

Comments on the Proposed Calvert County Comprehensive Plan (May 2018 Draft)  
 Additional Comments Received through July 17, 2018

NAME	GROUP/AGENCY	TOWN	DATE RECEIVED	# OF PAGES
Susan Dzurec			7/6/2018	5
Carolyn Anderson			7/6/2018	3
Gary Sheehan		Dunkirk	7/7/2018	1
Nancy Rosnow & Richard Baldwin		Dunkirk	7/9/2018	1
Mary & Gordon Burton			7/9/2018	1
Dianna Menoche		Dunkirk	7/9/2018	2
Melissa Clites		Dunkirk	7/10/2018	1
Amy King		St. Leonard	7/10/2018	1
Amy Brooks		Chesapeake Beach	7/10/2018	1
Wendy McCready		St. Leonard	7/10/2018	1
Joan		Owings	7/10/2018	1
William Menoche		Dunkirk	7/11/2018	2
Rob & Audrey Whittington		Dunkirk	7/11/2018	1
Eugenia Stepney		Dunkirk	7/11/2018	1
Ken McKenzie		Dunkirk	7/11/2018	1
Tracey Dickerson		Dunkirk	7/11/2018	1
Michael Camera		Port Republic	7/11/2018	1
Deborah Colgan		Owings	7/12/2018	2
Michele Shelby		Dunkirk	7/12/2018	1
Brett Ellis		Dunkirk	7/12/2018	1
Elizabeth Gatton		Owings	7/12/2018	1
Shirley & William Whittington		Dunkirk	7/13/2018	2
Mark & Amy Austin		Dunkirk	7/13/2018	4
Dianna & William Menoche		Dunkirk	7/13/2018	1
Marian Hamilton		Dunkirk	7/16/2018	1
James Jackson		Dunkirk	7/16/2018	2

Comments on the Proposed Calvert County Comprehensive Plan (May 2018 Draft)  
 Additional Comments Received through July 17, 2018

NAME	GROUP/AGENCY	TOWN	DATE RECEIVED	# OF PAGES
Christopher Desrochers		Dunkirk	7/16/2018	1
Roger & Tina Mooney		Dunkirk	7/16/2018	2
David Bury		Chesapeake Beach	7/16/2018	2
Liudmyla Jones		Chesapeake Beach	7/16/2018	1
Mohamed Ashiq Yusuf		Dunkirk	7/16/2018	3
Afsheen Maqsood Khan		Dunkirk	7/16/2018	2
Mary Stuart Sierra		Owings	7/16/2018	2
Danielle Kitchen		Huntingtown	7/16/2018	1
William Peil		Dunkirk	6/18/2018	1 *

\* Comment added after initial posting of comments received through July 1, 2018.

**Holt, Judy C.**

---

**Subject:** FW: PC-CP Land Use Comments  
**Attachments:** Letter to Planning Commission Land Use.docx

**From:** Susan Dzurec <[calvertwoman@gmail.com](mailto:calvertwoman@gmail.com)>  
**Sent:** Friday, July 06, 2018 3:52 PM  
**To:** Sunderland, Carolyn V. <[Carolyn.Sunderland@calvertcountymd.gov](mailto:Carolyn.Sunderland@calvertcountymd.gov)>  
**Subject:** PC-CP Land Use Comments

Good Afternoon Carolyn,

Please forward the following comments to the Planning Commission on my behalf for consideration on the Land Use Chapter of the 2nd Draft of the Comprehensive Plan.

Thank you so much,  
Susan Dzurec

Members of the Calvert County Planning Commission,

I realize that the following Blog has already been submitted in its entirety by Greg Bowen, however, I would like to point out a few facts of where the mandate for the expansion of the Prince Frederick and status of the EC came from. I also hope that my question in relation to such huge expansions of the Town Centers will cause you to continue to pause in your adoption of the Comprehensive Plan as written in order for you to find and incorporate the answers into the Comprehensive Plan.

Even though I was told by county staff that there were no minutes to the SBIG/Chamber of Commerce/County Staff meeting, through an MPIA I was able to obtain copies of quite extensive detailed minutes. Attendees are listed monthly and include but are not limited to Anthony Williams (SBIG President) and other developers, engineers, lawyers and realtors who will personally profit from the expansion and changes of land use proposed in the 2<sup>nd</sup> Draft of the Comprehensive Plan. In addition throughout the minutes there are references to the changes the developers wanted incorporated into the new Sign Regulations, the Armory Sq. Text Amendments and according to the voting record of the BOCC, it would seem that even though the majority of citizens were opposed to many of the changes, the developers were able to succeed with their agenda.

Planning & Zoning

JUL 06 2018

RECEIVED

This is the link to the minutes. <https://goo.gl/RjzvWX>

On Pg. 54 – Under discussion on EC/TC you will note that the developers in these meetings have had considerable influence over the content of the Comprehensive Plan. If you take the time to read the minutes you will notice other areas of influence that the citizens of Calvert County are unaware of and have not been privy to the same considerations and negotiations allowed to the Developers. One thing in particular is the amount of time given to the developers, two+ hours of exceptional access to at least 12 staff members of the county including at least on commissioner, every other month. This does not include the time given by staff to gather follow up information at no charge. When citizens request information through MPIAs there is usually a fee associated with it unless you are approved for a waiver.

Something of interest, Staff included your own Planning Commission Atty. (pg. 80 one and half hour of his time to give an update on the Armory Square Lawsuit to the developers who own the property.

It is my understanding that the Planning Commission is charged with representing all citizens of Calvert County with their decisions and not just the special interests of the developers. That is why taking the time to go through the plan page by page and determine why it has been written as it has is so important to ALL OF US.

You will notice that Miriam Ghoul is referenced in the minutes dated Feb. 13, 2017. By pure chance she heard Anthony Williams refer to these unannounced, unposted meetings in a public comment. She was able to uncover their whereabouts and attend the meeting. I understand that even though she was shocked by what she was witnessing, it appears she still tried to persuade the attendees to maintain and follow the process of good planning for our community.

SBIG MINUTES: Feb. 13, 2017, "Discussion on EC/TC Potential Text Amendment – as discussed in meeting with Planning Sec. Peters Chambers stated he and members of the Small Business Interest Group recently met with Maryland Department of Planning Secretary Wendi Peters. Included in that meeting were Delegates Mark Fisher and Jerry Clark, along with several people from the governor's staff. Discussions included various issues, including tier maps, Plan Maryland and Employment Center Town Center (EC/TC) zoning districts. Chambers said Delegate Clark discussed moving the EC/TC zones and seeking a text amendment to open it up for development. Randy Barrett added that during this meeting Clark mentioned EC/TCs have been dead zones with significant limitations. Barrett stated an increase in EC/TC uses could spur investment in economic development. Chambers questioned whether Community Planning & Building (CPB) staff was looking at this issue while conducting the comprehensive plan update.

