



Greg Kernan
Chair

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission
FROM: Carolyn Sunderland, AICP, Planning Commission Administrator/Secretary
DATE: July 31, 2018
SUBJECT: Calvert County Comprehensive Plan (May 2018 Draft) Comments received through July 29, 2018

In response to the public request for comments on the Comprehensive Plan Draft (May 2018), the attached comments were received through July 29, 2018. This package contains two sets of comments which specifically address Chapter 5, Heritage. The Heritage Chapter will be reviewed at the next Planning Commission meeting on August 15, 2018. These comments are from Charlene Kriemelmeyer and Joe Kriemelmeyer, Jr.

Please contact me if you have any questions.

Comments on the Proposed Calvert County Comprehensive Plan (May 2018 Draft)
Additional Comments Received through July 29, 2018

NAME	GROUP/AGENCY	TOWN	DATE RECEIVED	# OF PAGES
John and Carolyn Panholzer		Dunkirk	7/17/2018	1
Cynthia Woods		Dunkirk	7/18/2018	2
Mohamed Ashiq Yusuf		Dunkirk	7/18/2018	1
Jill Cropper		Dunkirk	7/19/2018	2
Dorothy Oberg		Dunkirk	7/19/2018	2
Sharon Henson		Dunkirk	7/19/2018	2
Patrick Mann		Prince Frederick	7/19/2018	2
Joseph Flynn		Dunkirk	7/19/2018	2
Bessie Watkins		Dunkirk	7/19/2018	1
Doug Gibson		Huntingtown	7/20/2018	2
Mark and Glenna Jones		Dunkirk	7/20/2018	2
Charlene Kriemelmeyer		Dunkirk	7/21/2018 and 7/26/18	7
Manley and Carol Grimstead		Dunkirk	7/23/2018	1
Al and Karen Sullivan		Dunkirk	7/23/2018	1
John Murphy		Dunkirk	7/23/2018	1
Joe Kriemelmeyer, Jr.		Dunkirk	7/24/2018	2
Deborah Navarro		Owings	7/25/2018	2
Cheryl Gilmer		Dunkirk	7/26/2018	1
Robert Godfrey		Dunkirk	7/26/2018	2
Patricia and Larry Langyher		Dunkirk	7/27/2018	1
Billy Baird		Owings	7/27/2018	2
Mark Power		Chesapeake Beach	6/18/2018	1
Candyce Lord		Lusby	2/7/2018	1

July 2018

To: Calvert 2040 Comments
Calvert County Department of Planning and Zoning
175 Main Street
Prince Frederick, MD 20678

Planning & Zoning

JUL 17 2018

RECEIVED

Subject: Change of Classification for Yellow Bank Road

Regarding the May 2018 Draft Calvert County Comprehensive Plan (CCCP), the Yellow Bank community should be removed from the proposed reclassification to Residential as indicated in Figure ES-1 (Future Land Use).

Under the existing 2010 Comprehensive Plan, the entire extent of Yellow Bank Road is designated Priority Preservation Area (PPA) as part of the Farm and Forest District. This designation is reserved for protection of farming and natural resource related uses. As such Residential growth is to be directed away from this area. The 2018 Draft retains the PPA protection (Figure 1-1, page 1-4).

However, the May 2018 Draft CCCP, Figure ES-1 (Future Land Use) proposes to reclassify the central half of Yellow Bank Road as Residential, leaving the eastern and western portions as Farm and Forest. This constitutes a complete reversal from low density Priority Preservation to the highest density Residential zoning outside of a Major Town Center.

The result for residents living within this area would be the threat of increased development and higher property taxes, with increased traffic problems. There has been no notification to local residents and no attempt for input from residents regarding the proposed changes.

Yellow Bank Road has grown over many years through the actions of individual lot owners and in conformance with the original 1967/ 1978 CCCPs, and not developers. As such, it has maintained its rural, forest atmosphere, and the forest canopy and stream flow remain protected. There seems to be no justification for this proposal.

It might also be noted that adding more housing units will not improve the character of the commercial area of Dunkirk as suggested by the proposed CCCP. Examples of dense housing adjacent to commercial developments abound in the Washington/ Baltimore area and none of them have created "vibrant, walkable, town centers" out of developers' commercial areas.

The Yellow Bank Road community should be removed from any consideration of Residential zoning.

