

Comments on the Proposed Calvert County Comprehensive Plan (May 2018 Draft)
 Additional Comments Received through August 21, 2018

NAME	GROUP/AGENCY	TOWN	DATE RECEIVED	# OF PAGES
Julie Marie Keys		Dunkirk	8/14/2018	2
Miriam Gholl		Port Republic	8/16/2018	2
JP Sherkus		Dunkirk	8/19/2018	8
James & Barbara Ake		Dunkirk	8/20/2018	1
Jean		Huntingtown	8/21/2018	1
Sue Black		Dunkirk	8/21/2018	1
Valarie Reynolds		Lusby	8/21/2018	1
Katherine Stepp		Dunkirk	8/21/2018	1
Nancy Cory		Dunkirk	8/21/2018	2
Cindy Bossert		Saint Leonard	8/21/2018	1
Kent & Nancy Mountford		Lusby	8/21/2018	1

Holt, Judy C.

From: Julie Marie Keys <keepcalvertcountry@gmail.com>
Sent: Tuesday, August 14, 2018 8:20 AM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

As you are aware, Maryland Law requires that:

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Thank you.

Julie Marie Keys

poetperson17971@hotmail.com

Dunkirk

Holt, Judy C.

Subject: FW: Appendix A

From: Miriam Groll <ghollma@yahoo.com>

Sent: Thursday, August 16, 2018 11:51 AM

To: Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>; Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>

Cc: Greg & Tamea Bowen <landstewardshipsolutionsllc@gmail.com>; Randi Vogt <vogtpr@comcast.net>; Susan Dzurec <calvertwoman@gmail.com>

Subject: Appendix A

Jenny,

Please forward this email to the Planning Commission.

While I appreciate your adding Appendix A to the Comp Plan, I'm afraid I am more confused than I was before I read it. It is not what I expected. It is difficult to sift through the 81 pages (more than half the 144 pages of the remainder of the Plan) to find the origins of policies introduced in the Plan.

I am still not finding any discussions and/or justifications for all the new policies proposed. Therefore, I'd like to request that staff or the consultant please cite the exact location of the wording in Appendix A that was used as a basis for the following:

1. Removal of the "buildout" provisions of the 2010 Plan, including the elimination of the policy that links the amount, location and rate of residential growth to County land use objectives, including highway, school and aquifer capacities (Action Item I-1);
2. Expansion of the Town Centers;
3. Inclusion of Employment Center into Owings Town Center;
4. Combination of Lusby and Solomons into one Town Center;
5. Proposal to allow expansion of water and sewer into the Residential Areas adjacent to Town Centers;
6. Designation of Dunkirk as a Major Town Center;
7. Expansion of Industrial areas on Cove Point Road and elsewhere;
8. The policy regarding Rural Commercial properties (changed from prohibiting expansion to restricting)

In addition to the above, please share the basis for the elimination of the following Action Items from the Land Use Chapter (note: many more Action Items have been eliminated from other chapters as well and we'd like to know the justification for all that were removed):

X	I-9 Continue to support the land preservation efforts of local, State, and national land trusts. [P&Z]
X	I-12 Do not increase highway capacity within the Farm and Forest District. [PW]
Goal 4 Obj 3	I-35 Avoid the potential for strip commercial development along highways by using the following policies [P&Z, ED]:

X	b. Do not expand existing town centers along MD 2, MD 4, or MD 2/4. In addition, do not expand Huntingtown, St. Leonard, or Lusby across MD 2/4 or Owings across MD 2.
X	c. Do not designate additional town centers.

X	I-47 Allow multi-family housing (apartment and townhouses) in major Town Centers; do not allow multi-family housing in minor Town Centers except as may be permitted in Town Center Master Plans. [P&Z]
X	I-48 Work with area residents and builders to establish new design standards for residential neighborhoods within a one-mile radius of town centers. Connect residential neighborhoods to town centers by way of non-arterial roads, bikeways, and sidewalks. [P&Z, PW]
X	I-49 Identify and require or encourage amenities that will help retain and attract retirees. [P&Z]
X	I-50 Conduct a study to determine why retirees choose to move out of the County and look for ways to encourage them to stay. Include a cost/benefit analysis. [P&Z]
X	I-51 Continue to work with existing small-lot communities to resolve issues specifically related to these communities. [P&Z, CR, PW, PS]
X	I-52 To address health and safety issues in small-lot communities platted before the adoption of current regulations, look for ways to reduce the number of dwelling units that can be developed within these communities. [P&Z]
X	I-53 Continue to look for ways to direct residential growth away from the Farm and Forest District. [P&Z]
X	I-54 Give priority to farming (such as "right to farm" regulations), forestry, wildlife habitat protection, and heritage/ecotourism within the Farm and Forest District. [P&Z]
X	I-55 Continue to look for ways to minimize potential negative impacts (such as traffic, trespassing, destruction of older buildings, and visual changes to the landscape) within the Farm and Forest District. [P&Z]

Thanks,
Miriam

Harrod, Felicia R.