Mary Beth Cook advised the EC/TC zoning district no longer exists and is now called EC. She added that changing the EC into some other type of zoning district could not be done with a text amendment, but would require a zoning map amendment, which is a more involved process. She stated staff would like to address the topic during the update to the comprehensive plan and zoning ordinance. Cook requested members contact her with recommendations for EC district uses.

Anthony Williams stated residential development is needed in the EC districts. Barrett commented there has been very little private sector investment in ECs due to the existing code limitations. Cook advised that before additional uses can be considered, staff needs to ensure those uses are allowed in the comprehensive plan. Williams added that any assistance with allowing additional uses in EC districts would help spur development.

Miriam Gholl stated she thought town centers were for employment-type businesses such as office parks, adding if the interest is to allow more residential it should be called residential. Linda Vassallo stated the town center is for employment-type businesses but it is currently not being developed, adding she would not want town centers to be limited to residential.

Williams commented if staff could move more residential use into town centers and add applicable zoning for town centers, this would meet their needs. Chambers stated he will follow up on this issue.

Gholl questioned if there was a plan to update the town center master plans. Mark Willis advised staff will update the town center master plans immediately following the comprehensive plan update. Gholl stated the master plans are decaying and if they are not updated now,

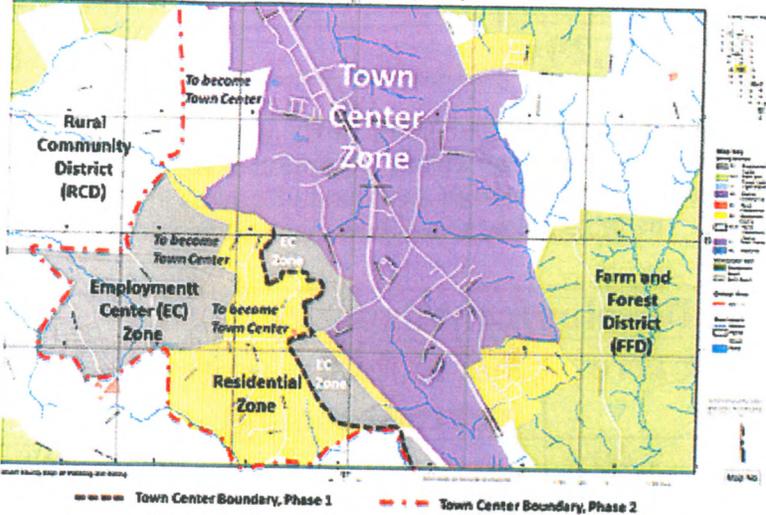
piecemeal zoning amendments will be necessary which will upset citizens who want to be involved in the planning of the towns. There was discussion about updating town center master plans.”

It is no coincidence that a large amount of the land that will be incorporated into the proposed expansion of the Prince Frederick Town Center has been purchased by developers in preparation of the gutted Comprehensive Plan.

Excerpt from Planning Commission: Details Matter by Greg Bowen, AICP

As you'll see, the numbers are shocking. And keep in mind this blog only covers the expansion of the

County Zoning Map - 24



**Phase One** upzoning from Employment Center (EC) to Town Center— A theoretical increase of 1,315 units\* on 94 acres

**We don't know why this area is being expanded before an update to the TC Plan and before an update to the Transportation Plan**

\*Actual number of units in a town center will depend on soils, slopes, and acreage of rights of way.



Prince Frederick Town Center and the adjacent Residential Areas, which constitute only a fraction of the 5,940-acre expansion proposed for the TCs or the 17,200 acres in Residential Areas proposed. [Click here to see a detailed list of all proposed expansions provided by Planning & Zoning staff.](#)

Over the next week, I'll be doing the same analysis for the rest of the proposed zoning changes. Meanwhile, I hope that County staff is hard at work replicating the data and keeping the public informed as well.

### Calculations of Proposed Expansions:

In his presentation to the Planning Commission, Planning Director Mark Willis noted that in Draft 2 of the Comprehensive Plan, nearly all of the Prince Frederick Town Center (TC) expansion was being deferred to "phase two". I looked at it carefully and could not find where the phase one area was until I pulled up the current zoning map. That is one of my big criticisms of the draft Plan and the planning process. They never tell you what they have changed. The citizens have to figure it out for themselves. I suspect that's a challenge for the Planning Commission too.

Based on my research, 94+ acres (4 properties) are being rezoned near the Prince Frederick Crossing development from Employment Center to Town Center in Phase 1 and 427 acres of undeveloped or very underdeveloped acres are in the Phase 2 area[1]. See the table below for the potential number of new dwelling units in the expanded areas.

<b>Prince Frederick Expansion - Increase in Development Capacity</b>		
<b>Phase One Expansion - TC</b>	<b>14 units per acre</b>	<b>24 units per acre</b>
94 acres	1,316	2,256
<b>Phase Two Expansion - TC</b>		
427 acres	5,978	10,248
<b>Prince Frederick TC - Total</b>	<b>7,294</b>	<b>12,504</b>

In addition to expanding the Prince Frederick TC, the county is proposing to replace the current 1-mile radius around the TC with Residential Area totaling 4,100 acres. A density of 4 units per acre is proposed as well as expansion of water and sewer s that the maximum density can be achieved. I went through the proposed Residential Area and found 982 acres in larger tracts that could be developed and many others that could be redeveloped. The table below shows how many additional units could be expected in the Residential Area.

<b>Residential Area - Increase in Development Capacity</b>		
<b>Residential Area</b>	<b># of units at 4 units per acre (proposed zoning)</b>	<b># of units at 1 unit per acre (current zoning)</b>
982 acres	3,928	982
<b>NET GAIN: 2,946 additional units</b>		

The final table combines the two tables above to show the total number of dwelling units possible and then shows calculations for how many new residents would be expected to occupy those units.