Respectfully,

John C. Pankolyn
Carolyn Z. Pankolyn
3522 Yellow Bank Rd

Holt, Judy C.

From: Cynthia Woods <keepcalvertcountry@gmail.com>
Sent: Wednesday, July 18, 2018 9:02 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

As you are aware, Maryland Law requires that:

"A Planning Commission shall prepare a Comprehensive Plan by carefully and comprehensively surveying and studying the present conditions and projections of future growth of the local jurisdiction."

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Therefore, I am requesting that no growth be proposed in the Plan until studies are conducted to determine the effects on traffic, schools, the environment, water supply, budget, etc. before the Plan is approved.

Specifically, the Plan should first answer the following basic question:

1 - How many households are projected if the growth in the Town Centers and Residential Areas are approved and if water and sewer is allowed to maximize density, as proposed?

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If studies have not been conducted to answer the above questions, I request that the Planning Commission direct the Consultant and staff to conduct the necessary studies and that the results be presented to the Planning Commission and the public, with adequate time for review, questions and comments, before approval of the Plan.

Thank you.

Cynthia Woods

cwoods88keys@comcast.net

Dunkirk

July 2018

Planning & Zoning

To: Calvert 2040 Comments
Calvert County Department of Planning and Zoning
175 Main Street
Prince Frederick, MD 20678

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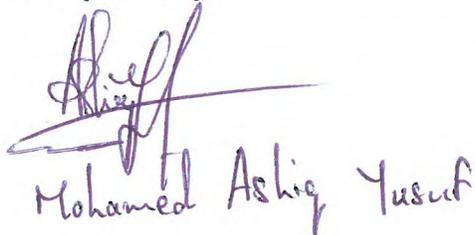
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Respectfully,



Mohamed Ashiq Yusuf

Holt, Judy C.

From: Jill Cropper <keepcalvertcountry@gmail.com>
Sent: Thursday, July 19, 2018 11:42 AM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

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Thank you.

Jill Cropper

JillCropper1@comcast.net

Dunkirk

I moved from a very congested area to Calvert county because it was not. I do not agree with making Dunkirk a Major town center. I commute to DC from Dunkirk and my commute at night is already 1 1/2 to 2 1/2 hours long, by building up the town center you will just be making this even more unbearable than it already is. And also does adding small retail centers really bring that much income to the county to disrupt the lives of those of us who like the fact that we live in a rural area - that is why we moved here.

Holt, Judy C.

From: Dorothy Oberg <keepcalvertcountry@gmail.com>
Sent: Thursday, July 19, 2018 2:03 PM
To: Planning and Zoning
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Thank you.

Dorothy Oberg

dot.oberg@comcast.net

Dunkirk

Holt, Judy C.

From: Sharon Henson <keepcalvertcountry@gmail.com>
Sent: Thursday, July 19, 2018 3:26 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

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Thank you.

Sharon Henson

shenson301@aol.com

Dunkirk

Holt, Judy C.

From: Patrick Mann <keepcalvertcountry@gmail.com>
Sent: Thursday, July 19, 2018 4:39 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

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Thank you.

Patrick Mann

E331mann@mac.com

Prince Frederick

Holt, Judy C.

From: Joseph T. Flynn <keepcalvertcountry@gmail.com>
Sent: Thursday, July 19, 2018 8:03 PM
To: Planning and Zoning
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Thank you.

Joseph T. Flynn

joetflynn@comcast.net

Dunkirk

July 2018

To: Calvert 2040 Comments
Calvert County Department of Planning and Zoning
175 Main Street
Prince Frederick, MD 20678

Planning & Zoning
JUL 19 2018
RECEIVED

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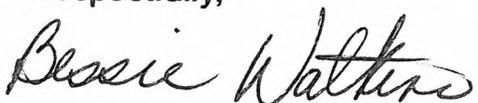
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The Yellow Bank Road community should be removed from any consideration of Residential zoning.

Respectfully,



Holt, Judy C.

From: Doug Gibson <keepcalvertcountry@gmail.com>
Sent: Friday, July 20, 2018 3:20 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

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Thank you.

