

COMMENT CARD

NAME: Debbi Burens
EMAIL ADDRESS: _____
ADDRESS: _____



Please share any additional comments.

You would have a much more participation if all this information was put in the paper. These discussions should be done at each Town Center

Please turn this form in before leaving. If you need additional time, please mail your form to Calvert County Department of Community Planning & Building, 150 Main Street, Suite 300, Prince Frederick, MD 20678, or submit your comments via email to pz@co.cal.md.us.

COMMENT CARD

NAME: Andrew Clark

EMAIL ADDRESS: [REDACTED]

ADDRESS: [REDACTED]

[REDACTED]



Please share any additional comments.

I would appreciate a longer meeting w/ more time to explore
the objectives/Purpose of this change!

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COMMENT CARD

NAME: Sharon Fulton
EMAIL ADDRESS: [REDACTED]
ADDRESS: [REDACTED]
[REDACTED]



Please share any additional comments.

Should make an effort to make statements clearer & more understandable. At 70 I wasn't sure what one of the questions or statements nor did others at my table, some who were younger.

(Lay) ^{or} User terms works best for various groups vs. legalize.

Simple language is always best.

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COMMENT CARD

CALVERT COUNTY WORKSHOPS
February 2017 – April 2017

NAME:

Sharon Fulton

EMAIL ADDRESS:

[REDACTED]

ADDRESS:

[REDACTED]



Please share any additional comments.

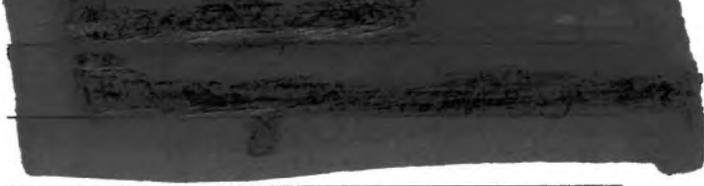
Enjoy being in group w/ Pat Haddon. Lots of good feedback from our group.

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COMMENT CARD

NAME: Erin Knowles

EMAIL ADDRESS: 

ADDRESS: 

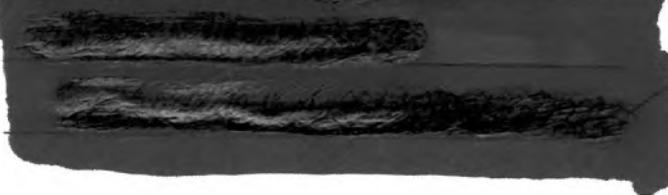


Please share any additional comments.

Village should be contained and have slow ^{growth with} residential and commercial growth. Should be small
business. Without change

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COMMENT CARD

NAME: Stephanie Thompson
EMAIL ADDRESS: 
ADDRESS: 



Please share any additional comments.

- Please add an additional way to enter the Prince Frederick Safeway Shopping center off of Rt 4. The "little" road" that runs past KFC is overwhelmed. Cars need to exit Safeway parking lot and go directly onto Rt 4.
- Please add a traffic circle on the Prince Frederick Blv. where Ruby Tuesday and the MD eye associates are. It is very hard to turn left on P.F. Blv.
- The stop light on Stokley at P.F. Blv. should be a 4 way stop or traffic circle. The light blinks at night and due to the hill visibility is low.

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over
→

- In my eyes, there are only 3 town centers Dunkirk, Prince Frederick,
& Lusby. All other places are villages. Hamlets & Water front
designations are unnecessary.

COMMENT CARD

NAME: Greg Brown & Tameka
EMAIL ADDRESS: [REDACTED]
ADDRESS: [REDACTED]



Please share any additional comments.

- Better presentations today
- Like the Village concept
- Don't think we need hamlets & waterfront communities

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COMMENT CARD

NAME:

MIKE GUNN

EMAIL ADDRESS:

ADDRESS:



Please share any additional comments.

For MANY DIFFERENT OPINIONS
NOT ESPECIALLY MINORITIES

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COMMENT CARD

NAME:

Mary St Pierre

EMAIL ADDRESS:

ADDRESS:



Please share any additional comments.

