

Comments on the Proposed Calvert County Comprehensive Plan (May 2018 Draft)  
 Additional Comments Received through October 26, 2018

NAME	GROUP/AGENCY	TOWN	DATE RECEIVED	# OF PAGES
Mary Stuart Sierra			9/29/2018	1
Gordon and Mary Burton		Dunkirk	10/1/2018	1
Beth Guididas		Dunkirk	10/3/2018	2
Ruth Ayers		Chesapeake Beach	10/7/2018	1
Audrey Butler			10/7/2018	1
Dan Novak		Owings	10/8/2018	2
Greg Brown		Prince Frederick	10/9/2018	1
Brian Forsyth		Solomons	10/9/2018	1
Mark Davis	Kris-Lei, LLC and Builrite Homes Developers, Inc.	Prince Frederick	10/11/2018	2
Dawn Jones		Dunkirk	10/11/2018	1
Lia McCabe		Dunkirk	10/11/2018	1
Cynthia Gonzalez		Port Republic	10/16/2018	3
Betsy Schmid		Dunkirk	10/18/2018	2
Mark Davis	Project Echo Thrift Store	Prince Frederick	10/19/2018	2
Julie Haesloop		Huntingtown	10/20/2018	1
Tim Hutchins		Barstow	10/22/2018	2
Vicki Estevez		Huntingtown	10/23/2018	2
G. Macy Nelson, Esq. and Emily Baer, Esq., Law Office of G. Macy Nelson	Calvert Coalition for Smart Growth, Inc.		10/24/2018	10
Randi Vogt		Port Republic	10/25/2018	11
Sarah Chesnut		Owings	10/25/2018	3
Phyllis Sherkus		Dunkirk	10/25/2018, 10/26/2018 and 10/27/2018	11
Kenneth Pritchard		Lusby	10/26/2018	2
Tom & Joan Mero		Dunkirk	10/26/2018	3
Miriam Gholl	Keep Calvert Country		10/26/2018	9

Comments on the Proposed Calvert County Comprehensive Plan (May 2018 Draft)  
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NAME	GROUP/AGENCY	TOWN	DATE RECEIVED	# OF PAGES
John Sherkus		Dunkirk	10/26/2018	8
Virginia Rice			10/26/2018	1

**From:** Mary Stuart Sierra <mssierra@comcast.net>  
**Sent:** Saturday, September 29, 2018 9:11 PM  
**To:** Planning and Zoning  
**Subject:** Proposed Comprehensive Plan

As a longtime resident of Calvert County, I wish to express my \*vehement\* objection to the proposals to make Dunkirk a Major Town Center and to expand the town center limits. These actions would inevitably lead to runaway development of the type which has blighted the Waldorf/La Plata corridor, ruining forever the beauty of the Rt. 4 gateway to the county. Calvert is the smallest county in Maryland. It neither needs nor can support intense development and the associated pressures on our water supply, road system, and quality of life. What we have is good; it needs to be preserved, not destroyed. Mary Stuart Sierra

## Plummer-Welker, Jenny L.

---

**From:** pokipoki@verizon.net  
**Sent:** Monday, October 01, 2018 12:16 PM  
**To:** Plummer-Welker, Jenny L.  
**Cc:** Sunderland, Carolyn V.  
**Subject:** Reclassification of Dunkirk Yellow Bank Road

Dear Ms Plummer,

John Murphy and I have been in communication regarding your conversation on Monday, September 24. Thank you for taking the time and interest in our concerns regarding our home and community. I would like to add a few additional thoughts that I do not feel have been adequately addressed.

1. I would like to emphasize the point that John stressed regarding wetlands and streams. There are two streams that take the water directly from Route 4 and carry it to the Patuxent. These streams are currently beautiful examples of Riparian cover. Additional building as the result of the application of TDRs in the forested areas of Yellow Bank could result in major damage to this condition. And, as you well know, water quality of the Patuxent and the Bay are critical considerations of the State, the Nation and the County.
2. In like manner, it should be recognized that due to road construction and increased runoff from Route 4 coupled with expected intensive rains from Climate Change conditions, flooding on Yellow Bank Road, and stream erosion have become an increasing problem. Subsurface drainage patterns are already consistently undermining Yellow Bank at 2 locations, with repetitive road repairs required. More construction and asphalt will only increase that problem.
3. Unlike most "housing developments" in Calvert County the general area that you are reconsidering for Residential/Rural Residential classification was platted before the 1967 land use plan. As such building requirements are grandfathered in. Building on Yellow Bank since then has been in accordance with those requirements. The addition of the use of TDRs coupled with the grandfathered conditions would result in even more expansive building.
4. Yellow Bank, unlike many other small rural communities in Calvert County, is near the Town Center of Dunkirk. There has been a long history and philosophy of sustained slow growth in the County. The present government, as addressed in Comprehensive Plan 2040, appears to want to expand the Dunkirk area to its greatest possible capacity. This puts the Yellow Bank Community and what it represents as a long term slow growth community with diversity of residents and an enriched physical environment in a very vulnerable position.

Sincerely,

Gordon and Mary Burton

**Holt, Judy C.**

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**From:** Beth Guididas <keepcalvertcountry@gmail.com>  
**Sent:** Wednesday, October 03, 2018 6:12 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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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.

Beth Guididas

wilbeth2@comcast.net

Dunkirk

No sewers in Dunkirk!

**From:** Ruth Ayres <keepcalvertcountry@gmail.com>  
**Sent:** Sunday, October 07, 2018 8:37 AM  
**To:** Planning and Zoning  
**Subject:** Request For Studies BEFORE Growth

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Thank you.

Ruth Ayres

reajez04@comcast.net

Chesapeake Beach

**From:** Audrey Butler <audrb01@comcast.net>  
**Sent:** Sunday, October 07, 2018 10:01 AM  
**To:** Planning and Zoning  
**Subject:** Calvert 2040 Comments

I agree that controlled growth is needed in Calvert and we should avoid becoming another Waldorf however the following must also be considered if we are to acquire the tax base to support expansion of much needed public services and encourage citizens to spend their money in the county. The following are my concerns:

- If the town center model is the way to expand business, offer variety. How many supermarkets, gas stations, auto shops, Starbucks, fast food and nail salons does one little county need? People are still spending significant money outside of the county to shop and eat. We need variety! Perhaps look closer at St. Mary's county - commercial variety but still maintains country aesthetic.
- What are the environmental and health risk of all these gas stations? Calvert has one of the highest cancer rates in the state of Maryland per capita. Who is looking at this? Not to mention all these stations detract from the "country" appeal.
- Provide more facilities to support venues for youth: Youth center, STEM, Center for the Arts, skating rink, laser tag, etc. With the rise in heroin addiction it is critical to provide our young people with fun and positive options that increase opportunities for them to be mentored outside of school and church. If it's fun, it will attract them. Many of the youth have too much idle time after school and on weekends. If the county becomes overrun with drugs there will be no appeal.
- Carefully consider road expansion which is a major challenge on this peninsula. The road congestion in the county is getting worse. We are not keeping up with the demand. This should be addressed before we build another thing that puts more burden on our infrastructure.
- Are there reasons why the county is not attracting businesses to support industry? People need good paying jobs. The best industry we have in proximity is the Naval Base. Have we considered large companies that support the base having small "satellite" offices in the mid to southern parts of our county? This would attract and support a more sophisticated work force.
- Have we written our farmers off? Why have so many of them abandoned farming? Do we offer incentives to encourage farming? Where will we get fresh local food? Have all the supermarkets taken their business? Once they are gone so much for the country in Calvert.
- Review commuter bus service for expansion.

