriction lifted (if applicable)?

Windy Hill Elementary was overcapacity in the Fall of 2014 only and enrollment has returned to numbers below its APF rated capacity.

(J) Has your jurisdiction reported the restrictions reported in (C) through (I) above as part of the required biennial APFO annual reporting requirements?

Y N

**Calvert County Planning Commission
2015 Annual Report**

Section X: Submitting Annual Reports and Technical Assistance

- (A) Annual Reports may be submitted via email or hyperlink to david.dahlstrom@maryland.gov (preferred) or one copy may be mailed to:

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

- (B) Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if there are technical questions about your Annual Report.

1. Was this Annual Report approved by the planning commission/board? Y N
2. Was this Annual Report filed with the local legislative body? Y N
3. Does the cover letter:
 - a. Acknowledge that the planning commission/board has approved the Annual Report. Y N
 - b. Acknowledge that the Annual Report has been filed with the local legislative body? Y N
 - c. Answer if all members of the Planning Commission/Board and Board of Appeals have completed an educational training course as required under [§1-206\(a\)\(2\) of the Land Use Article?](#) Y N
(See <http://planning.maryland.gov/YourPart/MPCA/PCBZACompletedEd.shtml> for a list having completed the course.)
 - d. Indicate a point of contact(s)? Y N

- (C) You may wish to send an additional copy of your Annual Report directly to your MDP Regional Office via email or hyperlink (preferred) or hardcopy.

- (D) If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you. Regional Planner contact information can be found at: <http://planning.maryland.gov/OurWork/local-planning-staff.shtml>

- (E) Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website: <http://planning.maryland.gov/YourPart/SGGAnnualReport.shtml>

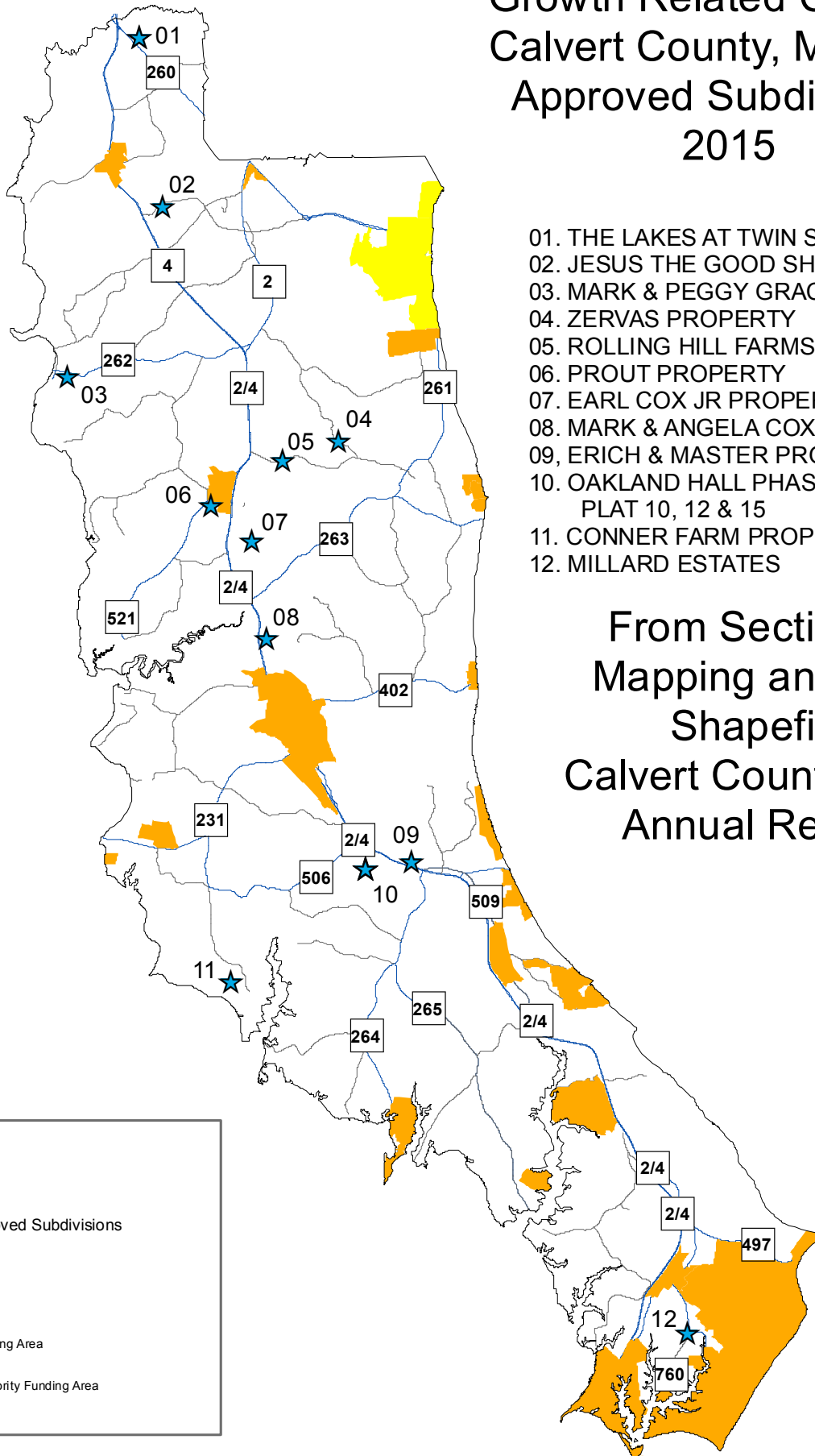
- (F) If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at david.dahlstrom@maryland.gov.