<b>Total Increase in Dwelling Units &amp; Residents in the Prince Frederick Area</b>		
<b>Areas</b>	<b># of Dwelling Units*</b>	<b># of New Residents**</b>
Prince Frederick TC	Between 7,294 & 12,504	Between 15,817 & 26,258
Residential Area	3,928	8,249
<b>TOTALS:</b>	<b>Between 7,294 &amp; 16,432</b>	<b>Between 15,817 &amp; 34,507</b>

\*Range based on 14 units/acre or 24 units/acre

\*\*# of dwelling units multiplied by 2.1 people per unit

According to these numbers we could have between 15,000 and 34,500 new residents just in Prince Frederick. In an article in <https://www.beckershospitalreview.com/facilities-management/calvert-memorial-hospital-plans-51m-expansion.html>

“Calvert Memorial Hospital in Prince Frederick, Md., received approval from the Calvert County Planning Commission to go ahead with its planned \$51 million expansion.” Calvert Memorial Hospital currently has 74 licensed beds. This expansion does not include any overall increase in bed units. If the county population will increase up to 34,500, will 74 beds be enough to care for our residents?

How many more doctors will we need to recruit to care for all these new residents? How many more Rescue units will we need?

My husband suffered a heart attack and Calvert Memorial was unable to care for him. He was transported to another hospital by helicopter at the cost of \$40,000. With the population growth will evac transport remain an option or will Calvert need to expand patient care to include such emergency or trauma care?

How much more water will we need to meet the needs of residents and can our aquifers continue to supply that?

How many more schools will need to be built and how much redistricting will need to be done?

How many more cars will be on the roads and can our roads handle that kind of traffic without total gridlock even with the new expansion of 2/4 in Prince Frederick?

I do not understand why this small group of developers, lawyers, engineers, realtors etc., who will personally profit from the change to our county documents and policies receives such cooperation from our county government? Can you answer that question?

How much of the costs that the county will incur, mandated by the developers for the expansions of our towns, will the developers be responsible to pay? How much will taxes need to be raised to cover these costs?

Does our Comprehensive Plan take into account any or all of these questions? I'm asking you to please be able to answer all of these questions and so many more before adopting this as your Plan.

Susan Dzurec

**Holt, Judy C.**

---

**From:** Planning and Zoning  
**Subject:** FW: Comprehensive Plan Chapter 1 comments.

**From:** Carolyn Anderson <[calvertpoplarsfarm.crln@gmail.com](mailto:calvertpoplarsfarm.crln@gmail.com)>  
**Sent:** Friday, July 06, 2018 3:16 PM  
**To:** Sunderland, Carolyn V. <[Carolyn.Sunderland@calvertcountymd.gov](mailto:Carolyn.Sunderland@calvertcountymd.gov)>  
**Subject:** Comprehensive Plan Chapter 1 comments.

Thank you, Carolyn, for passing comments to Planning Commission members. I also appreciate your understanding of the fragile landscape which is Calvert County.

Carolyn Anderson

Carolyn S. 4

Thank you Planning Commission members, for the **collective wisdom to allow citizen input** on individual Calvert 2040 chapters!

## **Chapter 1. Purpose, Mission, and Visions**

**Page 1-1.** Above all, “ The Calvert County Comprehensive Plan is **the official policy document...**”State agencies use...to determine funding”, etc. **Thank you Planning Commission, for remembering this essential** for future residents of Calvert County.

**Page 1-2.** To Preserve Rural Landscapes, **Sustainability, the very foundation of rural liveability, is based on accepting the scientifically grounded environmental carrying capacity of our limiting landscape’s attributes.** The major building and escalation of the already unreasonable traffic increases projected by the plan, as well as arsenic and other ‘draw-down’ assaults to water in our aquifers, further degrade our peninsula, leaving any hope of sustainability as empty words arbitrarily put on paper.

**Citizens pay to keep our quality of life, not to deliberately act to destroy it.** These options are yet to be considered as the consultant continues to push building expansion, traffic congestion, and aquifer depletion which follow. **By far the best attended citizen meeting addressed the urgency to save our local environment. We want our words to matter.**

**Question:** Can citizens **retire and donate a buildable lot**, provided it lowers build out within the 40,000, as planned years ago, staying **within the county’s environmental carrying capacity**, rather than follow the outrageous results that inevitably follow the Consultant’s Plan?

**Question:** Why not a plan to retire Forest TDRs, instead of increasing buildout, by following generations of sustainable forestry principles to **certify our Forest TDRs without more building?**

**Page 1-3.** The LPPR Table IV-3 as of July 31, 2013, effective April 30, 2014, showed 14,442 Transferable Development Rights had only 693 acres dedicated to Forest Conservation Transferable Development Rights, with a Total Land Preservation in Calvert County of 28,910, but only 27,602 on this current page. **Numbers matter, too.**

**Question:** What happened to the **missing 693 Forest Conservation TDRs** listed July 31, 2013, just five years ago and where did they go from the reported numbers on this current 2040 Plan? And what happened to the chart showing the largest land use by far to be forestry?

**Question:** What accounts for “Calvert County Department of Planning & Zoning, 2017” Total listing in the current plan, of **1308 less than previously reported 28,910 total “Acres Preserved** by Program” of only current 27,602 acres Land in Preservation?

**Page 1-4. Considering the gerrymandering of the consultant's newer map uses, which turn even Priority Preservation Lands into Major Town Center uses in Prince Frederick and Dunkirk, this map is made obsolete. Words still matter, and numbers speak loudly. Just ask about APD acreage within the one mile radius of Chesapeake Beach.**

**Question: How dare the County and Consultant continue to blatantly reject, ignore, and disregard citizens request for sustainability, but continue to escalate development over these major objections of citizens?**

**Pages 1-5 and 1-6. Low density town centers provide the opportunity for a town with the character and vibrancy citizens have requested, based on and supported by our natural resource economy of farming, forestry, fishing, trapping, hunting, bird watching, natural tourism, photography and other arts. Sustainability is possible without exceeding the environmental carrying capacity of this small peninsula, as we use and reuse, recycle and conserve our resources in a positive way. Wasting and disposing are not visions (Rewrite Vision 5 as a positive vision.) of sustainability and must be removed to seriously consider sustainability. Most importantly, Base Calvert County's words and numbers on the truths of our land and water environment.**

**Question: Since when do town centers, streets, highways and aquifers need to create overuse and congestion to be vibrant?**

**Question: Will Calvert County write Visions Supported by Actions which support SUSTAINABILITY, THE WORD THAT MATTERS MOST?**

**Harrod, Felicia R.**

---

**From:** Greg Sheehan <keepcalvertcountry@gmail.com>  
**Sent:** Saturday, July 07, 2018 9:58 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."***

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.

Greg Sheehan

greg.sheehan@gmail.com

Dunkirk

July 2018

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

Planning & Zoning

JUL 09 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,

Nancy Rosnow & Richard R. Baldwin  
3605 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

JUL 09 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,

*Mary A. Burton*  
*Golden D. Burton*

**From:** Dianna Menoche <keepcalvertcountry@gmail.com>  
**Sent:** Monday, July 09, 2018 9:52 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."***

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.