**From:** Dan Novak <keepcalvertcountry@gmail.com>  
**Sent:** Monday, October 08, 2018 8:22 PM  
**To:** Planning and Zoning  
**Subject:** Request For Studies BEFORE Growth

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Thank you.

Dan Novak

dnovaksm@comcast.net

Owings

I've had family in the county for decades, and i moved here BECAUSE Calvert isn't developed. I can live closer to DC and have all the infrastructure i want in Charles, PG or Montgomery counties (and i have lived in all of them). I chose to bring my family and my money to Calvert because Calvert has a rural environment. That's why our property values are high and we enjoy the tax base we have. People who move into the county know that the mall is 45 mins away, but they still come... because the way Calvert is now is what they want. Follow the law and don't ignore the will of the people that LIVE here. even building homes is sustainable in Calvert- look at Kaine's business model... slow and steady fits in.

**From:** Greg Brown <keepcalvertcountry@gmail.com>  
**Sent:** Tuesday, October 09, 2018 6:21 PM  
**To:** Planning and Zoning  
**Subject:** Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

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Thank you.

Greg Brown

Gregbrown\_va@yahoo.com

Prince Frederick

**From:** Brian Forsyth <keepcalvertcountry@gmail.com>  
**Sent:** Tuesday, October 09, 2018 8:11 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.

Brian Forsyth

brforsyth@comcast.net

Solomons

**DAVIS UPTON**  
**& PALUMBO, LLC**  
*Attorneys at Law*

Members

Mark J. Davis  
Mark J. Palumbo

Of-Counsel

Jack G. Upton

Associates

Denise M. Bowman  
David C. Weigel  
Karen M. Wagner  
Zoe V. Kerasidis

Planning & Zoning

OCT 11 2018

RECEIVED

October 9, 2018

Calvert County Planning Commission  
Attn: Mr. Greg Kernan, Chairman  
150 Main Street  
Prince Frederick, MD 20678

**RE: Comprehensive Plan Rezoning**

Dear Mr. Kernan:

Please be advised that I represent Kris-Lei, LLC and Bultrite Homes Developers, Inc., the developer and builder of the Prince Frederick Woods subdivision in Prince Frederick. I am writing to request that certain properties owned by Kris-Lei, LLC be rezoned from EC/TC to Prince Frederick Town Center as part of the Calvert County Comprehensive Plan rewrite.

Specifically, Kris-Lei, LLC is the owner of the following three (3) parcels of land located in Prince Frederick:

1. Tax Map 24, Parcel 760, 705 Secretariat Drive (Parcel 6, Plat 11)
2. Tax Map 24, Parcel 760, 700 Secretariat Drive (Parcel 3, Plat 11)
3. Tax Map 24, Parcel 762, 740 Secretariat Drive (Residue, Plat 13).

These parcels are all currently zoned EC/TC. As you are aware the EC/TC zoning district is a very restrictive zoning district which, for all practical purposes, prevents any meaningful development of these parcels.

Consequently, to allow for reasonable development of these parcels, and to further advance the Town Center concept and create a robust, vibrant Prince Frederick Town Center, we are requesting that these parcels be included in the Prince Frederick Town Center as part of the rewrite of the Calvert County Comprehensive Plan. We are also requesting that the permitted uses of these parcels within the Town Center include higher density residential development.

*Exceeding Expectations!*

DavisUpton.com

132 Main Street · Prince Frederick, MD 20678

172 West Street · Annapolis, MD 21401

2530 Riva Road, Ste 101 · Annapolis, MD 21401

107 Centennial Street, Ste 300 · La Plata, MD 20646

**DAVIS UPTON**  
**& PALUMBO, LLC**  
*Attorneys at Law*

**Mr. Greg Kernan**  
**October 9, 2018**  
**Page 2**

Thank you for your consideration of this request.

Very truly yours,



Mark J. Davis

cc: Terry Shannon, Calvert County Administrator  
Ms. Kelly Robertson-Slagle, Director, Department of Economic Development  
Mark Willis, Director, Department of Planning and Zoning  
Carolyn Sunderland, Planning Commission Administrator/Secretary  
Mr. Anthony Williams

**From:** Dawn Jones <keepcalvertcountry@gmail.com>  
**Sent:** Thursday, October 11, 2018 11:58 AM  
**To:** Planning and Zoning  
**Subject:** Request For Studies BEFORE Growth

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Thank you.

Dawn Jones

Dmjones900@comcast.net

Dunkirk

**From:** Lia <keepcalvertcountry@gmail.com>  
**Sent:** Thursday, October 11, 2018 12:26 PM  
**To:** Planning and Zoning  
**Subject:** Request For Studies BEFORE Growth

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Thank you.

Lia

McCabe

Dunkirk

**From:** Cynthia Gonzalez <cegon17@gmail.com>  
**Sent:** Tuesday, October 16, 2018 3:55 PM  
**To:** Planning and Zoning  
**Subject:** Calvert 2040 Chapter 3 comments

### Chapter 3

1. page 3-2 need a comma between recreational and commercial in the list of land uses
2. page 3-5 I'm unsure where the Priority Funding Areas are. Is it possible to add existing waterfront communities to those areas? They could benefit from public sewer and water to reduce the load on septic leach fields that may be impacted by local flooding. Constructing sewer and water systems would not allow for additional housing construction but would mitigate negative environment impacts from these established communities.
3. pages 3-11-12 states "The two scenarios that come closest to bracketing the county's realistic development potential, Scenarios 4 and 6 are described below." I'm not sure how 8,000 to 15,000 new households illustrate the growth goals of the comprehensive plan. If Table 3-2 shows 88,800 people residing here in 2010, adding 15,000 new houses x 3 people per house gives us a total population in 2040 of 88,000 plus 45,000 which equals 133,000 people. That number far exceeds the projection population shown in Table 3-3 for the year 2040. Even with only NHC of 8,000 (8,000 times 3 people per house yields 24,000 people plus our 88,000 population in 2010 yields 112,000 people. Again, that's too many people for our projected growth. What are the other scenarios? Where are they presented? How can we craft a program that involves TDRs, PARs, LARs, and other land preservation programs with sensible residential development (zoning) to give us a total population in 2040 of 100,000 people? I don't see that present in the document so far.
4. page 3-12 under Rural Residential there are commas missing in the string of descriptions (residential small commercial etc.)
5. page 3-17 states that this plan will expand the Prince Frederick Town Center. That is not the role of this document. It can propose, with the new boundaries outlined. HOWEVER, any changes to the Town Center will be determined through the appropriate process of hearings and public comment periods when the ENTIRE Prince Frederick Town Center Master Plan is up for review.
6. page 3-19 expands Lusby's Town Center in this Comprehensive Plan as well. Again, that's not the role of the document under review at this time.
7. page 3-22 again it seems like the Comprehensive Plan is leading the Town Center's master plans. To my understanding, that's the cart before the horse (i.e., backwards).
8. page 3-24 derelict buildings, yes. What about personal junk car yards? junk boat yards in land-locked communities? Those infractions are probably beyond the scope of this plan, but if derelict buildings are mentioned, let's go all the way and monitor personal property as well.
9. page 3-25 3.3.3.1 creates the dynamic I'm against. The Town Center Master Plans drive the Comprehensive Plan. Any changes to the Master Plans need to come from the communities that surround that Town Center.