Doug Gibson

dg.webguy@gmail.com

Huntingtown

3474 Yellow Bank Road
Dunkirk, MD 20754

July 10, 2018

Planning & Zoning

JUL 20 2018

RECEIVED

Calvert Count Department of Planning and Zoning
175 Main Street
Prince Frederick, MD20678

Concerning the Change of Classification for Yellow Bank Road

In addition to the comments in the attached letter, I also wish to address the traffic situation. Greater density will present MAJOR traffic issues, especially since you now take your life in your hands at the intersection of Yellow Bank Road to go either way onto Route 4. The traffic is not well controlled from the County Line southward. People are going 70 – 80 miles an hour and turning onto Route 4 now is a very daunting action which will only increase if the density is any more than at present.

Having come here from an urban/suburban area, the prospect of having our county setting turned into a high density area is disappointing, to say the least.

We are disappointed in the fact that the County has not sought out the thoughts and concerns of those homeowners who will be affected by these changes. We are not against development in general, but imposing the will of the government on us is NOT what the Constitution proposed. We are supposed to be a country “of the People, **by** the People and **for** the People.

I feel that the Yellow Bank Road area should be removed from any consideration of Residential Zoning. Noise, traffic, more congestion and crime increase are not what we need.

Respectfully,




July 2018

To: Calvert 2040 Comments
Calvert County Department of Planning and Zoning
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Prince Frederick, MD 20678

Planning & Zoning

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Respectfully,

Mark H. Jones
Glenna L. Jones

Holt, Judy C.

From: Charlene Kriemelmeyer <c.tobeyk@icloud.com>
Sent: Saturday, July 21, 2018 1:10 PM
To: Planning and Zoning
Subject: CALVERT 2040 COMMENTS CH. 5
Attachments: Chapter 5 heritage comments.pdf

TO: Calvert County Planning Commission
Calvert County Dept. of Planning & Zoning
175 Main Street
Prince Frederick, MD 20678

Calvert County Comprehensive Plan - Draft 2

COMMENTS - June 21, 2016
COMMENTS CHAPTER 5 HERITAGE
Attached are my comments.

Charlene Tobey Kriemelmeyer
Dunkirk, MD

Calvert County Planning Commission
CALVERT 2040 COMMENTS CH. 5
May 2018 Draft Chapter 1 Comments
Calvert County Dept. of Planning & Zoning
175 Main Street
Prince Frederick, MD 20678
pz@calvertcountymd.gov

JULY 21, 2018

COMMENTS
CHAPTER 5 HERITAGE
“We are stewards of our cultural heritage.”

Yes, and everything is connected.

I commend the Visions and Goals of this chapter, but it misses the point: Our Heritage is not just buildings, places, oral histories, archeological sites, tourist attractions and vague promises. How do we respect our past and also preserve the things that make Calvert County unique?

conserve verb con-serve\kən-'sərv\

1: • to keep in a safe or sound state ... especially : to avoid wasteful or destructive use of: (conserve natural resources)

preserve verb. pre-serve\pri-'zərv\

1: to keep safe from injury, harm, or destruction : protect.

Webster's Dictionary

- “Goal 2: Document and conserve Calvert County ways of life, the memory of the people.” Goal 2 Should read “Document, conserve, AND PRESERVE Calvert County ways of life: the memory of the people; and Our Heritage.” This is because Our Heritage is precisely the thing that makes Calvert County so special.
- Our Rural, Small Town ambiance is our greatest Heritage. Living here is small town pace, slower, giving us time to enjoy life and friendships. We know and care about the well being of our neighbors, county and our local businesses. Our Rural Small Town Ambiance is the greatest part of our cultural heritage. That too, is cultural capital as it attracts tourists. Making Dunkirk, “the gateway to our county,” an uninviting Major Town Center defeats that idea as does the resulting Rt 4 traffic increase.
- Our Farms are our heritage.
- Our vast areas of undeveloped land are our heritage.
- Our dwindling aquifers are our heritage.

- Life on the Chesapeake Bay and its tributaries are our Heritage. That includes maintaining their health.
- *“Goal 3: Develop ... as cultural capital to connect the past to the future.”
This would mean protecting and keeping our Rural Small Town Ambiance Heritage, and everything listed above and in chapter 5 not just as tourist attractions, or something we talk about in retrospect, because everything is connected.*
- Put your programs, grants and money where your mouth is: For example why is the Route 4 Flag Barn just sitting there? That barn, in a farm field is an iconic symbol of Calvert County. If we can afford a new county office complex which overrides the will of the citizens as indicated in the Armory Square Charrette, surely the county can find the funds to pay the full cost to move the barn across the road.
- Putting a cap on build-out growth is a good start: slowing, not accelerating growth in and around town centers. I for one would rather pay moderately higher taxes than have the sort of pro-business, pro-accelerated growth that the Plan now describes, which will destroy our heritage, ultimately increasing taxes significantly.