Dianna Menoche

KarlieElite88@yahoo.com

Dunkirk

We have lived in Calvert County (Dunkirk) our entire lives. We were raised here and now have raised our children for the past 29 years here also. We continued to stay here because of the close and respective community. If these changes take effect we will move our families to another county . Our daughter and husband also built in Calvert and are raising their family here but we will all move. Our parents still live here in Dunkirk also. All our siblings and their families also reside here. This will turn our classy county into a trashy county, and all the good people will relocate . Please don't take "our" Country "County" away. Keep Calvert Country .

Sincerely The Menoche's  
And Bladens

**Harrod, Felicia R.**

---

**From:** Melissa Clites <keepcalvertcountry@gmail.com>  
**Sent:** Tuesday, July 10, 2018 4:54 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.

Melissa Clites

Melissajclites@yahoo.com

Dunkirk

**Harrod, Felicia R.**

---

**From:** Amy King <keepcalvertcountry@gmail.com>  
**Sent:** Tuesday, July 10, 2018 6:09 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.

Amy King

31amyking@gmail.com

Saint Leonard

**Harrod, Felicia R.**

---

**From:** Amy Brooks <keepcalvertcountry@gmail.com>  
**Sent:** Tuesday, July 10, 2018 6:40 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.

Amy Brooks

brksbella@aol.com

Chesapeake Beach

**Harrod, Felicia R.**

---

**From:** Wendy McCready <keepcalvertcountry@gmail.com>  
**Sent:** Tuesday, July 10, 2018 8:10 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.

Wendy McCready

breezyhope@yahoo.com

Saint Leonard

**Harrod, Felicia R.**

---

**From:** Joan <keepcalvertcountry@gmail.com>  
**Sent:** Tuesday, July 10, 2018 7:25 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."***

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.

Joan

Toklean4u

Owings

**Harrod, Felicia R.**

---

**From:** William MiENOCHE <keepcalvertcountry@gmail.com>  
**Sent:** Wednesday, July 11, 2018 7:18 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.

William MiENOCHE

billmenoche@yahoo.com

Dunkirk

This is an addendum to my wife's letter. We are concerned our traffic on route four it is horrible right now how will it be if we add more housing? We are concerned with the new shopping center it will bring in a lot of out of county residents for shopping therefore we will never be able to get out of yellow Bank Road. We sit to cross over Route four at the minimal of 10 minutes. We get 1 to 3 updates a day stating there has been an accident on route four that is more accidents than any other county and we are way smaller. You can get to and a Rundle County Annapolis safer and faster then you can get to Prince Frederick from Dunkirk, that's ridiculous and also want to mention if you don't drive 75 you may die on break for everyone lies that is going to increase or accidents to more then 3 a day .

Also Dunkirk smells like sewage and has smelled like sewage for years and the Safeway parking lot they were unable to keep up with a few stores we have, now we are going to make the county with Extra dangerous with sewage plants are ground right now is full of radon that has increased our cancer in Calvert County to a maximum of any county Maryland. Whoever decided this I feel has not actually done research on Calvert County with the power plant the nuclear going into the ground the radon it is very unsafe as is why add any more danger.

July 2018

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

Planning & Zoning  
JUL 11 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,

*Whittington & Robert Whittington*

*Rob & Audrey Whittington  
- 10910  
SMARIE LN*

July 2018

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

Planning & Zoning

JUL 11 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.

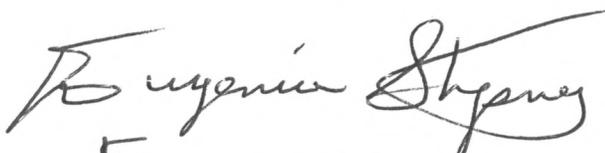
The result for residents living within this area would be the threat of increased development and higher property taxes, with increased traffic problems. There has been no notification to local residents and no attempt for input from residents regarding the proposed changes.

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,

  
Farm owner

July 2018

Planning & Zoning

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

JUL 11 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,



**Tracey L. Dickerson**  
3728 Yellow Bank Road  
Dunkirk, MD 20754  
Cell: (301) 518-6297  
Email: Tracey.L.Dickerson@gmail.com

July 9, 2018

Calvert 2040 Comments  
Calvert County Dept. of Planning & Zoning  
175 Main Street  
Prince Frederick, MD 20678

**Planning & Zoning**

**JUL 11 2018**

**RECEIVED**

Re: Change of Classification for Yellow Bank Road

To Whom It May Concern:

In regard to 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 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, the forest canopy and stream flow remain protected. There seems to be no justification for this proposal.

My family moved specifically to Yellow Bank Road due to the peacefulness, low traffic, and just the wonderful "country feeling" I feel living on this road. 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.

Sincerely,



Tracey L. Dickerson

**Harrod, Felicia R.**

---

**From:** Michael Camera <keepcalvertcountry@gmail.com>  
**Sent:** Wednesday, July 11, 2018 7:54 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.

Michael Camera

xyzthis@comcast.net

Port Republic

**Harrod, Felicia R.**

---

**From:** Deborah Colgan <keepcalvertcountry@gmail.com>  
**Sent:** Thursday, July 12, 2018 9:28 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 Colgan

Terpheel2000@yahoo.com

Owings

Please keep Calvert country.

**From:** Michele Shelby <keepcalvertcountry@gmail.com>  
**Sent:** Thursday, July 12, 2018 4:49 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."***

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.

Michele Shelby

michele.marie.shelby@census.gov

Dunkirk

July 2018

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

Planning & Zoning

JUL 12 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,

Brett J. Ellis, 3734 Yellow Bank Rd.



**Harrod, Felicia R.**

---

**From:** Elizabeth Gatton <keepcalvertcountry@gmail.com>  
**Sent:** Thursday, July 12, 2018 1:36 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."***

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.

Elizabeth Gatton

Gattonfamily@gmail.com

Owings

July 2018

*Over for  
Councils*

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

Planning & Zoning

JUL 13 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,

*Shirley A. Whittington*  
*Delmar C. Whittington*

*Over*

*4075 Yellow Bank Rd.  
Dunkirk, MD 20754*

*(Yellow Bank Farm)*

What is happening to our beautiful county? Who decided Dunkirk should be a major town center with increased residential density adjacent? You want to adopt a Comp Plan without a traffic or environmental study. We think that is gross negligence on your part.

We take our life in our hands just trying to get across Rt. 4 to go north. The traffic comes to a standstill at the Dunkirk Park light & no one will let you cross.