Cynthia Gonzalez  
Resident and Voter  
Port Republic

**From:** Cynthia Gonzalez <cegon17@gmail.com>  
**Sent:** Tuesday, October 16, 2018 4:26 PM  
**To:** Planning and Zoning  
**Subject:** Calvert 2040 Chapter 7 comments

Chapter 7:

1. page 7-7 regarding county road remaining small (not over-designing country roads): What about farm equipment? I notice that each year the farm equipment gets larger. Adequate shoulders on these smaller road will help farmers reach their various pieces of land without compromising safety of vehicular traffic.
2. page 7-12 How does the MPO impact The Plan? Could a sentence be added to say that currently there are not impacts (or whatever is accurate) related to the MPO on the Southern end of the county.

Cynthia Gonzalez  
Resident and Voter  
Port Republic

**From:** Cynthia Gonzalez <cegon17@gmail.com>  
**Sent:** Tuesday, October 16, 2018 4:42 PM  
**To:** Planning and Zoning  
**Subject:** Calvert 2040 Executive Summary comments

1.page ES-7 under the heading Water Resources I will again urge the county to consider grey water systems for irrigation of landscaping and toilet flushing in all new construction. Using potable water to flush toilets flushes clean, drinkable water literally down the drain. Routing plumbing from showers to toilets is one simple way to reuse domestic water. Allowing rainwater catchment (in underground tanks) would allow for agricultural irrigation on a small scale (nursery operations would benefit greatly and reduce the well-pumping costs by using this system). In the past, the argument was that grey water systems and/or composting toilets would open up the critical area for further housing development. Eliminating development within the critical area is now as easy as saying, "NO!" Rising seas levels and degradation of wetlands and lowland make development in the critical areas off limits. Please allow the potential of grey water systems to reduce our continued depletion of the aquifers.

Cynthia Gonzalez  
Resident and Voter  
Port Republic

**From:** Betsy Schmid <keepcalvertcountry@gmail.com>  
**Sent:** Thursday, October 18, 2018 11:31 AM  
**To:** Planning and Zoning  
**Subject:** Request For Studies BEFORE Growth

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Thank you.

Betsy Schmid

betsys\_schmid@yahoo.com

Dunkirk

I have attended several of the meetings. It is disgraceful what the Commissioners are trying to do to Dunkirk in particular when residents are overwhelmingly opposed to growth and changing our designation to a major town center. This needs to be stopped and we need to elect Commissioners that support No Growth regardless of political party.

# DAVIS UPTON

## & PALUMBO, LLC

*Attorneys at Law*

Members

Mark J. Davis  
Mark J. Palumbo

Of-Counsel

Jack G. Upton

Associates

Denise M. Bowman  
David C. Weigel  
Karen M. Wagner  
Zoe V. Kerasidis

October 19, 2018

Planning & Zoning

OCT 19 2018

RECEIVED

Calvert County Planning Commission  
Mr. Greg Kernan, Chairman  
150 Main Street  
Prince Frederick, MD 20678

**RE: Project Echo Thrift Store – Comprehensive Plan Rezoning**

Dear Mr. Kernan:

Please be advised that I represent Project Echo and am writing to request that, in conjunction with the Calvert County Comprehensive Plan rewrite, the property located at 885 Main Street, Prince Frederick, be included within the Prince Frederick Town Center Zoning District and that the operation of a Thrift Store be allowed as a Permitted Use for that property .

As background, the property located at 885 Main Street is currently owned by the Catholic Charities of the Archdiocese of Washington, Inc. ("Catholic Charities). This Property had been used to operate a Thrift Store for many years by Catholic Charities. At present, the property is zoned RD and the Thrift Store operation is a Permitted Use as part of the religious activities of Catholic Charities. Project Echo is currently operating Thrift Store at this property under a Management Agreement with Catholic Charities.

Project Echo and Catholic Charities desire to have Project Echo acquire this property and to continue to have Project Echo operate a Thrift Store at this location. However, unless the zoning for the property is changed, once the ownership of the property changes from Catholic Charities to Project Echo, the operation of a Thrift Store at that location would not be a Permitted Use under current zoning.

*Exceeding Expectations!*

DavisUpton.com  
410-535-1780

132 Main Street · Prince Frederick, MD 20678  
172 West Street · Annapolis, MD 21401  
2530 Riva Road, Ste 101 · Annapolis, MD 21401  
107 Centennial Street, Ste 300 · La Plata, MD 20646  
23076 Three Notch Road, Ste 102-104 · California, MD 20619  
3720 Leonardtown Road, Ste 205 · Waldorf, MD 20601

**Mr. Greg Kernan**  
**October 19, 2018**  
**Page 2**

Consequently, Project Echo is requesting that the property located at 885 Main Street, Prince Frederick be included in the Prince Frederick Town Center Zoning District and that the property be permitted to be used for broad range of general commercial uses including, but not limited to, the operation of a Thrift Store. Joseph Dempsey of Catholic Charities has advised Henry Trentman, Chairman of the Board of Trustees of Project Echo, that Catholic Charities t is in full support of this request.

Thank you for your consideration of this request.

Very truly yours,



Mark J. Davis

Cc: Ms. Terry Shannon, Calvert County Administrator  
Ms. Kelly Robertson-Slagle, Director, Department of Economic Development  
Mark Willis, Director, Department of Planning and Zoning  
Carolyn Sunderland, Planning Commission Administrator/Secretary  
Mr. Henry Trentman, Project Echo  
Mr. Joseph Dempsey, Catholic Charities

**From:** Julie Haesloop <keepcalvertcountry@gmail.com>  
**Sent:** Saturday, October 20, 2018 5:07 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.

Julie Haesloop

julie.haesloop@gmail.com

Huntingtown

**From:** Tim Hutchins <[hutchinsforcalvertcommissioner@gmail.com](mailto:hutchinsforcalvertcommissioner@gmail.com)>

**Sent:** Monday, October 22, 2018 10:32 AM

**To:** Willis, Julian M. <[Julian.Willis@calvertcountymd.gov](mailto:Julian.Willis@calvertcountymd.gov)>

**Subject:** Possibile amendment

RE. Attached

Good morning sir,

The issue has arisen in several of the candidate forums in particular with regard to sewer facilities in residential areas outside of the Town Centers. I am always in favor of having options especially so in the event there arises failures in any system. Attached is one alternative you may find useful in addressing this issue.

Again, as I have stated these forums I commend the staff for their diligent work in the development of the Draft Comprehensive Plan as well as the daily work that they do for Calvert County.

V/r,

--

*Tim*

*Friends of Thomas E. "Tim" Hutchins*

*PO Box 106*

*Barstow, MD 20610-0106*

[hutchinsforcalvertcommissioner@gmail.com](mailto:hutchinsforcalvertcommissioner@gmail.com)

[Twitter.com/timforcalvert](https://twitter.com/timforcalvert)

**Website: [TimForCalvert.com](http://TimForCalvert.com)**

*Authority: James L. Smith, Treasurer*

With regard to the issue of water and sewer in residential areas outside of the Town Centers,

This was and is my intent as I would draft it into the Comprehensive Plan or related regulations:

1. Except as provided for in subsection a. of this section, private enterprise sewage treatment facilities shall not be permitted in residential areas outside of the Town Centers.
  - a. In existing residential communities where a majority of the individual septic systems have failed or that have been identified as highly likely to fail in the near term, public and/or private sewage treatment facilities may be considered as a remedial alternative.