Thank you,
Charlene Tobey Kriemelmeyer
Dunkirk, MD 20754

Harrod, Felicia R.

From: Charlene Kriemelmeyer <c.tobeyk@icloud.com>
Sent: Thursday, July 26, 2018 4:06 PM
To: Planning and Zoning
Subject: Calvert 2049 Comments
Attachments: Chapter 5 heritage comments CTK.pdf

TO: Calvert County Planning Commission
Calvert County Dept. of Planning & Zoning
175 Main Street
Prince Frederick, MD 20678

Calvert County Comprehensive Plan - Draft 2

COMMENTS - July 26, 2018
CHAPTER 5 HERITAGE
Attached are my comments.
Thank you for considering them,
Charlene Kriemelmeyer
Dunkirk, MD

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JULY 26, 2018

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1: to keep safe from injury, harm, or destruction : protect.
Webster's Dictionary

- “Goal 2: Document and conserve Calvert County ways of life, the memory of the people.” Goal 2 Should read “Document, conserve, AND PRESERVE Calvert County ways of life: the memory of the people; and Our Heritage.” This is because Our Heritage is precisely the thing that makes Calvert County so special.
- Our Rural, Small Town ambiance is our greatest Heritage. Living here is small town pace, slower, giving us time to enjoy life and friendships. We know and care about the well being of our neighbors, county and our local businesses. Our Rural Small Town Ambiance is the greatest part of our cultural heritage. That too, is cultural capital as it attracts tourists. Making Dunkirk, “the gateway to our county,” an uninviting Major Town Center defeats that idea as does the resulting Rt 4 traffic increase.
- Our Farms are our heritage.
- Our vast areas of undeveloped land are our heritage.
- Our dwindling aquifers are our heritage.

- Life on the Chesapeake Bay and its tributaries are our Heritage. That includes maintaining their health.

- *“Goal 3: Develop ... as cultural capital to connect the past to the future.” This would mean protecting and keeping our Rural Small Town Ambiance Heritage, and everything listed above and in chapter 5 not just as tourist attractions, or something we talk about in retrospect, because everything is connected.*

- *Putting a cap on build-out growth is a good start: slowing, not accelerating growth in and around town centers. I for one would rather pay moderately higher taxes than have the sort of pro-business, pro-accelerated growth that the Plan now describes, which will destroy our heritage, ultimately increasing taxes significantly.*

- Put your programs, grants and money where your mouth is: For example why is the Route 4 Flag Barn, in Owings, just sitting there? That barn, formerly in a farm field is an iconic symbol of Calvert County. If we can afford a new county office complex which overrides the will of the citizens as indicated in the Armory Square Charrette, surely the county can find the funds to pay the full cost to move the barn across the road.
- *Pg. 5-5 Objective 1: Promote the documentation **and protection of** Calvert County’s heritage. 5.1.1.5 Adopt an archaeological site protection ordinance that is applicable county-wide. [P&Z, PC, BOCC] 5.1.1.5 is of highest priority.*

With the Patuxent on one side, the Chesapeake Bay on the other, bountiful land in between, our county, especially Northern Calvert, has been the home of indigenous people and early European settlers, history going back to prehistoric times. Because much of the land has not been developed, many archeological sites have been found previously throughout the county and there are still undiscovered, undisturbed archeological sites awaiting us. *The tragedy is that once a site is destroyed or built over that part of our history which it would have told us is lost forever.*

If, as indicated in the Plan, there is no cap on build out growth and Dunkirk becomes a Major Town Center, the high density residential areas become fact, developers may build their own sewer and waters systems outside of town centers, then we will loose many valuable archaeological sites. Developers will not be as conscientious as for example the MTA was in Dunkirk. Fortunately the Dunkirk Park & Ride was an MTA project so during early stages of the P&R project, a preliminary survey and assessment was done by McCormick Taylor, Inc 2012.

“From a regional perspective, the project APE falls within a portion of Calvert County that is considered as having considerable potential for containing prehistoric archeological sites.

Specifically, the project APE is located in the Patuxent River watershed, a watershed within which prehistoric sites from all contexts have been discovered (Steponaitis 1983; Barse 1988; Dent 1995). The prior discoveries of sites along Halls Creek and its associated waterways, clearly demonstrate that the general region was frequented by past Native American groups.