If you reclassify Yellow Bank Rd to Residential, life as we know it will end. It will not affect my husband or me as we are senior citizens but it will affect our children, grandchildren & nieces & nephews who all live at the end of Yellow Bank Rd on the farms & who are trying to continue the legacy of their parents.

We want growth controlled - not rushed through to benefit some developers. We don't want another Waldorf. People will start moving & visitors will stop coming if that happens. Most people moved here because of the rural character of the county, low crime & great schools. You are threatening all of that with the new proposals - not just for Yellow Bank Rd but the other Major Town Centers.

Please listen to our concerns & delay adoption of the new Comp Plan. Listen to the citizens of this county. Do not destroy our rural character.

Sincerely,  
William C. & Shirley A. Whittington

July 2018

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

Planning & Zoning  
JUL 13 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.

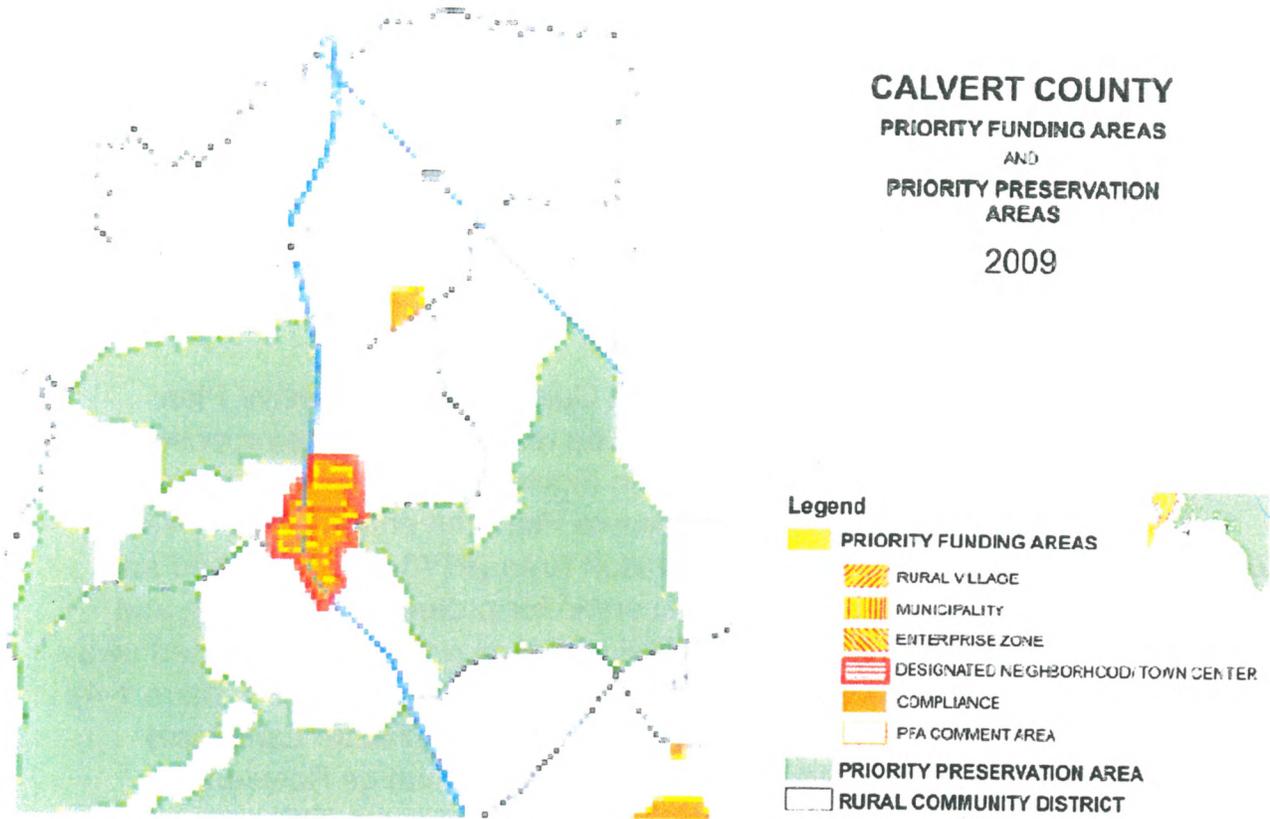
It might also be noted that adding more housing units will not improve the character of the commercial area of Dunkirk as suggested by the proposed CCCP. Examples of dense housing adjacent to commercial developments abound in the Washington/ Baltimore area and none of them have created "vibrant, walkable,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