To foster development of Huntingtown as a town center (even if "minor") would cause more congestion along 2/4 possibly causing commercial development solid from Huntingtown center down to Prince Frederick. At this point in time, and likely into the future automobile travel will remain the major option - therefore it would be best to avoid promoting more business development along 2/4 by promoting the

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designations of town center for Huntingtown and the 5 mile drive to Prince Fred is not prohibi-

Villages should be for the fostering of small local businesses rather than franchises & chains. They should be geographically contained (limited). No water & sewer.

COMMENT CARD

NAME:

Mary St Pierre

EMAIL ADDRESS:

ADDRESS:



Please share any additional comments.

I'd be interested in knowing whether existing home sales in the county are depressed. The reason I ask is that on my street of about 16 homes five are on the market (two of which are vacant) with two of them on/off for at least two years

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COMMENT CARD

NAME: STEPHEN C. JONES A.

EMAIL ADDRESS: [REDACTED]

ADDRESS: [REDACTED]

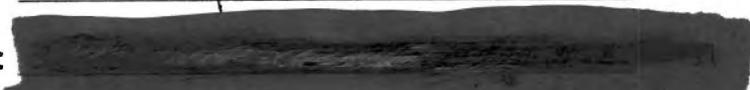
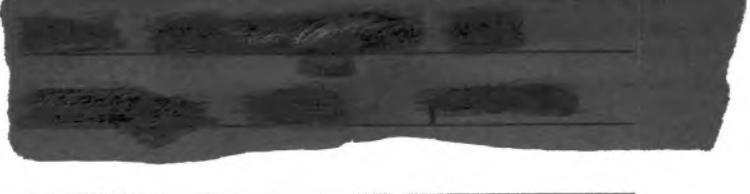


Please share any additional comments.

- ① HAVING TWO GROUPS IN THE SAME ROOM IS UNWORKABLE. THE VOICES FROM THE OTHER ~~THE~~ GROUP ~~IS~~ STEPPED ON OUR GROUP
- ② ADD CARO LEONARA TO WATERFRONT COMMUNITY.
- ③ WATERFRONT COMMUNITIES NEEDED TO BE TRACKED FOR POTENTIAL FUTURE ENVIRONMENTAL IMPACTS WHEN LAWS & REGULATIONS CHANGE.

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COMMENT CARD

NAME: Debra Huebner
EMAIL ADDRESS: 
ADDRESS: 



Please share any additional comments.

1. Lower Marlboro needs to be changed ^{to} ~~from hamlet to waterfront comm.~~ ~~and for reserve~~ "special zoning" to protect from commercial development.
2. Neck Estates should be ~~a waterfront community~~. "special zoning"
- 3.

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COMMENT CARD

NAME: Cynthia Gonzalez
EMAIL ADDRESS: [REDACTED]
ADDRESS: _____



Please share any additional comments.

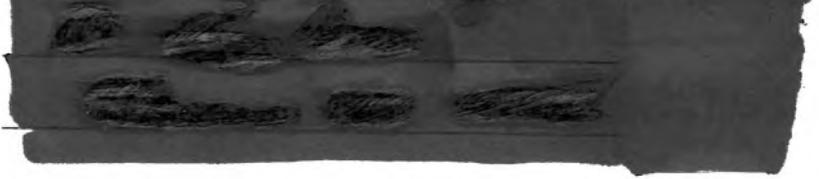
low-cost housing for young people
higher density housing could provide lower cost housing
also affordable housing for low-income/disabled/senior citizens

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COMMENT CARD

NAME: Jean McDougall

EMAIL ADDRESS: 

ADDRESS: 



Please share any additional comments.

Please take the long-view in developing the Calvert Middle School property - not just the ~~fast~~^{fast} path of least resistance in terms of current developer capabilities.

This is a precious town center parcel that ~~could create~~ & should be used to foster ^{preserve} a unique sense of place that we all crave. Please pay attention to the macro-changes in consumer shopping behaviors (more online - with great downside for big box development plans) **DIVERSIFY, BE CREATIVE, DEVELOP**

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ART SPACES.