DRAFT Amendment/private sewer facilities/t.e.h./22OCT2018

**Holt, Judy C.**

---

**From:** Vicki Estevez <keepcalvertcountry@gmail.com>  
**Sent:** Tuesday, October 23, 2018 10:15 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.

Vicki Estevez

Vickid1010@gmail.com

Huntingtown

We moved here for a safe, serene place to live and raise children. We did not move here for an abundance of restaurants or shopping. Please don't ruin this setting.

**Harrod, Felicia R.**

---

**From:** Emily Baer <emily@gmacynelson.com>  
**Sent:** Wednesday, October 24, 2018 2:43 PM  
**To:** Planning and Zoning  
**Subject:** Comments RE Draft Comprehensive Plan Chapter 3  
**Attachments:** Comments on Draft Comprehensive Plan Chapter 3.pdf

To whom it may concern:

Please accept our submission regarding Chapter 3: Land Use of the Draft Comprehensive Plan. Our comments are attached below, thank you for your help. Please let me know if you have any questions or concerns.

All the best,

Emily Baer

--

Emily E. Baer, Esq.  
Associate  
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401 Washington Avenue  
Towson, Maryland 21204  
Voice: 410-296-8166 ext. 113  
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LAW OFFICE OF  
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\*Also admitted in D.C.

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emily@gmacynelson.com

\*\* Only admitted in D.C.

September 24, 2018

**VIA EMAIL: pz@calvertcountymd.gov**

Calvert County Planning Commission  
175 Main Street  
Prince Frederick, Maryland 20678

**RE: Comments on Calvert County Comprehensive Plan – Chapter 3  
May 2018 Draft, Edited July 27, 2018**

Dear Chairman Kernan, Vice Chairman Jones, and Planning Commission Members Reed, Holler, McHugh, Buehler, and Toohey:

We submit the following suggestions and comments to the Calvert County Planning Commission on behalf of our client, Calvert Coalition for Smart Growth, Inc. (“CCSG”), in response to the July 27 edits to the May 2018 Draft of the Calvert County Comprehensive Plan (“Draft Plan”). CCSG is a group of Calvert County citizens and business owners who are committed to advocating that Calvert County develops using Smart Growth principles.

**Executive Summary**

Our comments will first suggest amendments to the current draft, then address the policy reasons for the proposed amendments. Throughout these comments we use the term “big-box” retail, store, or development to denote any single-use building for retail, whether standalone or within a multi-building development, of at least 75,000 square feet.

We suggest the following amendments to Chapter 3 of the Comprehensive Plan. Normal text and quotation marks are used for existing text while amendments are in bold:

1. “Major Town Centers... Commercial uses include appropriate destination retail uses and uses that tend to be clustered within a central business area along a commercial corridor. Town Centers serve a community of all ages, with special

attention given to senior citizens and young adults. A traditional plan radiates out from a central point with streets lined with sidewalks and pedestrian-oriented design of blocks that maintain short walking distances.” **Single-story, big-box retail should be prohibited in Major Town Centers.** “Four unincorporated population centers...” (Draft Plan at 3-16, 3-17).

2. “Minor Town Centers... The commercial area is smaller in a Minor Town Center, with active ground floor uses typically linking a main road along two or three intersections.” **Development in Minor Town Centers should reflect the smaller scale of the area, with a strong preference for small, local serving, retail. Big-box stores are not consistent with the purpose of Minor Town Centers.** “There is a variety of lot sizes and housing stock that cater to an economically diverse population.” (Draft Plan at 3-21).
3. “Commercial and Industrial Areas,” “Commercial development is mainly focused inside Town Centers with some additional commercial development located in Rural Commercial zoning districts.” **In line with the Goal 4, Objective 3, avoid the potential for strip commercial development (Draft Plan at 3-26), single-story big-box development is not consistent with the comprehensive plan.** “Calvert County promotes a broad mix of commercial, office, residential, public, and quasi-public development within Town Centers...” (Draft Plan at 3-22, 3-23).
4. “Goal 3: Develop Town Centers as attractive, convenient, and interesting places to live, work, and shop. Objective 1: Continue to promote a broad mix of commercial, office, residential, public, and quasi-public development within Town Centers...” **3.3.1.6 Single-use commercial retail establishments over 75,000 square feet on one story is not a use compatible with the Goals or Visions of the Calvert County Comprehensive Plan.** (Draft Plan at 3-24, 3-25).
5. Major Town Centers: “Emphasis is placed on creating a more compact pattern of development that will reduce dependence upon automobiles and enable people to live within convenient proximity to stores, offices, and services.” **To ensure that these centers are attractive, convenient, and interesting places, each master plan must contain unique design standards, mandatory for all uses and signs in the Town Center. Town Centers should also require architectural review of new developments.** (Draft Plan at 3-17).
6. Minor Town Centers: “Development in the Minor Town Centers is guided by individual master plans. These adopted plans should be updated to affect the

policies of this Comprehensive Plan. **The plans should include design standards and a requirement for architectural review of new developments.** (Draft Plan at 3-21.)

7. Goal 3... Objective 3.3.3.5: Continue to improve the appearance of Town Centers by **requiring design standards**, emphasizing Town Center Master Plan Capital Improvements Projects and Architectural Review.
8. “Goal 4: Direct commercial and industrial uses to appropriate location; provide necessary infrastructure... Objective 3.4.4.2: **Prohibit** the expansion of rural commercial uses and maintain a small-scale rural character.” (Draft Plan at 3-26).

### Rationale

In Chapter 3, the Draft Plan sets forth a vision for land use in Calvert County and provides the policies and framework which will be reflected in the County’s upcoming revision of its Zoning Ordinance. The purpose of our comments is to suggest ways to better reach the Draft Plan’s stated vision: “Our landscape is dominated by forests and fields. Our Town Centers are attractive, convenient, and interesting places to live, work and shop. We are stewards of our cultural heritage.” Draft Plan at 3-1.

To achieve the stated vision, Chapter 3 sets forth four goals for land use:

- Goal 1: Preserve the rural character of the county, its prime farmland, contiguous forests, cultural resources, and environmentally sensitive areas.
- Goal 2: Use water and sewer policies to direct growth consistent with land use policies.
- Goal 3: Develop Town Centers as attractive, convenient, and interesting places to live, work, and shop.
- Goal 4: Direct commercial and industrial uses to appropriate locations; provide necessary infrastructure.

The Draft Plan also reports in the “Key Issues” chapter that many residents have expressed concern about the long-term viability of “big-box” stores and that residents favored “smaller, local businesses, including farm-based enterprises.” Draft Plan at 2-7. Further, many residents also suggested making the Town Centers more pedestrian and bicyclist friendly. (Draft Plan at 2-8). We believe that these “key issues” also further the goals of the Land Use Chapter. Both attractive interesting town centers and rural areas limit “big-box” stores. Limited strip development, objective 3 of Goal 4, makes town

centers more attractive and interesting and encourages pedestrian and bicyclist friendly development. (Draft Plan at Plan at 3-26).

As we stated in our previously submitted comments, single-story, big-box retail is not compatible with the goals and the visions of the plan, as it both damages small and local business, and promotes automobile-dependent transportation. Big-box retail causes a variety of planning problems including traffic congestion and automobile dependent retail. MARLON G. BOARNET, ET AL., EMERGING PLANNING CHALLENGES IN RETAIL: THE CASE OF WAL-MART 435 (Journal of the American Planning Association, Vol. 71, No. 4) (Autumn, 2005). Further, the size of a big-box store has an overwhelming aesthetic impact on a community, with some communities creating Design Standards specifically to counter such impact.