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

Respectfully,

*Mark & Amy Austin*

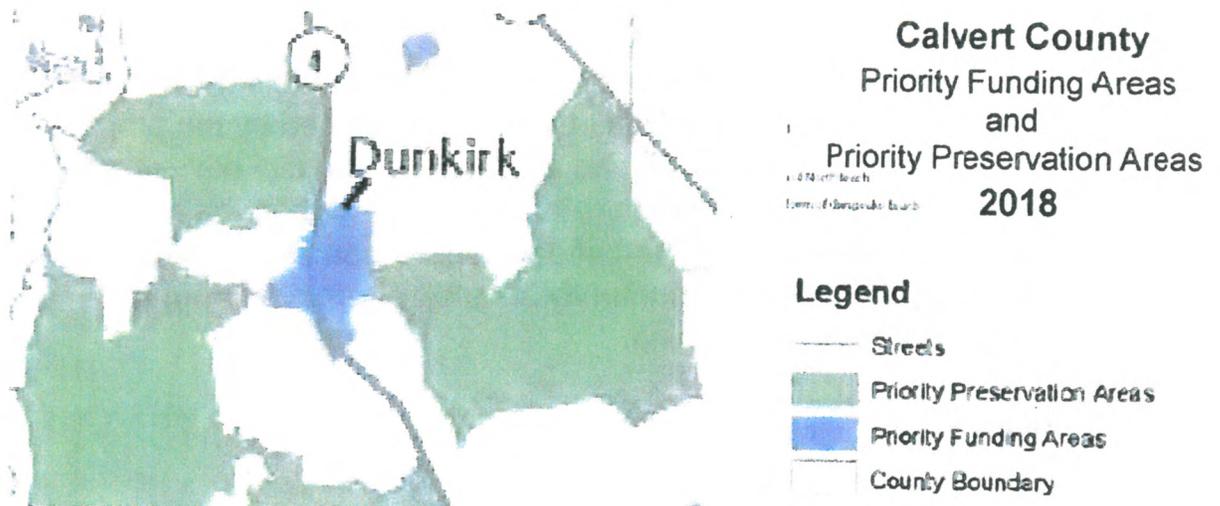
From 2010 Comprehensive Plan



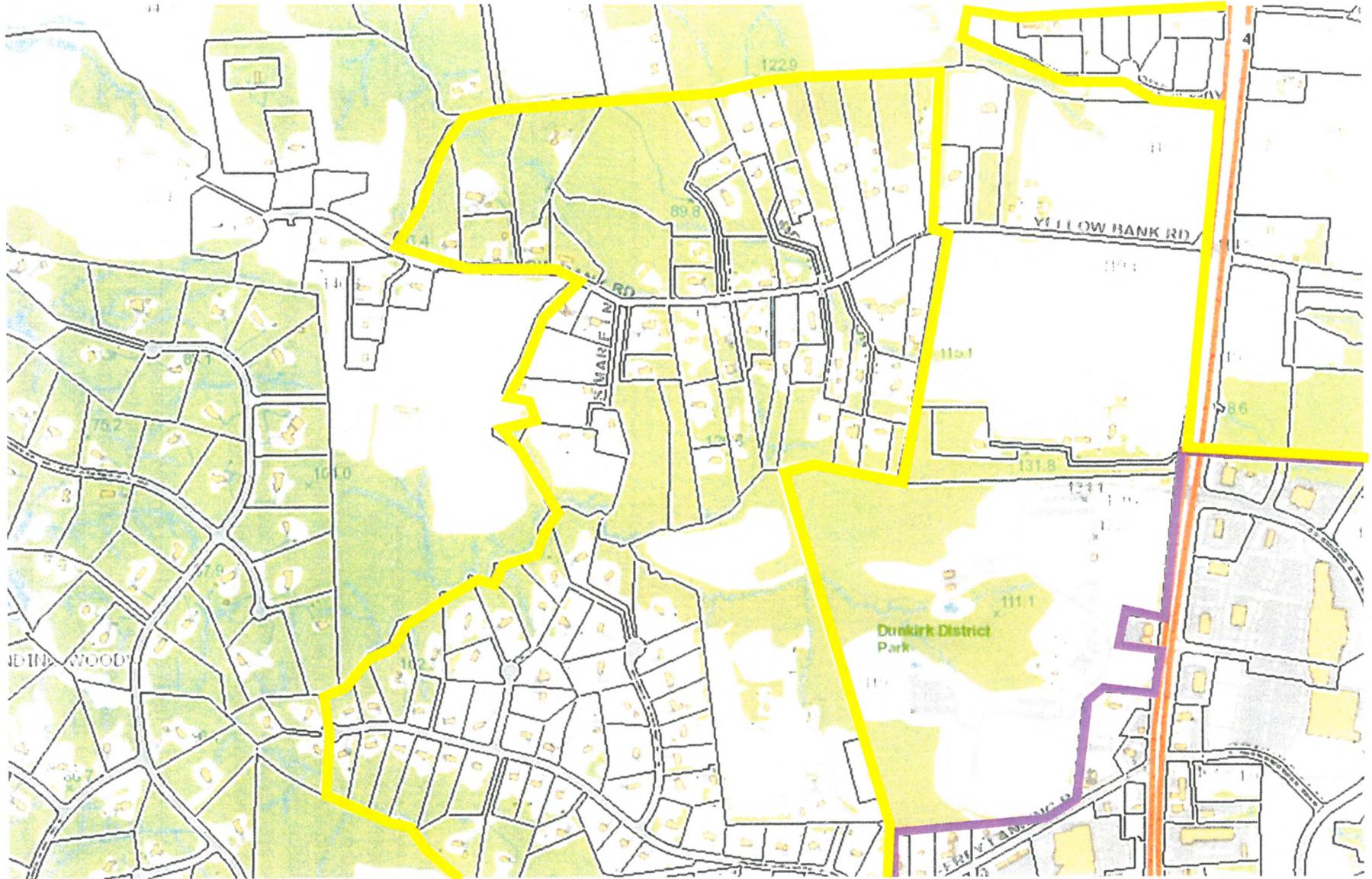
**Figure I-A: Priority Preservation Areas and Priority Funding Areas Map**

I-4 | Reserve the Farm and Forest District (Priority Preservation Areas) for farming and natural resource-related uses and direct residential growth away from these areas. [P&Z]