COMMENT CARD

CALVERT COUNTY WORKSHOPS
February 2017 – April 2017

NAME: BOB PRIDDY

EMAIL ADDRESS: 

ADDRESS: 

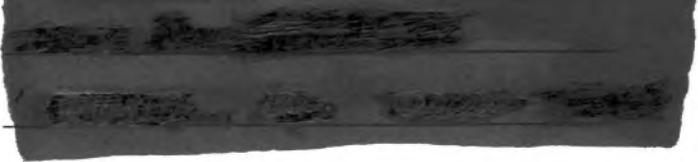


Please share any additional comments.

Going forward or getting to 2040 we need clean air -
Climate Change and CO₂ are real
We need to go SOLAR - for private homes & public buildings
we must start now to capture the "free" SUN POWER
"SAVE OUR PLANET"
Not to forget - seas are rising -
& land is falling

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COMMENT CARD

NAME: Donna Miller
EMAIL ADDRESS: 
ADDRESS: 



Please share any additional comments.

- ① IS THERE AN ADVANTAGE TO BEING A TOWN CENTER VS VILLAGES, ETC.?
 - ② HISTORIC DESIGNATION FOR SOME AREAS (E.G. LOWER MARLBORO)?
 - ③ NEED TO KNOW GEOGRAPHICAL/ENVIRONMENTAL CONSEQUENCES OF THESE DISTINCTIONS.
-
-
-
-
-

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COMMENT CARD

NAME: Avita Jones

EMAIL ADDRESS: [REDACTED]

ADDRESS: [REDACTED]



Please share any additional comments.

Moderator did not keep discussion point. Discussion centered
around PF Charlotte. Not Town Centers or Villages
and group demanded out our table discussions

Moderators should be more in the middle of the table - not the end.

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Comments Submitted @ mtg on 2/22

2/8/17

Villages

Villages are residential communities with less development intensity than Town Centers. Villages contain a mix of uses, with concentrations of commercial, retail, and civic and/or community uses. Villages, like Town Centers, have a central point from which development extends. However, villages have more local commercial uses whereas Town Centers may serve a larger geography and contain greater opportunities for employment. Similar to the minor town center designation in the Calvert County Comprehensive Plan, the village place-type would serve as a local convenience center. Villages typically have an associated residential area on the outskirts that provides the market for the core commercial development.

Population centers proposed as a Village place-type include:

1. Huntingtown
2. Owings
3. St. Leonard

meets definition

Based on a comparison of developed areas within the county, three of the currently-designated Town Centers, Huntingtown, Owings, and St. Leonard, could be reclassified as a Village place-type. These places contain smaller developable areas, which would be better served by smaller scale development.

The following map of St. Leonard has been chosen to illustrate the current conditions that make this an appropriate area for a Village place-type designation. St. Leonard is currently designated as a minor Town Center by the current Calvert County Comprehensive Plan. Based on the current level of commercial and institutional development, St. Leonard has the potential to be developed into a village place-type with additional commercial uses that serve the local community. The street network allows for a concentrated commercial area surrounded by varying levels of residential density.

	<i>less dense</i>	<i>mixed use</i>	<i>com</i>	<i>ret. or civic comm</i>	<i>local comm uses</i>	<i>local com. center</i>	<i>assoc. residential</i>
Huntingtown	yes	med		mod	weak	yes	yes - but wrong scale too large
Owings	yes	weak		weak	no	weak	yes but wrong scale too large
St. Leonard	yes	yes		med.	weak	yes <i>(use of crown?)</i>	yes

* Sewer & Water limits growth
by county zoning - found in PF, Lusby, Solomons.
(Dunkirk rejected)

Town Centers

Town Centers contain a mixture of residential, commercial, and institutional uses. The main role of Town Centers is to accommodate the most intense development in the county, mixing and blending housing, public facilities, employment, and commercial uses together. The most prominent Town Centers are along MD 4 and MD 2/4. These Town Centers would serve a community of all ages, with special attention given to senior citizens and young adults. A traditional plan radiates out from a central point with streets lined with sidewalks and a pedestrian-oriented design of blocks that maintains short walking distances.⁵

Town Centers typically have an associated residential area on the outskirts that provides the market for the core commercial development.

Of the seven currently-designated Town Centers controlled by the Calvert County Government, four are large enough to support this type of development.