Large retail developments depend on high visibility from major public streets. In turn, their design determines much of the character and attractiveness of major streetscapes in the city. The marketing interests of many corporations, even with strong image-making design by professional designers, can be potentially detrimental to community aspirations and sense of place when they result in massive individual developments that do not contribute to or integrate with the city in a positive way.<sup>1</sup>

1. Major Town Centers should not allow single-story, big-box development as it is inconsistent with the purpose and goals of the Center.

The draft Comprehensive Plan describes Major Town Centers as accommodating the more intense development, and states that retail uses tend to be clustered around a commercial corridor. (Draft Plan at 3-16). Major Town Centers should feature pedestrian-oriented design and “emphasis is placed on creating a more compact pattern of development” to reduce dependence upon automobiles. (Draft Plan at 3-16, 3-17). For these reasons, single-story, big-box retail is inappropriate in a Major Town Center. Single-story, big-box retail fosters auto-dependency and sprawl, their large size making clustered, pedestrian-oriented development difficult. This is contrary to the intent for Major Town Centers to be compact, clustered, and pedestrian friendly. Further, Goal 3 of the Land Use Chapter, to “Develop Town Centers as attractive, convenient, and interesting places to live, work, and shop,” is not compatible with single-story, big-box retail. Without comprehensive design standards big-box retail development is generally

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<sup>1</sup> Fort Collins (Colorado), City of. 1995. *Design Standards and Guidelines for Large Retail Establishments*.

neither attractive nor interesting development. For this reason we recommend prohibiting single-story big-box retail. As Major Town Centers each set their own plans, prohibiting single-story, big-box retail in all Major Town Centers will ensure that any big-box development is multi-story, limiting sprawl and increasing architectural interest.

2. Big-box retail is inconsistent with the scale and purpose of Minor Town Centers.

Minor Town Centers have smaller commercial areas and retail caters to local residents rather than surrounding areas or neighborhoods. The small scale and local focus of Minor Town Centers is not compatible with any type of big-box retail which tends to be destination retail and generate automobile traffic. Additionally, the Comprehensive Plan reports in the “Key Issues” chapter that many residents have expressed concern about the long-term viability of “big-box” stores and that residents favored “smaller, local businesses, including farm-based enterprises.” (Draft Plan at 2-7). These “smaller, local businesses” fit the purpose and character of Minor Town Centers better. For these reasons, big-box retail should be prohibited in Minor Town Centers.

3. Commercial areas should not allow single-story, big-box development.

Commercial development is mainly focused inside Town Centers with some additional commercial development located in Rural Commercial zoning districts. Goal 4, Objective 3, is to “avoid the potential for strip commercial development.” (Draft Plan at 3-22, 3-26). To achieve this goal, the Comprehensive Plan should state that single-story big-box development is not consistent with the Comprehensive Plan.

4. An additional point declaring a single-use commercial retail establishment over 75,000 square feet to be incompatible with Town Centers should be added to Goal 3, Objective 1.

Goal 3 of the Land Use Chapter is to “Develop Town Centers as attractive, convenient, and interesting places to live, work, and shop.” (Draft Plan at 3-1). This goal is implemented in three objectives. Objective 1 is to “Continue to promote a broad mix of commercial office, residential, public, and quasi-public development within Town Centers.” (Draft Plan at 3-24). The Planning Commission should add point 3.3.1.6 “Single-use commercial Retail sales over 75,000 square feet on one story is not a use compatible with the Goals or Visions of the Calvert County Comprehensive Plan” to the objective. Declaring large commercial retail to be inconsistent with the Comprehensive Plan helps to promote a broad mix of stores, fosters the pedestrian-friendly goals elsewhere in the Comprehensive Plan, and encourages unique, interesting development.

5. Design standards and architectural review should be required components of Major Town Center Plans.

The Planning Commission should add language requiring that Major Town Centers include unique design standards and require architectural review of new developments. Goal 3 of the Land Use Chapter is to “Develop Town Centers as attractive, convenient, and interesting places to live, work, and shop.” (Draft Plan at 3-1). The Major Town Center master plans are individualized and are the best vehicle to ensure that the design of each Major Town Center is attractive and interesting (Draft Plan at 3-17); requiring that each master plan include design standards and a requirement for architectural review will ensure that Goal 3 is reached.

6. Minor Town Centers Plans should be required to include design standards and architectural review.

The Planning Commission should add language requiring that Minor Town Centers include unique design standards and require architectural review of new developments. Goal 3 of the Land Use Chapter is to “Develop Town Centers as attractive, convenient, and interesting places to live, work, and shop.” (Draft Plan at 3-1). The Minor Town Center master plans are individualized and are the best vehicle to ensure that the design of each Minor Town Center is attractive and interesting (Draft Plan at 3-21); requiring that each master plan include design standards and a requirement for architectural review will ensure that Goal 3 is reached.

7. Objective 3.3.3.5 should be changed to include the requirement of design standards in Town Centers. (Draft Plan at 3-25).

Objective 3.3.3.5 currently states that Architectural Review should be emphasized to improve the appearance of Town Centers. Requiring Design Standards as well as architectural review creates a unified design for the Town Center and an objective standard by which to review new projects.

8. Objective 3.4.4.2 should be changed to prohibit, instead of restrict, the expansion of rural commercial uses and maintain a small-scale rural character. (Draft Plan at 3-26).

The Planning Commission should restore the prohibition of expansion of Rural Commercial (RC) properties to the current Plan’s language (Action Item #I-35.e, pg. 10).

Objective 3.4.4.2 of the Draft Plan changes the language to say “**Restrict** the expansion ...”, which may allow the location of big-box stores outside the Town Centers, which would be in opposition to the goal of avoiding strip commercial development. Draft Plan at 3-26.

Changing the current prohibition of expansion to allow restricted expansion opens the door to further strip commercial development. Currently, prohibiting the expansion of Rural Commercial is an action item under the section on preventing strip commercial development. The prohibition of expansion remains a valid way to prevent strip commercial development.

### **Implementation of the Land Use Section**

In order to limit the negative effects of big-box retail and more effectively implement the goals of the Draft Plan we propose the following amendments to Chapter 11: Implementation:

1. Add stronger language to the implementation section. Despite being an urban area, the Comprehensive Plan for the District of Columbia includes strong language in the Implementation Section to ensure robust design standards and support of local business over big-box retail. The following objectives from the D.C. Comprehensive Plan illustrate ways the Planning Commission could accomplish their similar goals. That document includes the following objectives for supporting small businesses:

Anti-displacement Strategies. Complete an analysis of alternative regulatory and financial measures to mitigate the impacts of ‘commercial gentrification’ on small and local businesses. PRIORITY. ED-3.2.A.

Shopsteading Program. Investigate the feasibility of a shopsteading program that would enable entrepreneurs and small businesses to open shop in currently vacant or abandoned commercial space at greatly reduced costs. ED-3.2.C.

Small Business Needs Assessment. Conduct an assessment of small and minority business needs and existing small businesses programs in the District. The study should include recommendations to improve existing

small business programs and to develop new programs as needed. ED-3.2.D.

The District of Columbia Comprehensive Plan also includes the following guidelines for designing successful neighborhoods:

Use zoning to achieve design goals by exploring “zoning and other regulatory techniques to promote excellence in the design of new buildings and public spaces. Zoning should include incentives or requirements for façade features, window placement, courtyards, buffering, and other exterior architectural elements that improve the compatibility of structures with their surroundings while promoting high architectural quality.” UD-2.2.B.