From 2018 Draft Comprehensive Plan



**Figure 1-1 Calvert County Priority Funding Areas and Priority Preservation Areas**

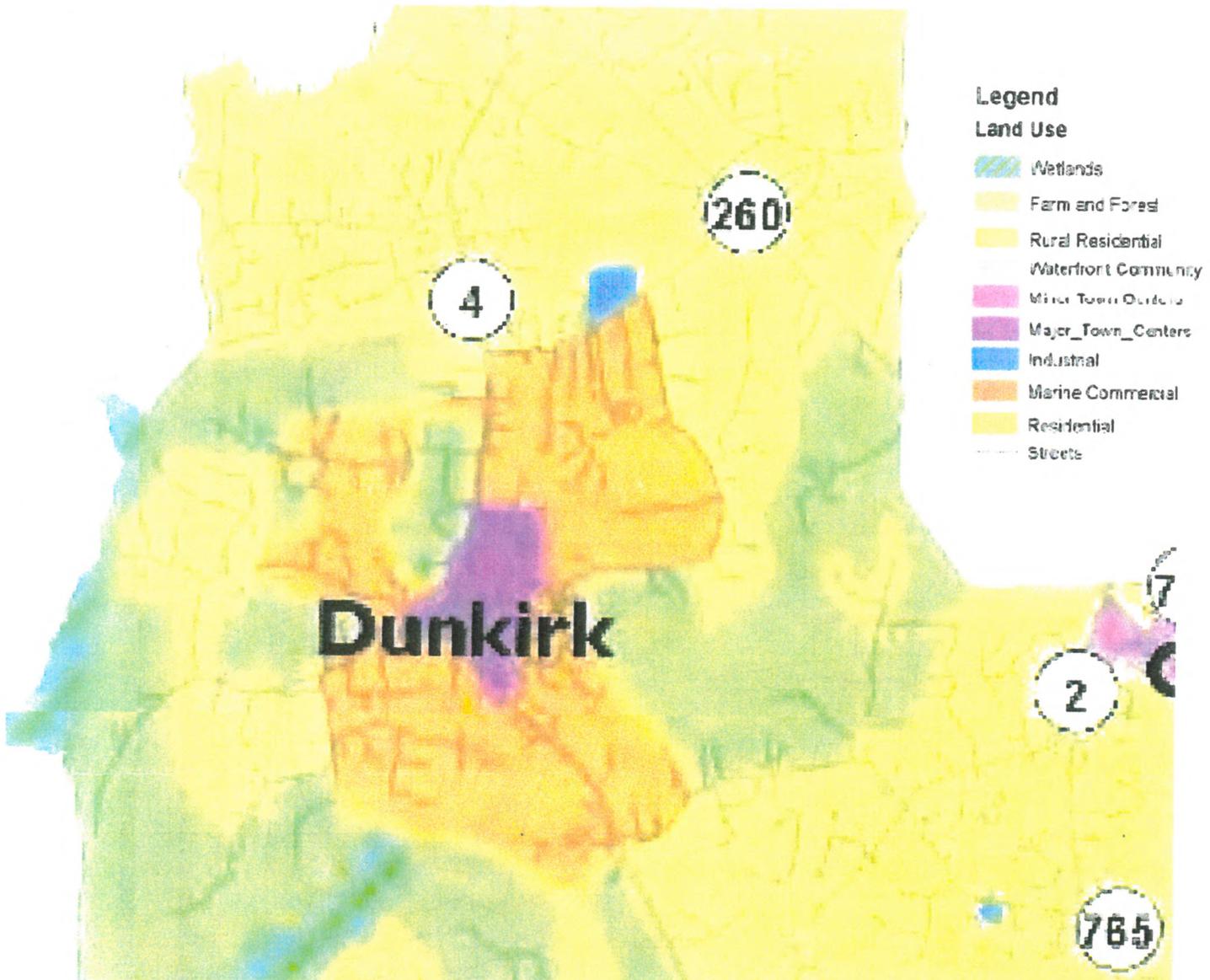


Yellow line indicates proposed rezoning of central part of Yellow Bank Rd from Priority Preservation Area to Residential. The remainder of Yellow Bank Rd, including the fields at Rt 4 and the Whittington Farm area, are proposed as Farm and Forest.

Purple line indicates northwestern limit of proposed Dunkirk Major Town Center.

The Ferry Landing Woods development is proposed as Rural Residential, with all remaining areas to be Farm and Forest.

Enlargement of Dunkirk Major Town Center and Adjoining Residential Area  
From Calvert County Comprehensive Plan, May 2018 Draft (Calvert 2040)



From page ES-2:

“An important focus of this plan update is to address policy actions Calvert County can take to direct development to the Town Centers and to encourage development that creates the vibrancy county residents are seeking. These policy actions include:

1. The proposed expansion of the boundaries of the majority of Major and Minor Town Centers and better defining the residential areas adjacent to the Major Town Centers;
2. Using wastewater treatment facilities and other public infrastructure investments to attract and direct growth to appropriate locations within the Town Centers; and
3. Increasing the conventional density in Major Town Centers.”

From page ES-4:

“**Major Town Centers** – Major Town Centers have a conventional density of three dwelling units per acres, which can be increased using TDRs to a density consistent with the approved Town Center Master Plan. These communities allow a wide variety of commercial and residential development. Future development is guided by a Town Center master plan. Each Major Town Center has nearby residential development.

**Residential** – Mapped areas within approximately one mile of a Major Town Center. The density in these areas can be increased through the use of TDRs. Density in these areas can be increased to a maximum of four dwelling units per acre. Developer-funded provision of public water and sewer facilities may be needed in order to obtain the maximum density.”

July 2018

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

Planning & Zoning

JUL 13 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,

*Olanna + William Menoché*  
*3624 Yellow Bank Rd*

July 2018

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

Planning & Zoning

JUL 16 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,

*Marian G. Hamilton*

Planning & Zoning

JUL 16 2018

RECEIVED

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

Subject: Change of Classification for Yellow Bank Road

I would like to add a few personal comments to the form letter regarding reclassification of Yellow Bank Road. I moved to Calvert County and Yellow Bank Road in 1988. By my calculations my home was the 28<sup>th</sup> family home on the road. Since then, again by my own estimation, more than 30 more homes have been added. This is a reflection of the overall growth of Calvert County.

During that time the county transformed from a small farming community to a commuter community with a population growth of over 200%. Unfortunately the infrastructure has not kept up with the population growth. While there has been limited discussion of a Dunkirk bypass, nothing has been done and traffic along the Route 4 corridor has grown exponentially, making it one of the most dangerous highways in the state of Maryland. It has become a major challenge for residents of Yellow Bank Road to safely get on Route 4 during all hours of the day, and it is just as great a challenge to get off of Route 4 northbound and back to Yellow Bank Road.

Any plan that possibly increases housing density on Yellow Bank Road does not have my support. While I live outside the area being considered for inclusion in the Dunkirk Town Center, the change would definitely affect the nature of my small neighborhood.

For these reasons I urge you to reject the proposal to reclassify the designation of the Yellow Bank Road area.

Respectfully,



James Jackson

July 2018

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

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,



July 2018

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

Planning & Zoning

JUL 16 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,



Christopher Desrochers

July 2018

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

Planning & Zoning

JUL 16 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,

*Roger & Lina Mooney*

(2110x)

1) My property is on the line separating proposal from current. There are 3 houses built recently in a 15 acre field next to me. Why would they not be included in this ridiculous rezoning?

2) Leave well alone. My family has been on Yellow Bank Rd. since 1972. I've seen Dunkirk decline drastically over the years. Referring to loss of farmland in exchange for black top.

3) The proposal is first step to lowering lifestyle of Dunkirk.

## Holt, Judy C.

---

**From:** David Bury <burydav@gmail.com>  
**Sent:** Monday, July 16, 2018 10:41 AM  
**To:** Sunderland, Carolyn V.; Planning and Zoning  
**Subject:** Comments for 18 July Planning Commission Meeting

Dear Ms. Sunderland

I'd like to provide the Planning Commission with comments on two agenda items that are scheduled to be discussed at their 18 July meeting. I just became aware of these items on Friday 13 July when I received the County Government's e-mail push on the upcoming Planning Commission agenda, so please let me know if it's too late for you to pass on my comments:

1. On Agenda Items 9A and 9B, which outline a Planning & Zoning Department proposed schedule for Planning Commission work sessions to discuss the various chapters in the draft Comprehensive plan, I'm concerned about the timing of the discussion on Chapter 3 (Land Use) and Chapter 7 (Transportation). The proposed discussion date, 19 October, will occur several months before the results of the County-contracted Transportation Study are available.