Population centers proposed as a Town Center place-type include:

1. Prince Frederick → meets T.C. criteria mostly
2. Lusby →
3. Solomons → meets T.C. criteria mostly
4. Dunkirk →
5. Chesapeake Beach →
6. North Beach → meets T.C. - criteria mostly

The municipalities of Chesapeake Beach and North Beach are proposed to continue to be designated Town Centers, under their own planning and zoning authority.

The following map of Prince Frederick has been chosen to illustrate the current land use conditions that make this an appropriate population center for Town Center designation. Prince Frederick is the largest master plan-designated Town Center in the county and contains a mix of commercial and institutional uses concentrated along North Solomons Road and Dares Beach Road. Prince Frederick could support the level and intensity of development proposed under the Town Center place type. Through the Town Center place-type designation it is anticipated that Prince Frederick could potentially expand and through infill development, be more commercially dense in the core.

Tourism Dest.?		MIX R, C, I	most intense develop	Pub Housing	Employ	commer uses	All ages Strength	child emp	Ped oriented core	serve larger area needs
not really but needed	PF	yes	yes	yes	yes	yes	yes	yes	weak	yes
	Lusby	weak	mod	?	yes	yes	no	weak	weak	mod.
yes	Solomons	yes	yes	?	mod	yes	yes	yes	yes	yes
+	Dunk	weak	weak	no	mod	yes	no	weak	weak	mod
yes	CB	weak	mod	no	weak	mod	no	mod	weak	weak
yes	NB	yes	yes	yes	mod	yes	yes	yes	yes	weak

⁵ Duany, A. and Plater-Zyberk, E. (1991) *Towns and Town-Making Principles*.

CALVERT COUNTY WORKSHOPS

February 2017 – April 2017

Computer incorrectly in the shop & unavailable

COMMENT CARD

NAME:

Carolyn Anderson

EMAIL ADDRESS:

[Redacted]

ADDRESS:

[Redacted]



Please share any additional comments.

What's in it for us? Forest, farm & scientific communities are concerned. Proposed 'Conservation Designated Places' and 'priority funding areas' claim some of the same territory as previous 'Rural' and 'Priority Preservation Areas' it can't be both!! We don't need more town development centers in this smallest county of Maryland. Do we even know what we are talking about with [unclear] information?

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FEB 27 2017

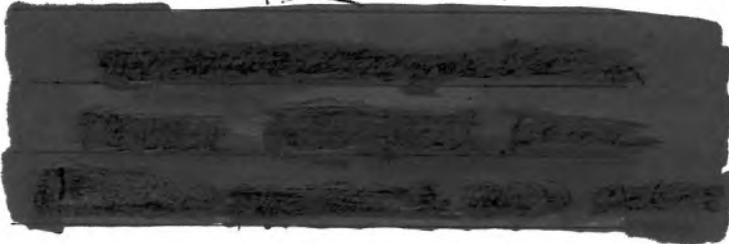
Community Planning and Building

COMMENT CARD

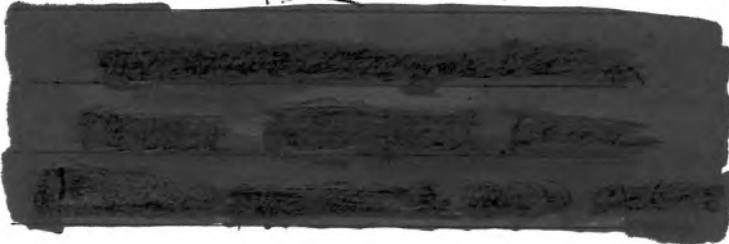
NAME:

Ron Klauke

EMAIL ADDRESS:



ADDRESS:



Please share any additional comments.

I was pleased to hear your consultant tell the group on Feb 22, 2017, that the Goals & Visions in the 2004 Comp. Plan are solid and will likely be retained in the updated Plan. She said that the 2004 Plan (amended in 2010) would be "fine-tuned" and, hopefully (my opinion here) improved and strengthened. I agree with the opinions of two or more workshop participants I heard speak that a thorough traffic study should be conducted in Calvert County before the updated Comp. Plan and Zoning Ordinance rewrites are adopted. If that means the updates/rewrites can't be adopted

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until 2019 or later, so be it. Better to take the time to do the job right than rush it through and get it wrong.