Prepare an urban design agenda for the district that articulates and illustrates citywide design principles for the city and its neighborhoods, expanding design review and reviewing zoning requirements to promote higher design quality. UD-4.1.A.

Rationale: Including similar language in the Calvert County Comprehensive Plan will make supporting small businesses over big-box retail a clear priority and help ensure attractive design, in support of the draft Comprehensive Plan Goal 4, Objective 3, avoiding strip-mall development as well as Goal 3, “develop Town Centers as attractive, convenient, and interesting places.”

2. Shorten the timeframe of these and other relevant objectives in the Implementation chapter. For example, in the Draft Plan the timeframes for Goal 1, Objective 3: “Protect the scenic quality of existing rural landscapes and vistas” range from mid- to long-range. Similar objectives in the DC Comprehensive Plan, including those referenced above, have either “on-going,” or short- to mid-term timeframes.

Rationale: Changing the timeframes in the Draft Plan to shorter terms would add urgency to the objectives. This is especially important in objectives that shape the review process of future projects. The Draft Plan should mark certain objectives as “priority” or “urgent.”

3. Add the following the objectives in the implementation section of Goal 4, on Draft Plan at 11-5:

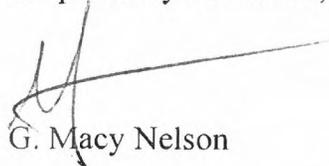
“Update the County’s land development regulations to limit the footprint of a single-use retail use to 75,000 square feet.”

**Rationale:** Generally, single-story, big-box retail stores are inconsistent with smart growth principles. These principles are most relevant in the Town Centers and Minor Town Centers, which encourage mixed-use development and a pedestrian-friendly environment. However, these principles remain vitally important to the County’s less developed rural areas as well, where big-box retail should remain prohibited. The business model of a big-box store encourages its customers to travel by car and demands that the store use surface parking pads, not structured parking. The traditional design of a big-box store is a one-story structure that dominates the landscape. A two-story design, like the new Target in Annapolis, is more capable of integrating with the surrounding community, encourages a pedestrian-friendly landscape, and is more compatible with neighboring uses, which are the hallmark of mixed-use developments.

**Conclusion**

Thank you for the opportunity to provide these comments on the Draft Plan. We believe that the adoption of these proposed amendments would foster smart growth principles and would improve the quality of life for the County’s citizens. We would welcome the opportunity to respond to any questions that you may have regarding our comments or any other aspect of the Draft Plan.

Respectfully submitted,



G. Macy Nelson



Emily E. Baer

**Harrod, Felicia R.**

---

**From:** RANDI VOGT <vogtpr@comcast.net>  
**Sent:** Thursday, October 25, 2018 2:16 PM  
**To:** Planning and Zoning  
**Subject:** Cal.2040 comments  
**Attachments:** Land Use comments submitted to Planning Commission October 25, 2018.docx

Hi Carolyn or Jenny (or whomever),

Please submit the attached to the Planning Commission.

Thank you,

Randi

Land Use Chapter comments - 10/25/18

Dear Chairman Kernan and members of the Planning Commission,

I urge you to compare the Action Statements in the Land Use Chapter of the 2010 Comprehensive Plan to the Action Statements in the 2040 draft plan (attached to this letter). Many are the same or similar in both plans but some in the 2040 draft are disturbing. They represent major changes in policy without justification and/or they are not consistent with the 2040 draft text itself. Without a side by side comparison they're very easy to miss. Below are some examples:

**Growth Management:** The draft 2040 plan no longer says anything about growth management.

The following action statements from the current 2010 Plan have been deleted from the 2040 draft:

“Continue to support policies that link the amount, location and rate of residential growth to County land use objectives, including highway, school, and aquifer capacities.”

“Monitor residential growth and evaluate the effectiveness of existing regulations to meet growth management objectives.”

**Agricultural Preservation:** The 2040 draft seems to support land preservation, particularly within the Farm and Forest District (also called Priority Preservation Area). But if you look at action statements that have been deleted from the 2010 plan, a different story emerges. It looks very much like the Comprehensive Plan is setting the stage for opening up the Farm and Forest District to more residential development. The following action statements in the current 2010 Comprehensive Plan are not included in the 2040 draft:

“Do not increase highway capacity within the Farm and Forest District.”

“Continue to look for ways to direct residential growth away from the Farm and Forest District.”

“Give priority to farming (such as “right to farm” regulations), forestry, wildlife habitat protection, and heritage/ecotourism within the Farm and Forest District.”

Compare these two statements:

2010 plan: “Reserve the Farm and Forest District (Priority Preservation Areas) for farming and natural resource-related uses and direct residential growth away from these areas.”

2040 draft: “Reserve the Farm and Forest District (Priority Preservation Areas) for farming and natural resource-related uses.” (deleted: “and direct residential growth away from these areas”)

This statement from the 2010 Plan was inexplicably deleted:

“Continue to work with the County’s land trusts to identify and preserve farms that are critical to the protection of lands in Priority Preservation Areas.”

Several new action statements in the 2040 draft need further clarification:

“Periodically review and update the Calvert County Growth Tier Map.”

“Evaluate the use of TDRs within the Farm and Forest areas and the Rural Residential areas.”

“Evaluate the funding and administration of the Purchase and Retirement Program for development rights.”

If it is the intention to review and evaluate the Growth Tier Map, TDRs and the Purchase and Retirement program in order to strengthen land preservation programs these statements are all well and good. But the intention may be to weaken them. The draft 2040 plan doesn't tell us.

Here is another puzzler. The 2010 plan says:

“Continue to support the goal of permanently preserving a minimum of 40,000 acres of prime farm and forestland through County, state and federal land preservation programs.”

The original 2040 draft deleted “40,000 acres” so that the action statement read ““Continue to support the goal of permanently preserving a minimum of prime farm and forestland ....” Maybe it was a typo. Thank you for adding the 40,000 acres back.

**Strip Commercial Development:** Both the 2010 Plan and the 2040 draft say:

“Do not permit additional commercial development along highways outside town centers.”

But then the 2040 draft gets around this restriction by extending the boundaries of Town Centers along highways so that the plan still meets the “letter of the law” while still providing plenty of additional space for car dealerships, gas stations, fast food restaurants and shopping centers along Rt 2/4 between Lusby and Solomons, along Rt 231 in Prince Frederick and, possibly, Rt 2/4 in Huntingtown.

If there is any doubt that this action was intentional, here is wording from the 2010 plan that has been deleted from the 2040 draft:

“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.”

**Rural Commercial Development:** Expanding Town Centers is not the only way the 2040 draft opens the door to more strip commercial development. Expanding Rural Commercial Districts may also be on the horizon with this subtle change in wording:

2010 Plan: “Prohibit the expansion of rural commercial districts.”

2040 draft: “Restrict the expansion of rural commercial uses and maintain a small-scale rural character.”

There is also this new action statement located in the Housing Chapter which could enable gas stations and fast food restaurants anywhere along a major road:

“Consider allowing small retail and service uses on the first floor of residential structures along major roads.”

**Town Center Appearance:** The 2010 Plan says:

“Continue to improve the appearance of town centers by emphasizing Town Center Master Plan Capital Improvement Projects and Architectural Review.

The original 2040 draft said:

“Continue to improve the appearance of town centers by emphasizing Town Center Master Plan Capital Improvement Projects. (deleted: “Architectural Review”). Thank you for adding back the words “Architectural Review”.