-- At least as of 6 July, when last I asked P&Z about the status of the Transportation Study, the Statement of Scope was still in the late stages of drafting, and would not be submitted for BOCC approval as an amendment to the AWP planning contract until at least late July. The Statement of Scope will call for an 8-month study, so results would not be available until March 2019 at the earliest.

-- However, the data from this study -- particularly which key road intersections are at or near failure due to traffic congestion, and how much more traffic increases can occur in various locations before failure occurs -- will be critical inputs for Chapter 3 and Chapter 7.

-- Recommend postponing finalization of the Chapter 3 and Chapter 7 text until this data is available. We do not owe the State a new Comprehensive Plan until 2020, so we have time to incorporate this essential data to make it the best Plan possible.

2. On Agenda Item 9C, there's a proposal to eliminate the taking and posting of Planning Commission meeting minutes, once meeting videotaping services become available. Although the law does permit this, there's an important reason to reject this proposal.

-- It takes a member of the public perhaps 3 minutes to pull up the PC minutes on the County website and read them for any items that might affect them. If there are, it's easy to pull up website hyperlinks for more information. If they require more detail, having archived PC meeting videos would be very helpful

-- In contrast, if only video recordings were available, a member of the public would have to sit through a 60+ minute video to see whether there were any items discussed that affected them. Because this places a much more onerous burden on the public to acquire this information, it actually decreases PC transparency -- the exact opposite of what the video proposal may have been trying to accomplish.

-- Recommend retaining the requirement for taking and publishing PC meeting minutes.

Thanks very much for your consideration

David Bury  
[burydav@gmail.com](mailto:burydav@gmail.com)  
4310 King Fisher Ct  
Chesapeake Beach, MD 207323

**From:** A Concerned Citizen <no-reply@powr.io>  
**Sent:** Monday, July 16, 2018 10:08 PM  
**To:** Planning and Zoning  
**Subject:** Comments From ludajones@gmail.com

5 / 25 submissions received this month. [Upgrade to receive more](#) —

## To: Planning Commission & County Commissioners:

**From:** Liudmyla Jones  
**Email Address:** [ludajones@gmail.com](mailto:ludajones@gmail.com)  
**Town:** Chesapeake Beach  
**My Comments:** Dear Planning Commission and County Commissioners, In chapter I of the Comprehensive Plan my attention was caught by the statement that Calvert County town centers lack density, which is supposedly needed to create vibrancy, and I am questioning this statement. I don't see how building of the new households and thus increasing conventional density of development would make our county a better place for living. I see how our neighbor, Waldorf in Charles county, has changed during the past few years. This area became overcrowded with more pollution and traffic issues as it keeps being built up. None of the Waldorf residents who I spoke to told me that they were happy about such changes as increase of the number of new households and/or commercial buildings. I see how Waldorf loses its attractiveness year after year and I don't want that same destiny to any towns in Calvert County as well. Thank you for your attention.  
Sincerely, Liudmyla  
US

Locale

[View Responses & Analytics](#)

[Manage your email preferences.](#) POWr Inc. 340 Pine Street 700, San Francisco, CA 94104

**Holt, Judy C.**

---

**Subject:** FW: Change in Classification for Yellow Bank Road

**From:** Mohamed <[mohamed\\_yusuf@hotmail.com](mailto:mohamed_yusuf@hotmail.com)>

**Sent:** Monday, July 16, 2018 9:37 AM

**To:** Sunderland, Carolyn V. <[Carolyn.Sunderland@calvertcountymd.gov](mailto:Carolyn.Sunderland@calvertcountymd.gov)>; Afsheen Khan <[afsheen.m.khan@gmail.com](mailto:afsheen.m.khan@gmail.com)>

**Subject:** Change in Classification for Yellow Bank Road

Dear Ms. Sunderland,

I am writing in regards to information received related to the proposed change in classification for select portion of Yellow Bank Road. I am a concerned citizen and also a resident of Yellow Bank Road. I would like to point out that as a resident and owner/occupant, I am very concerned with this proposed change/reclassification. Some of my concerns are as follows:

- Speed and lack of transparency associated with this proposed change
- Justification (or lack thereof) for only select portion of change for Yellow Bank Road
- Potential adverse impacts this proposed change could have on groundwater and wastewater
- Change in character and adverse impacts to the community this rapid development could bring (transportation issues, congestion, noise pollution, water pollution, land pollution, possible increase in crime to name a few)
- Change in the tone of development within this area from that of residents/owners to that of developers who would not necessarily live and have a vested interest in the community
- 

Based on the information listed above, I would like to receive more information and the driving forces behind such a proposal. I would also like to point out that I am vehemently opposed to this proposal.

Thanking you,

Mohamed Ashiq Yusuf

## Holt, Judy C.

---

**From:** Mohamed Ashiq Yusuf <keepcalvertcountry@gmail.com>  
**Sent:** Monday, July 16, 2018 10:00 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.

Mohamed Ashiq Yusuf

mohamed\_yusuf@hotmail.com

Dunkirk

The speed and lack of transparency throughout the process is concerning.

**Holt, Judy C.**

---

**From:** Planning and Zoning  
**Subject:** FW: Request For Studies BEFORE Growth

**From:** Afsheen Maqsood Khan <keepcalvertcountry@gmail.com>  
**Sent:** Monday, July 16, 2018 10:57 AM  
**To:** Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>  
**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.

Afsheen Maqsood Khan

[afsheen.m.khan@gmail.com](mailto:afsheen.m.khan@gmail.com)

Dunkirk

**From:** Mary Stuart Sierra <keepcalvertcountry@gmail.com>  
**Sent:** Monday, July 16, 2018 8:07 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.

Mary Stuart Sierra

mssierra@comcast.net

Owings

Calvert is the smallest county in Maryland. NO growth beyond the original Comprehensive Plan limit of 37,000 households should be considered. Going forward, the focus on Growth should be changed to a focus on Sustainability.

**From:** Danielle Kitchen <keepcalvertcountry@gmail.com>  
**Sent:** Monday, July 16, 2018 5:14 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.

Danielle Kitchen

Dmenoche@yahoo.com

Huntingtown

**From:** william peil <[keepcalvertcountry@gmail.com](mailto:keepcalvertcountry@gmail.com)>  
**Sent:** Monday, June 18, 2018 11:54 AM  
**To:** Sunderland, Carolyn V. <[Carolyn.Sunderland@calvertcountymd.gov](mailto:Carolyn.Sunderland@calvertcountymd.gov)>  
**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.

william peil

[bpeil@comcast.net](mailto:bpeil@comcast.net)

Dunkirk

Proposals for studies must list who/how/when/where studies will be done AND results MUST be made public for review by the public with public participation.