From: jpsherkus@comcast.net
Sent: Sunday, August 19, 2018 9:08 PM
To: Planning and Zoning
Subject: Chapter 2 - Key Issues - 1

Because of the location of Dunkirk - straddling Rt 4, it will not become a walkable, pedestrian-friendly town. And unless you tear down and rebuild the shopping centers, you will not get residential in the business sector. Therefore Dunkirk will remain vehicle oriented. And being that almost all traffic heading south into the county must pass through Dunkirk, a traffic study is definitely needed before any decisions are made regarding growth in the Comprehensive Plan. There are days that vehicles heading south are backed up to Rt 260 during rush hour traffic. It would be even worse with unbridled growth to be permitted under the proposed plan.

JP & Phyllis Sherkus

From: jpsherkus@comcast.net
Sent: Sunday, August 19, 2018 9:12 PM
To: Planning and Zoning
Subject: Chapter 2 - Key Issues -2

In figure 2-1, the larger print indicates the most often mentioned issues from the workshops. "Rural", "Water", "Schools", "Chesapeake", "Parks" are the main issues that supposedly are to guide the update to the Comprehensive Plan (your words page 2-4). That does not mean aggressive growth to include multi-unit or 3-4 residences per acre (that benefits only the builders/developers) or an increased commercial presence. At the workshops most who attended favored smaller local businesses or farm based businesses. Why is no one listening to the residents of Calvert County? You want people to show up at the meetings and participate, but then ignore their suggestions and desires for the direction the county will take.

Harrod, Felicia R.

From: jpsherkus@comcast.net
Sent: Sunday, August 19, 2018 9:19 PM
To: Planning and Zoning
Subject: Chapter 2 - Key Issues -3

I think nearly everyone in the County knows Dunkirk's long time stance on public sewer and water. That has not changed and was brought up time and again at the workshops. The change from minor to major town center has been a huge topic at each meeting/workshop as well as at meetings with Planning & Zoning held in Dunkirk since this process began. We do not want to be a major town center and according to your chart figure 2 in Appendix page A-6, Dunkirk fits a Village designation more than a town center. Please explain why Dunkirk must change to a major town center!

JP & Phyllis Sherkus

Harrod, Felicia R.

From: jpsherkus@comcast.net
Sent: Sunday, August 19, 2018 9:22 PM
To: Planning and Zoning
Subject: Chapter 2 - Key Issues - 4

The comprehensive plan leaves little room for the town center master plans to individualize residents wishes for their towns. Per answers from P&Z staff at the meetings, if it is not allowed in the Comprehensive Plan, then the towns cannot change it. So we will end up with a cookie cutter looking group of towns who will lose their unique charms. We need to have more freedom to customize our Town Master Plans to reflect what the citizens want.

JP & Phyllis Sherkus

Harrod, Felicia R.

From: jpsherkus@comcast.net
Sent: Sunday, August 19, 2018 9:42 PM
To: Planning and Zoning
Subject: Chapter 6 - Housing - 1

Dunkirk is not a walkable mixed use community nor will it ever be due to its location on Rt 4 and the current layout of businesses in the town center. However rather than push for more housing or aggressive business growth, the county should support the construction of senior housing and assisted living facilities/nursing homes in the northern end of the county to serve its aging population.

JP & Phyllis Sherkus

Harrod, Felicia R.

From: jpsherkus@comcast.net
Sent: Sunday, August 19, 2018 9:59 PM
To: Planning and Zoning
Subject: FW: Chapter 6 - Housing -2

Before the Comprehensive Plans sets in motion the opportunity for increased building of residential units, the county might want to do a study on the availability of drinking water. The aquifer that the county draws from is dropping several feet a year with the current population level so an increase in population will tax it even more. So what do we do when the aquifer drops to levels where everyone has to drill deeper and deeper wells to get water? And what about the increase in arsenic as the water level falls? This is not going to fix itself.

JP & Phyllis Sherkus

Harrod, Felicia R.

From: jpsherkus@comcast.net
Sent: Sunday, August 19, 2018 10:24 PM
To: Planning and Zoning
Subject: Chapter 8 - Economic Vitality

Page 8-14 - "Dunkirk has the potential to be one of the county's major employment centers due to its proximity to Washington DC, the areas airports, interstate highways and metropolitan centers." You mean like Patuxent Business Park? That's sits mostly empty? Near Patuxent Naval Air Station? This is just a pipe dream and would be a waste of money as Dunkirk is not near enough to Wash DC, the airports or interstate Highways. (45 minutes to DC, 1 hour to BWI - the closest airport, 30+ minutes to 95).
JP & Phyllis Sherkus

Harrod, Felicia R.

