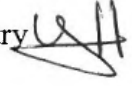




CALVERT COUNTY PLANNING COMMISSION

150 Main Street
Prince Frederick, MD 20678
Phone: 410-535-2348 – 301-855-1243
Fax: 410-414-3092

Maurice Lusby
Chairman

TO: Local Surveyors, Developers and Engineers
FROM: Yolanda Hipski, AICP, Planning Commission Administrator/Secretary 
DATE: November 4, 2015
SUBJECT: Notice of Pending Deadline: Sustainable Growth and Agricultural Preservation Act

This letter is to notify you of the upcoming exemption deadline for the Sustainable Growth and Agricultural Preservation Act of 2012.

On May 2, 2012, Governor Martin O'Malley signed the Sustainable Growth and Agricultural Preservation Act of 2012 into law. This Act requires adoption by the locality of the Growth Tier Maps prior to approval of any major subdivisions served by septic system. As of this writing, Calvert County has not adopted a Growth Tier Map. Once adopted, the County will not be permitted to approve major subdivisions in the Tier IV area.

In accordance with Article 9-206 (B)(2)(I) of the Act, these provisions do not apply if a major subdivision submission to the County was made prior to October 1, 2012. According to the Act, the application should include the preliminary engineering, density, road network, lot layout and existing features of the proposed development.

The Act further stipulates that the Preliminary Plan must be approved no later than October 1, 2016.

We recommend your office identify any outstanding major subdivision applications submitted prior to October 1, 2012, but not approved by the Planning Commission. We also recommend that you contact your clients to determine if they would like to proceed with completing their project review. If you or your clients have any questions, we would be happy to schedule a meeting as soon as convenient.

As you know, a subdivision review may require at least ninety (90) days to approval. There are many components needing coordination such as wet season perc tests that can only occur in late winter/early spring. Although we are nearly a year away from October 1, 2016, I recommend verifying whether any projects are viable and could be in jeopardy of not meeting this deadline.

If you or your client would like to discuss this matter or would like to set up an appointment, please contact my office at 410-535-1600 (ext. 2636), Terry Williams 410 535-1600 (ext. 2642), Carolyn Sunderland 410 535 1600 (ext. 2380) or Olivia Vidotto 410-535-1600 (ext. 2379).