Growth Related Changes Calvert County, Maryland Approved Subdivisions 2015

- 01. THE LAKES AT TWIN SHIELDS
- 02. JESUS THE GOOD SHEPHERD
- 03. MARK & PEGGY GRACE PROPERTY
- 04. ZERVAS PROPERTY
- 05. ROLLING HILL FARMS
- 06. PROUT PROPERTY
- 07. EARL COX JR PROPERTY
- 08. MARK & ANGELA COX
- 09. ERICH & MASTER PROPERTY
- 10. OAKLAND HALL PHASE 2
PLAT 10, 12 & 15
- 11. CONNER FARM PROPERTY
- 12. MILLARD ESTATES

From Section II:
Mapping and GIS
Shapefile
Calvert County 2015
Annual Report



Legend

-  2015 Approved Subdivisions
-  State Road
-  County Road
-  Priority Funding Area
-  Municipal Priority Funding Area

30,000 15,000 0 30,000 Feet

Appendix 1.A








Growth Related Changes Calvert County, Maryland Transportation Capacity Improvements 2015

01. BOYD'S TURN RD & RTE 260
02. BRICKHOUSE ROAD & MD 260
03. DOWELL ROAD WIDENING
04. EAST MT HARMONY RD & QUINCE VIEW LN
05. PRINCE FREDERICK LOOP ROAD
06. PRINCE FREDERICK LOOP ROAD FOX RUN/ DARES BEACH & ARMORY ROAD
07. PUSHAW STATION ROAD IMPROVEMENT
08. SIDEWALK PROGRAM
09. SKIPJACK @ Md Route 231
10. WILLIAMS ROAD/COLLEGE OF SOUTHERN MARYLAND IMPROVEMENTS

From Section II:
Mapping and GIS
Shapefile
Calvert County 2015
Annual Report

Legend

-  2015 Road Improvements
-  State Road
-  County Road
-  Priority Funding Area
-  Municipal Priority Funding Area