From: jpsherkus@comcast.net
Sent: Sunday, August 19, 2018 10:38 PM
To: Planning and Zoning
Subject: Chapter 8 - Economic Vitality - 2

Objective 3 - Improvements to public services and facilities in Town Centers.

8.2.3.2 What does "Develop cost sharing strategies that leverage private sector investment in water and sewer extensions in Town Centers in order to protect environmental health or support county-identified economic development goals" mean? Who is going to pay? Do citizens have a voice in the County-identified development goals?

JP & Phyllis Sherkus

July 2018

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

Planning & Zoning
AUG 20 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.

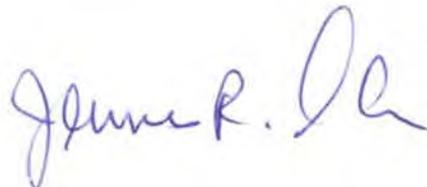
Yellow Bank Road has grown over many years through the actions of individual lot owners and in conformance with the original 1967/ 1978 CCCPs, and not developers. As such, it has maintained its rural, forest atmosphere, and the forest canopy and stream flow remain protected. There seems to be no justification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

JAMES & BARBARA AKE
3372 YELLOW BANK RD.
DUNKIRK, MD. u
RESIDENT SINCE 1972 ✓



Harrod, Felicia R.

From: Jean <keepcalvertcountry@gmail.com>
Sent: Tuesday, August 21, 2018 10:49 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

As you are aware, Maryland Law requires that:

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Thank you.

Jean

Roadrunner96@comcast.net

Huntingtown

From: Sue Black <keepcalvertcountry@gmail.com>
Sent: Tuesday, August 21, 2018 7:45 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

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Thank you.

Sue Black

suedunkirk@gmail.com

Dunkirk

From: Valarie Gail Reynolds <keepcalvertcountry@gmail.com>
Sent: Tuesday, August 21, 2018 7:34 PM
To: Planning and Zoning
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Thank you.

Valarie Gail Reynolds

vgreynolds49@yahoo.com

Lusby

From: Katherine Stepp <keepcalvertcountry@gmail.com>
Sent: Tuesday, August 21, 2018 7:17 PM
To: Planning and Zoning
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Thank you.

Katherine Stepp

kstepp@olympiapoolsinc.com

Dunkirk

From: Nancy Cory <keepcalvertcountry@gmail.com>
Sent: Tuesday, August 21, 2018 6:24 PM
To: Planning and Zoning
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Thank you.

Nancy Cory

awsnan@hotmail.com

Dunkirk

Don't rush our future and our children's future hometown area.

Slow it wayyy down.

I have lived here since 1971.

Too much traffic, growth, crime recently- very unsatisfactory and more studies especially in traffic area should be done.

From: Cindy Bossert <keepcalvertcountry@gmail.com>
Sent: Tuesday, August 21, 2018 6:22 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

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Thank you.

Cindy Bossert

cingrammy@comcast.net

Saint Leonard

Holt, Judy C.

Subject: FW: Master Plan discussion Planning Commission

From: Kent Mountford Gmail <kentmountford@gmail.com>
Sent: Tuesday, August 21, 2018 9:59 PM
To: Cook, Mary Beth <Marybeth.Cook@calvertcountymd.gov>
Cc: Greg Bowen <gbowen@acltweb.org>; Miriam Gholi <ghollma@yahoo.com>
Subject: Master Plan discussion Planning Commission

Ms. Cook,

Please enter these comments in the record for the session upcoming. I face cancer surgery the next morning (Thursday) and I can't face spending my last few free hours waiting to speak two minutes.

We have roots 47 years deep in Calvert County, have lived here 44 years. We are land owners, taxpayers and are both trained ecological scientists. My career stretched 54 years working to restore estuaries; my wife's business in this County has worked for good environment since 1980.

We have invested years and our fortunes here but we're deeply concerned about the unwise, often marginal, development which has already changed this County deeply, and not for the good. The changes proposed in the "draft" plan widely oppose what our vision is for Calvert County. Take traffic and open space seriously. Look carefully at the text and substantive amendments proposed by Keep Calvert County. These folks are experienced and we support their thought and sincerity. Take this stuff to heart; our confidence and trust in you and in the Planning and Zoning Staff rides on your actions.

Dr. Kent Mountford, Estuarine Ecologist and Environmental Historian
Nancy Kirk Mountford, MS , President, Cove Corporation, Lusby MD 20657