

Comments on the Proposed Calvert County Comprehensive Plan (May 2018 Draft)
Additional Comments Received through September 10, 2018

NAME	GROUP/AGENCY	TOWN	DATE RECEIVED	# OF PAGES
Gary Graff		Dunkirk	9/1/2018	1
Capt. Chuck Howes		Dunkirk	9/2/2018	1
Dolores Wathen		Owings	9/2/2018	1
Susan Kelly		Port Republic	9/3/2018	1
Fred & Arlene Jones		Dunkirk	9/4/2018	1
James Ake		Dunkirk	9/7/2018	1
Tom Connor			9/8/2018	1
Lili Sheeline		Port Republic	9/8/2018	2
Richard Michi		Dunkirk	9/10/2018	1

Harrod, Felicia R.

From: FAYE GRAFF <fcgggraff@comcast.net>
Sent: Saturday, September 01, 2018 9:51 AM
To: Planning and Zoning
Cc: jpsherkus@comcast.net
Subject: No sewer in Dunkirk!

Sir(s);

I send this email to you to state my opinion that :

- Dunkirk to remain a Minor not Major town center
- No expansion of town center boundaries
- No public sewer/water
- No high density building permitted
- These conditions need to be in the Comprehensive Plan not the Town Center Plan.

When the town center concept was adopted in Calvert County

we supported the idea because we the citizens did NOT want Calvert County to

to look like the Waldorf corridor. Now continued expansion and development are plunging
the county in that direction. This needs to STOP!

Thank you,

Gary Graff

Dunkirk resident

From: Capt. Chuck Howes <killintimecharters@gmail.com>
Sent: Sunday, September 02, 2018 11:31 AM
To: Planning and Zoning
Subject: Dunkirk Town Center Status

Members of the Planning Commission, my name is Charles T. Howes. The purpose of this email is to express my thoughts about a possible change of Dunkirk's Town Center status from minor to major.

Unless our community, of which my family has been a part of for several generations, has dramatically changed its desires and reasons for living here, no changes in the Comprehensive Plan affecting Dunkirk should occur. This includes:

Dunkirk shall remain a Minor, not Major Town Center.

No expansion of town center boundaries.

No public sewer or water.

No high density building permitted.

The encouragement of any of these items directly compromises all previous citizen input and wishes regarding our community, and would only benefit builders and developers. It would certainly bring increased traffic, crime, demand for public services such as fire, rescue, and law enforcement, and demand on our already severely taxed water aquifers.

Anyone on the Planning Commission, of which my father was a charter member representing our area and the agriculture industry, who supports these changes, should closely examine their motivation. Our county still retains much of its charm and uniqueness. Let's work together to retain what's left.

From: Dolores Wathen <keepcalvertcountry@gmail.com>
Sent: Sunday, September 02, 2018 5:00 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.

Dolores Wathen

itsmehellome@yahoo.com

Owings

Keep Calvert County - a County!!!

From: susan b. kelly <keepcalvertcountry@gmail.com>
Sent: Monday, September 03, 2018 8:32 AM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

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Thank you.

susan b. kelly

skellysbk@gmail.com

Port Republic

From: Frederick Jones <fandajones@icloud.com>
Sent: Tuesday, September 04, 2018 6:37 PM
To: Planning and Zoning
Subject: Comprehensive plan

Stop the aggressive growth/public sewer and water and the expansion of the town center by 400 acres (with high density housing permitted) that is in the proposed Comprehensive Plan. We want:

- Dunkirk to remain a Minor not Major town center
- No expansion of town center boundaries
- No public sewer/water
- No high density building permitted
- These conditions need to be in the Comprehensive Plan not the Town Center Plan.

Fred and Arlene Jones

Sent from my iPad

pz@calvertcountymd.gov

Sent from my iPad

Planning & Zoning

SEP 07 2018

RECEIVED

Ms. Jenny Plumber-Wilker
Dept. of Planning and Zoning
County Services Plaza
150 Main Street
Prince Frederick, MD 20678

Re: Yellow Bank Rd. "Proposed Rezoning"

Dear Ms, Plumber,

Thank you for taking the time from your busy schedule to meet with me concerning rezoning of my family property on Yellow Bank Road. As explained at our meeting with you and Ms. Sunderland, I am very concerned that the rezoning of Yellow Bank Road to "residential" will negatively impact my family and most of my neighbors, which are 2nd and 3rd generation on this road.

Present zoning shows "Yellow Bank Road" as a Farm and Forest District within the Priority Preservation area established in 2010. When I moved to Yellow Bank Road in 1972 this area was zoned "Farm Community District" established in 1983 within the A-1 Agricultural District.

Yellow Bank Road is a dead end road approximately 1 mile from Route 4 to dead end which cannot support high volume traffic. The section of Yellow Bank Road that is designated future "residential zoning" encompasses half a mile on this road and is not consistent with the growth in the area. I believe that if this zoning is to be changed it must be changed to "Rural Residential", which is historically in character with this established community.

Thank you again for your time and input as this most certainly affects the future of our established "retirement community".

Sincerely,

James R. Ake



3372 Yellow Bank Rd.

Dunkirk, MD 20754

Holt, Judy C.

Subject: FW: Calvert 2040 comments

-----Original Message-----

From: Slaughenhaupt, Jr., Evan K.

Sent: Saturday, September 08, 2018 7:45 AM

To: tom conner <tnc7031@gmail.com>

Cc: Willis, Julian M. <Julian.Willis@calvertcountymd.gov>; Commissioners <COMMISS@calvertcountymd.gov>

Subject: Re: Calvert 2040 comments

Thank you for your comment

Evan Slaughenhaupt (Slog-n-hop)

202-841-2327

President, Calvert County Commissioner

Sent from my iPad

> On Sep 7, 2018, at 5:00 PM, tom conner <tnc7031@gmail.com> wrote:

>

> I am totally opposed to making Dunkirk a major town center. Too much traffic now. the long term cost to our way of life is not exceptable!!!!!!!

> Let the developers go away, we don't need or want what they are selling.

>

>

> Please forward this to the appropriate staff

Holt, Judy C.

From: Lili Sheeline <keepcalvertcountry@gmail.com>
Sent: Saturday, September 08, 2018 5:31 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

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Thank you.

Lili Sheeline

lili.sheeline@longandfoster.com

Port Republic

From: Richard M. Michi <keepcalvertcountry@gmail.com>
Sent: Monday, September 10, 2018 3:58 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

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Thank you.

Richard M. Michi

rcrmichi3@comcast.net

Dunkirk