30,000 15,000 0 30,000 Feet






Appendix 1.B

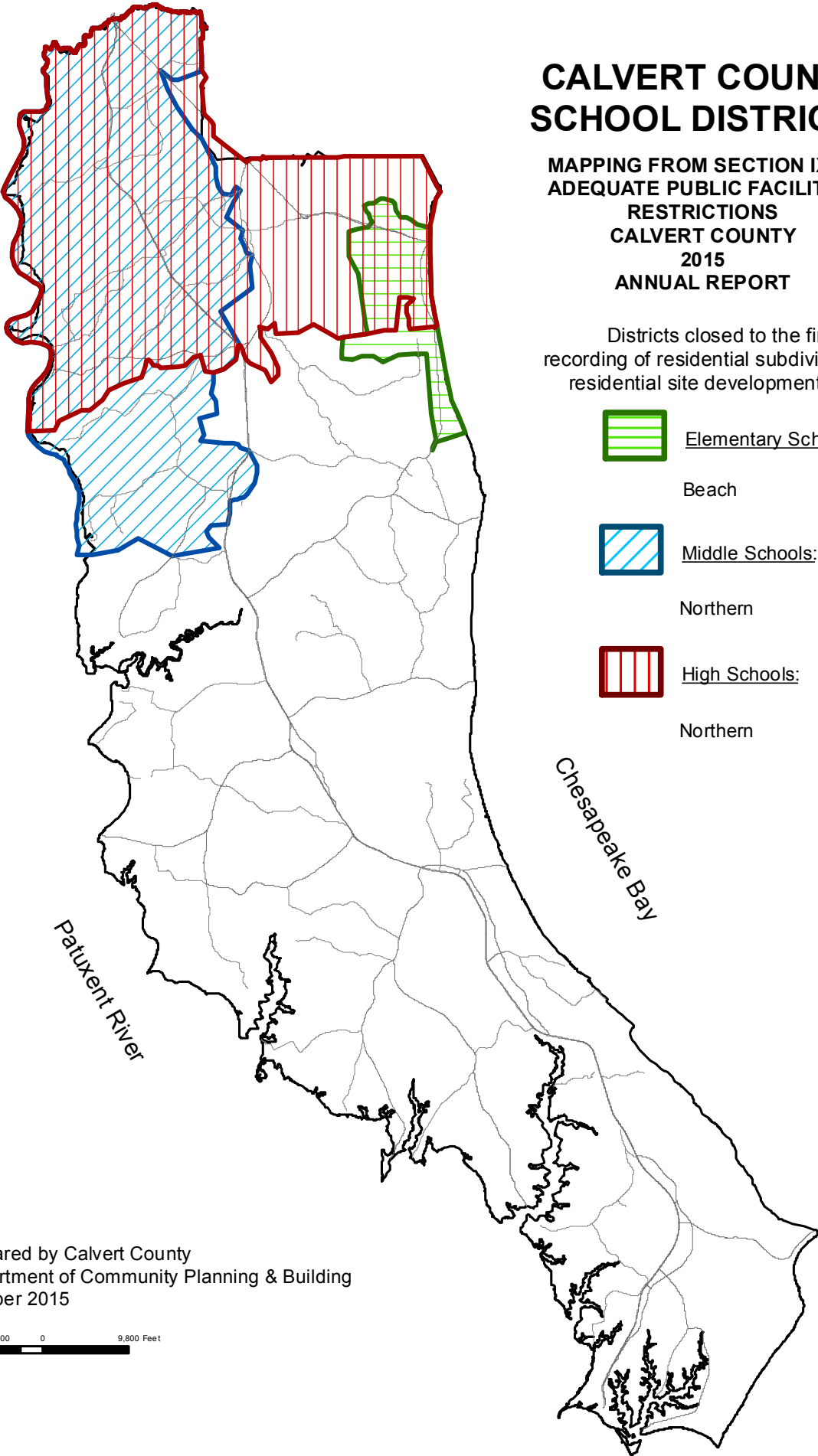


CALVERT COUNTY SCHOOL DISTRICTS

MAPPING FROM SECTION IX(D)
ADEQUATE PUBLIC FACILITIES
RESTRICTIONS
CALVERT COUNTY
2015
ANNUAL REPORT

Districts closed to the final recording of residential subdivisions and residential site development plans.

-  Elementary Schools:
Beach
-  Middle Schools:
Northern
-  High Schools:
Northern



Prepared by Calvert County
Department of Community Planning & Building
October 2015

9,800 4,900 0 9,800 Feet