The discovery of various prehistoric archeological sites along various branches of Halls Creek is not unusual. Given the frequency of small waterways, the close distances between them and their confluences with Halls Creeks, as well relatively close distance to the confluence of Halls Creek and the Patuxent River (~3.0 miles; 4.8 km), the environs of the project APE would have contained a variety of wetland settings. These settings would have supported a diversity of floral and faunal resources, and as such, would have been considered a favorable settlement locale by past human groups. Considering the environmental setting of the project APE, namely along a freshwater stream with both upland and terrace settings, and prior discoveries of sites in similar settings (e.g., 18Cv6 and 18Cv168), it was concluded that the project APE had the potential for containing prehistoric archeological deposits.” McCormick Taylor, Inc 2012 ¹

After preliminary survey digs, it was concluded that Dunkirk P&R sites 18CV4921 & 18CV492 sites were exceptional archeological sites due to their age, preservation and the materials found. The Maryland Historical Trust determined the sites were eligible for the National Register of Historic Places because of the sites' excellent preservation and their ability to provide significant new information about Native American life in Calvert County and the Western Shore the before the arrival of European settler.

Because the P & R project had a tight time table the site was not preserved nor was an extensive full excavation done. The purpose of the excavations became as recommended by McCormick Taylor, Inc “to recover and record a sufficient representative sample of all significant archaeological data that would be lost during the construction.” ¹

Artifacts were dug up, their locations noted and they were carted away to be washed, marked, sorted, and packed for eventual curation at the Maryland Archeological Conservation Laboratory at Jefferson Patterson Park. ²

I was shocked to learn that with our rich history, in most areas of the county archaeology and historic architectural documentation can only be recommended.

¹ McCormick Taylor, Inc 2012 released an extensive paper about the original ARCHEOLOGICAL SURVEY OF THE BARNS & TEST DIGS DONE IN 2008 , It can be found at http://mta.maryland.gov/sites/default/files/final_dunkirk_report_Part3.pdf

² The very interesting MTA brochure published in November with illustrations & photos about the excavation can be downloaded at <http://mta.maryland.gov/sites/default/files/Dunkirkarchaeologyinterpretativesummary.pdf>

Thank you,
Charlene Tobey Kriemelmeyer
Dunkirk, MD 20754

July 2018

To: Calvert 2040 Comments
Calvert County Department of Planning and Zoning
175 Main Street
Prince Frederick, MD 20678

Planning & Zoning
JUL 23 2018
RECEIVED

Subject: Change of Classification for Yellow Bank Road

Regarding the May 2018 Draft Calvert County Comprehensive Plan (CCCP), the Yellow Bank community should be removed from the proposed reclassification to Residential as indicated in Figure ES-1 (Future Land Use)!!!

Under the existing 2010 Comprehensive Plan, the entire extent of Yellow Bank Road is designated Priority Preservation Area (PPA) as part of the Farm and Forest District. This designation is reserved for protection of farming and natural resource related uses. As such Residential growth is to be directed away from this area. The 2018 Draft retains the PPA protection (Figure 1-1, page 1-4).

However, the May 2018 Draft CCCP, Figure ES-1 (Future Land Use) proposes to reclassify the central half of Yellow Bank Road as Residential, leaving the eastern and western portions as Farm and Forest. This constitutes a complete reversal from low density Priority Preservation to the highest density Residential zoning outside of a Major Town Center.

The result for residents living within this area would be the threat of increased development and higher property taxes, with increased traffic problems. There has been no notification to local residents and no attempt for input from residents regarding the proposed changes. !!!!!

Yellow Bank Road has grown over many years through the actions of individual lot owners and in conformance with the original 1967/ 1978 CCCPs, and not developers. As such, it has maintained its rural, forest atmosphere, and the forest canopy and stream flow remain protected. There seems to be no justification for this proposal.

It might also be noted that adding more housing units will not improve the character of the commercial area of Dunkirk as suggested by the proposed CCCP. Examples of dense housing adjacent to commercial developments abound in the Washington/ Baltimore area and none of them have created "vibrant, walkable, town centers" out of developers' commercial areas.

The Yellow Bank Road community should be removed from any consideration of Residential zoning.