**Major vs. Minor Town Centers:** The 2010 plan designates North Beach, Chesapeake Beach, Prince Frederick and Solomons as major Town Centers and Dunkirk, Owings, Huntingtown St. Leonard and Lusby as minor Town Centers. It then says,

“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.”

This wording is not included in the 2040 draft. Instead, Dunkirk is designated as a major town center so now multi-family housing will be allowed regardless of what the current or any future Dunkirk Town Center Master Plan says.

**Sewer:** Action # 3.2.1.3 in the 2040 draft is completely open-ended with no restraints what so ever:

“Allow privately-funded community sewage treatment facilities to serve commercial, industrial and employment uses located outside Town Centers and Residential Areas, consistent with economic development goals.”

This goes well beyond allowing privately-funded treatment facilities to address environmental issues, as does action # 3.2.1.1:

“Consider allowing developer-funded extension of public water and sewer systems into the Residential Areas around Prince Frederick, Lusby, and Solomons. “

These seemingly small edits that have found their way into the 2040 draft are very easy to miss and yet can have a profound impact on the future of the County. Please take a good long look at the comparison charts below before adopting this plan.

Thank you,

Randi Vogt, Port Republic

<b>2040 DRAFT LAND USE CHAPTER</b>	
<b>I. 2010 ACTION ITEMS THAT HAVE BEEN <u>DELETED</u> FROM THE PROPOSED 2040 DRAFT</b>	
Numbers correspond to numbers in the 2010 Comprehensive plan.	
I-1	Continue to support policies that link the amount, location and rate of residential growth to County land use objectives, including highway, school, and aquifer capacities.
I-2	Monitor residential growth and evaluate the effectiveness of existing regulations to meet growth management objectives.
I-3	a. Consider the development impact of two growth scenarios on waterways in the County watersheds. b. After completion of sub-watershed plans, evaluate growth management regulations to determine the best approaches to maintain or improve water quality.
I-9	Continue to support the land preservation efforts of local, State, and national land trusts.
I-12	Do not increase highway capacity within the Farm and Forest District.
I-15	Continue to work with the County's land trusts to identify and preserve farms that are critical to the protection of lands in Priority Preservation Areas.
1-17b	Work with all food health regulators so they honor the intent of the law and accommodate small operations
1-17d	Explore the opportunities for a local grain mill. [Sustainable Agriculture Workgroup]
I-19	Designate North Beach, Chesapeake Beach, Prince Frederick and Solomons as major Town Centers. Designate Dunkirk, Owings, Huntingtown, St. Leonard and Lusby as minor Town Centers.
I-20	Allow both major and minor Town Centers to have community water and sewer.
I-28	Continue to provide for the construction and maintenance of public infrastructure to support business growth such as roads, water and sewer, and high-quality communication systems in accordance with town center master plans.
I-29	Promote strong business growth in town centers. Identify and implement ways to improve growth in town centers.
I-30	Major town centers are to serve as regional centers, providing goods and services that attract visitors from the entire County and/or from outside the County (as in tourism). Minor town centers are to serve as local convenience centers unless individual town center master plans determine otherwise.
I-31	To help ensure the efficient utilization of public funds for infrastructure and to promote strong markets for local businesses, continue to require that Employment Districts be located within and/or adjacent to town centers.
I-32	Restrict retail and services uses in the Employment Center/Town Center District in order to reserve the EC/TC District for targeted businesses. Look for additional ways to encourage and promote these types of uses within the EC/TC District.
I-33	Develop a long-range infrastructure plan for the EC/TC
1-34	Maintain an inventory of EC/TC land.
I-35b.	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.
I-35c.	Do not designate additional town centers.
I-44	To enhance tourism and guard against environmental degradation, conduct a study of County waterways, including issues related to derelict or sunken boats, mooring buoys,

	commercial boat sewage pumpout into sewer systems, outdoor lighting, unsightly vessels, boat lifts, and Molly's Leg.
I-45	Request enabling legislation for the County to take control of its waterways in town centers.
1-46	Continue to permit a higher residential density with the use of Transferable Development Rights (TDRs) within a one-mile radius of the perimeter of North Beach, Chesapeake Beach, Prince Frederick, and Solomons; continue to permit a higher residential density with the use of TDRs within a one-mile radius of a defined central point within Dunkirk, Owings, Huntingtown, St. Leonard, and Lusby
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.
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.
1-49	Identify and require or encourage amenities that will help retain and attract retirees.
I-51	Continue to work with existing small-lot communities to resolve issues specifically related to these communities.
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.
I-53	Continue to look for ways to direct residential growth away from the Farm and Forest District.
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.
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.

	<b>II. PROPOSED 2040 ACTIONS THAT ARE NEW</b>	✓ Consistent with 2010 Comprehensive Plan policies
	Numbers correspond to numbers in the 2040 draft	
3.1.1.6	Periodically review and update the Calvert County Growth Tier Map.	Needs further explanation
3.1.3.2	Look at the potential for linking agricultural and heritage tourism with other economic development activities such as the marketing of locally-grown foods.	✓
3.1.3.3	Reduce negative environmental impacts of subdivision roads and make them visually compatible with the rural character of the surrounding area while maintaining road safety.	✓
3.1.3.5	Look for opportunities to connect designated wetlands with other protected natural areas and preserved agricultural lands to create a network of green spaces (green infrastructure). Where appropriate, this network could include hiking trails to create recreation opportunities for residents and visitors.	✓
3.2.1.1	Consider options for public financial support for provision of public water and sewer facilities in the Prince Frederick, Lusby, and Solomons Town Centers to promote economic development, encourage multi-family housing opportunities, and protect public health.	Needs further explanation
3.2.1.2	Consider allowing developer-funded extension of public water and sewer systems into the Residential Areas around Prince Frederick, Lusby, and Solomons.	Change in policy
3.2.1.3	Allow privately-funded community sewage treatment facilities to serve commercial, industrial and employment uses located outside Town Centers and Residential Areas, consistent with economic development goals.	Change in policy
3.2.2.2	Limit public sewer systems to locations where public health is compromised by existing water supply and sewage disposal technologies.	✓
3.2.2.3	Allow public water and sewer facilities in locations within a designated Waterfront Communities only when necessary to address public health and safety.	✓
3.3.1.4	Allow the use of TDRs to increase the density and range of housing types provided in Town Centers.	✓
3.3.1.5	Allow uses that serve both local residents and employees to locate in employment areas.	Needs further explanation
3.3.2.1	Evaluate the use of TDRs within the Farm and Forest areas and the Rural Residential areas.	Needs further explanation
3.3.2.2	Explore the use of TDRs to increase commercial intensity in Town Centers.	✓
3.3.2.3	Evaluate the funding and administration of the Purchase and Retirement Program for development rights.	Needs further explanation
3.3.2.4	Evaluate the policy of using TDRs in the one-mile radius of the Minor Town Centers.	Needs further explanation

3.3.3.1	Review and update the Town Center Master Plans to reflect the policies of the Calvert 2040 Plan	Change in policy
3.3.3.3	Use the Prince Frederick Charrette Report as a basis for updating the Prince Frederick Town Center Master Plan.	✓
3.4.1.2	Identify and implement ways to improve commercial business and employment growth in Town Centers.	✓
3.4.1.3	Interconnect roadways, transit routes, bike routes and pedestrian networks to make the employment area part of the adjacent community.	✓
3.4.2.1	Develop a long-range infrastructure plan for the Industrial areas.	✓
3.4.2.3.	Allow office and business uses in Industrial areas.	Change in policy

