



CALVERT COUNTY
BOARD OF COUNTY COMMISSIONERS

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Board of Commissioners
Mark C. Cox Sr.
Catherine M. Grasso
Earl F. Hance
Mike Hart
Todd Ireland

February 28, 2024

The Honorable Senator Brian J. Feldman, Chair
Education, Energy, and the Environment Committee
2 West Miller Senate Office Building
Annapolis, MD 21401

Re: SB0484 – Land Use – Affordable Housing – Zoning Density and Permitting

Chair Feldman, Vice Chair Kagan, and Committee Members:

The Board of County Commissioners for Calvert County writes to **SUPPORT with AMENDMENT SB0484** and ask the Committee to consider the long-term and detrimental effect of usurping local zoning authority and creating a pathway to avoid the provision of adequate public facilities. We appreciate the current housing shortage, and, with the compounding effect of recent inflation, its impact on the lives of our citizens. However, we do not find that a blanket increase of density of 130% is not appropriate in all circumstances, but, instead, could be crafted as a planning objective for local jurisdictions. Also, bypassing the test for the adequate provision of public facilities undermines the principles of quality of life that supports residents and empowers them to reach their personal best. Instead, where there is State investment in bricks and mortar, there should be a commiserate support for the infrastructure that ensures the high quality of life for the residents who would benefit from this initiative. We therefore, support the premise of SB0484, but seek amendments that leave zoning authority with the local jurisdiction and not compromise the quality of life and education afforded through the provision of public facilities in sufficient supply.

Should you have any questions or require further information, please do not hesitate to contact County Administrator Julian M. Willis at 410-535-1600, extension 2201, or County Attorney John Norris at 410-535-1600, extension 2566. Thank you for your kind consideration of our position regarding this important Bill.

Sincerely,
BOARD OF COUNTY COMMISSIONERS
CALVERT COUNTY, MARYLAND

Handwritten signature of Earl F. Hance in blue ink.

Earl F. Hance, President

Handwritten signature of Catherine M. Grasso in blue ink.

Catherine M. Grasso, Vice President

Handwritten signature of Mark C. Cox Sr. in blue ink.

Mark C. Cox Sr.

Handwritten signature of Mike Hart in blue ink.

Mike Hart

Handwritten signature of Todd Ireland in blue ink.

Todd Ireland

cc: The Honorable Senator Michael Jackson
The Honorable Senator Jack Bailey