Respectfully,



Manley H. Grimstead
3425 Yellow Bank Rd
Dunkirk, MD 20754-9345



July 2018

To: Calvert 2040 Comments
Calvert County Department of Planning and Zoning
175 Main Street
Prince Frederick, MD 20678

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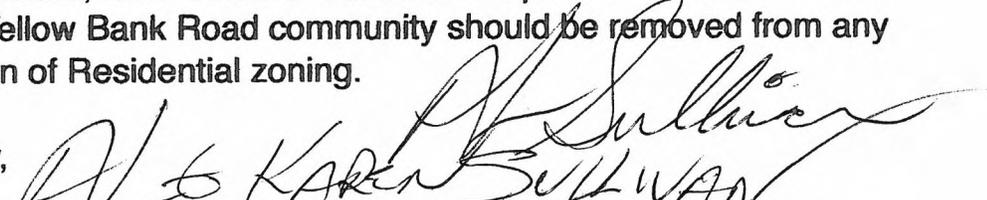
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Respectfully,


KAREN SULLIVAN
3595 YELLOW BANK RD
DUNKIRK, MD 20754

July 2018

To: Calvert 2040 Comments
Calvert County Department of Planning and Zoning
175 Main Street
Prince Frederick, MD 20678

Planning & Zoning

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The Yellow Bank Road community should be removed from any consideration of Residential zoning.

Respectfully,

John D. Murphy
3375 YELLOW BANK RD.
DUNKIRK, MD. 20754-9349

Holt, Judy C.

From: Joe <kjojrpf@aol.com>
Sent: Tuesday, July 24, 2018 2:41 PM
To: Planning and Zoning
Subject: Calvert 2040 Comments
Attachments: CHAPTER 5, Draft #2 C.P..pdf

See attached pdf for comments regarding Chapter 5 C.P. Draft #2.

Joe Kriemelmeyer, Jr
10241 Three Doctors Rd
Dunkirk, MD 20754

Calvert Co. Comprehensive Plan- Draft #2

CHAPTER 5. Heritage (Pages: 5-1 to 5-6)

Comments July 23, 2018:

Visions (pg. 5-1) Sentence 2.

"We are building a strong local economy based on renewable resources, agriculture, seafood, high technology, recreation, and tourism."

Is it possible the punctuation is incorrect in this sentence? If not, please explain what "*renewable resources*" are suggested that are not in the text of this sentence or the chapter.

Development Review (pg. 5-3) Dunkirk has been labeled a Major Town Center (MTC) in the Comprehensive Plan (C.P.) Draft #2, indicating there is the potential for development on a larger scale than previous years, specifically within an expanding perimeter (approx. 1 mile +). Within this perimeter, there is existing evidence from discoveries of artifacts (believed to be from indigenous native Americans) during construction of the Dunkirk Commuter Bus stop located next to 'Urgent Care' on Town Center Blvd. Additionally, there is published history in the The Steamboat Wharves & Landings of Calvert County Maryland by Anne M. Sundermann which details (Dunkirk pg. 65-69) significant improvements in, early to mid 1800's, Southern MD transportation by steamboat, to distant cities and towns. Baltimore was a primary Chesapeake port city that provided needed commerce by purchase/trading of farm products and mined organic material referred to as "silica" or "Kaylorite" from Dunkirk, Ferry Landing (outside the TC mile + radius, on the Patuxent River). There were many other landings on both East and West shores of Calvert County.

The above examples, and many documented histories within or near Dunkirk TC, are ample reason for "archaeological investigation" if multifamily construction projects are proposed in Dunkirk. This will extend similar criteria, used before in Town Center Zoning Ordinances for only three other TC's: Prince Frederick; St. Leonard; Solomons. But we can do even better than that. I recommend in agreement with **Goals and Objectives** - Objectives 5.1.1.5

5.1.1.5- Adopt an archaeological site protection ordinance that is applicable countywide. (P&Z, PC, BOCC)

Name: Joe Kriemelmeyer, Jr

Address: 10241 Three Doctors Rd., Dunkirk, MD 20754

Email: kjojrpf@aol.com

Holt, Judy C.

From: Deborah Navarro <keepcalvertcountry@gmail.com>
Sent: Wednesday, July 25, 2018 11:02 AM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

As you are aware, Maryland Law requires that:

"A Planning Commission shall prepare a Comprehensive Plan by carefully and comprehensively surveying and studying the present conditions and projections of future growth of the local jurisdiction."

While the current draft of the Comprehensive Plan includes information about "present conditions", it lacks evidence that "projections of future growth" have been "carefully and comprehensively studied".

Therefore, I am requesting that no growth be proposed in the Plan until studies are conducted to determine the effects on traffic, schools, the environment, water supply, budget, etc. before the Plan is approved.

Specifically, the Plan should first answer the following basic question:

1 - How many households are projected if the growth in the Town Centers and Residential Areas are approved and if water and sewer is allowed to maximize density, as proposed?

Based on the answer to the above, the following additional questions should be answered:

2 - How much traffic will be generated by the projected households? Can our roads accommodate the additional traffic? If not, what road improvements are needed? How will those improvements be funded?

3 - How many additional schools will be needed? How will they be funded?

4 - What impacts will the proposed growth have on our environment? How will those impacts be mitigated?

5 - Can our aquifers adequately supply water to the projected households? If not, what is the solution?

If studies have in fact been conducted, I request that the results be added to the Plan and that they be shared with the public and the Planning Commission in a public presentation, with adequate time for review, questions and comments.

If studies have not been conducted to answer the above questions, I request that the Planning Commission direct the Consultant and staff to conduct the necessary studies and that the results be presented to the Planning Commission and the public, with adequate time for review, questions and comments, before approval of the Plan.

Thank you.

Deborah Navarro

debnav0825@aol.com

Owings

From: Cheryl Gilmer <keepcalvertcountry@gmail.com>
Sent: Thursday, July 26, 2018 1:36 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

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Thank you.

Cheryl Gilmer

cgilmer682@aol.com

Dunkirk

Harrod, Felicia R.

From: Robert Godfrey <keepcalvertcountry@gmail.com>
Sent: Thursday, July 26, 2018 12:13 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

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Thank you.

Robert Godfrey

Robert.Godfrey@gmail.com

Dunkirk

Agree with the petition on all 5 points.

July 2018

To: Calvert 2040 Comments
Calvert County Department of Planning and Zoning
175 Main Street
Prince Frederick, MD 20678

Planning & Zoning

JUL 27 2018

RECEIVED

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The Yellow Bank Road community should be removed from any consideration of Residential zoning.

Respectfully,

Patricia Langston
Langston

Holt, Judy C.

From: Billy Baird <keepcalvertcountry@gmail.com>
Sent: Friday, July 27, 2018 12:37 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

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Thank you.

Billy Baird

bbaird575@gmail.com

Owings

Viverette, Lisa M.

From: mpower1112 <mpower1112@comcast.net>
Sent: Monday, June 18, 2018 9:01 AM
To: Commissioners
Subject: comprehensive plan

From a review of the draft of the comprehensive plan I have the following areas of concern.

1. Why the rush? Why is the schedule for completion being determined by the next election? Let's let the schedule go past the election to insure that we see a completed draft and that all citizens have opportunity to understand how the plan impacts them.
2. The traffic study in the plan is not given sufficient weight; all the plan's suggestions and policies affect traffic one way or another.
3. Where is the 'buildout' policy that recent previous plans featured. What is the justification for this serious omission?
4. Seeing that chain stores and restaurants appear to make up the majority of businesses in Calvert County why have they been exempted from regulation?
5. I would like to see a paper summarizing both the implementation of previous comprehensive plans and assessing their effectiveness. Why is it necessary to have a new plan? Looking at this draft it appears that the last plan is superior in many ways to the new plan.

This draft doesn't even have an implementation section. I assume that will be in the final draft which I hope all citizens have sufficient time to consider.

Sincerely

Mark L. Power
Breezy Point

To: Planning Commission & County Commissioners:
From: Candyce Lord
Email Address: cbk407@gmail.com
Town: Lusby

My Comments:

To Calvert County commissioners, I cannot fathom how you can even consider building more apartments, homes, and town centers without increasing the road infrastructure. The majority of the county commutes to the DC metro via Route 4. Since i moved here in 2005, it takes me at least 30 minutes more for that commute, and i leave Lusby at 4:30 am, coming home in the afternoon it's at least a 2 hour commute and sometimes as much as 4 hours. If you are going to allow this developer ruin Calvert County, the least you should do is force them to widen Route 4 and put in some overpasses to alleviate the current issue. Sincerely, Candyce Lord

RECEIVED
FEB 07 2018
BOCC OFFICE