	<p align="center"><b>III. 2010 COMPREHENSIVE PLAN ACTIONS THAT HAVE BEEN MODIFIED IN THE 2040 DRAFT.</b></p> <p><b>2010 action items are shaded. Proposed 2040 action items are in bold and shown immediately below the 2010 action. Numbers correspond to numbers in their respective plans. Significant modifications are shown in red.</b></p>
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.
<b>Objective 1.</b>	<b>Objective 1: Reserve the Farm and Forest District for farming and natural resource-related uses.</b> ( <i>deleted: "and direct residential growth away from these areas"</i> )
I-5	Continue to support the goal of permanently preserving a minimum of 40,000 acres of prime farm and forestland through County, State, and federal land preservation programs.
<b>3.1.1.4</b>	<b>Continue to support the goal of permanently preserving a minimum of 40,000 acres of prime farm and forestland through county, state, and federal land preservation programs</b> <i>added: and land trusts.</i>
I-8	Work with the Calvert County Tourism Advisory Committee to explore opportunities for developing heritage sites and ecotourism. [P&Z, ED]
<b>3.1.3.1</b>	<b>Explore opportunities for developing heritage sites and ecotourism.</b>
I-11	Do not locate public facilities such as sewer or water service areas, schools, and fire and rescue stations within the Farm and Forest District.
<b>3.2.2.1</b>	<b>Do not locate public facilities such as sewer or water service areas, schools, and fire and rescue stations within the Farm and Forest areas and Wetlands areas.</b>
I-13	Wherever possible, reduce negative environmental impacts of subdivision roads and make them visually compatible with the rural character of the surrounding area while maintaining road safety.
<b>3.1.3.3</b>	<b>Reduce negative environmental impacts of subdivision roads and make them visually compatible with the rural character of the surrounding area while maintaining road safety.</b>
I-16	Continue to limit the types of public and quasi-public uses in the Farm and Forest District based upon their intensity.
<b>3.1.1.5</b>	<b>Continue to limit the types of public and quasi-public uses in the Farm and Forest District based upon their purpose and intensity</b>
I-17	Strengthen marketing and value-added opportunities for farm product sales in the region by the following approaches: 1-17a-c)
<b>3.1.2.1</b>	<b>Permit and market value-added opportunities for farm product sales.</b> [P&Z, ED] <i>deleted: Strengthen marketing</i>
1-17 c	Work with the Southern Maryland Agricultural Development Commission to facilitate the development of an animal processing facility and regional grain depot.
<b>3.1.2.2</b>	<b>Facilitate the development of an animal processing facility and regional grain depot.</b>
I-27	Continue to direct commercial growth to town centers.
<b>3.4.1.1.</b>	<b>Continue to direction commercial and employment growth to Town Centers</b>
I-35	Avoid the potential for strip commercial development along highways by using the following policies.
<b>Goal 4, Objective 3:</b>	<b>Avoid the potential for strip commercial development along highways.</b>

a.	Do not permit additional commercial development along highways outside town centers.
3.4.3.1	Do not permit additional commercial and retail development along highways outside Town Centers.
e.	Prohibit the expansion of rural commercial districts.
3.4.4.2	Restrict <b>the expansion of rural commercial</b> uses and maintain a small-scale rural character.
f.	Evaluate existing regulations governing rural commercial uses and make changes as needed to ensure that they maintain their existing small-scale rural character. (see 3.4.4.2)
h.	Develop a plan for phasing out some or all RC districts.
3.4.4.1	Develop a plan for phasing out Rural Commercial districts that are vacant or underutilized.
I-38	Consider permitting low-impact supplemental income opportunities within the Farm and Forest District and Rural Community District that support, complement, and promote farming and heritage/ecotourism.
3.4.5.2	Permit <b>low-impact supplemental income opportunities within the Farm and Forest and Rural Residential areas that support, complement, and promote farming and heritage/ecotourism.</b>
I-40	Maintain an inventory of Light Industrial (I-1) land. Periodically evaluate the need for additional I-1 land as part of a comprehensive rezoning process.
3.4.2.2	<b>Maintain an inventory of Industrial land.</b> <i>(deleted: Periodically evaluate the need for additional I-1 land as part of a comprehensive rezoning process.</i>

	<p style="text-align: center;"><b>IV. PROPOSED 2040 ACTIONS THAT REMAIN THE SAME AS ACTIONS LISTED IN THE 2010 COMPREHENSIVE PLAN</b></p> <p>Numbers correspond to numbers in their respective plans (numbers in 2040 draft in bold). Changes in agency assignments have not been included.</p>
I-7 <b>Objective 3</b>	Protect the scenic quality of existing rural landscapes and vistas.
1-10 <b>3.1.1.3</b>	Provide local support to the Maryland Agricultural Land Preservation Program and other State and federal agricultural preservation programs.
1-14 <b>3.1.3.4</b>	Strengthen regulations and incentives governing the preservation of older structures.
1-17 a <b>3.3.1.2</b>	Facilitate the creation of farmers markets in all town centers.
1-18 <b>Goal 3, Objective 1</b>	Continue to promote a broad mix of commercial, office, residential, public, and quasi-public development within town centers.
1-21 <b>3.3.1.1</b>	Promote town centers as community cultural and activity centers by locating schools, colleges, recreational, and cultural facilities within or adjacent to town centers.
1-22 <b>3.3.3.5</b>	Continue to improve the appearance of town centers by emphasizing Town Center Master Plan Capital Improvements Projects and Architectural Review [P&Z]
1-23 <b>3.3.3.4</b>	Review Town Center Master Plans and Zoning Ordinances to look for additional ways to reduce dependence upon automobiles by promoting “pedestrian-friendly” site design and increasing pedestrian and bicycle circulation within and between residential, commercial, and office uses.
1-24 <b>3.3.3.6</b>	As Master Plans are revised, look for ways to preserve and enhance the unique character of each town center.
1-25 <b>3.3.1.3</b>	Consider ways to strengthen regulations regarding derelict buildings.
1-26 <b>3.3.3.2</b>	Maintain a schedule to review and update Town Center Master Plans.
I-35 d. <b>3.4.3.2</b>	Do not allow commercial uses to have direct access onto MD 2/4 in Huntingtown, St. Leonard, or Lusby.
I-35 g. <b>3.4.3.3</b>	Require that rural commercial properties meet the same site design and architectural design standards that are required for businesses that locate within the nearest town centers.
I-39 <b>3.4.5.1</b>	Limit commercial uses in the Farm and Forest District and Rural Community District to help avoid traffic congestion and conflicts with existing residential communities.
1-42 <b>3.4.2.4</b>	Monitor the amount of marine zoning needed and the best locations in terms of the flowing factors: water depths, erosion potential, water quality, and critical navigation areas.
1-43 <b>3.4.2.5</b>	Allow maximum utilization of areas zoned Marine Commercial (MC) without causing significant adverse effects on aquatic resources, visual aesthetics, or neighboring residential uses (e.g.outdoor lighting projecting onto residential property.)

**From:** sarah chesnut <keepcalvertcountry@gmail.com>  
**Sent:** Thursday, October 25, 2018 3:08 PM  
**To:** Planning and Zoning  
**Subject:** Citizen Comments Re: Land Use Chapter of Comprehensive Plan

From: sarah chesnut  
momtotwo2005@hotmail.com  
Owings

Dear Planning Commission,

I write to express support for maintaining Calvert County as a tremendous and increasingly rare semi-rural area. I've enjoyed living here for almost ten years, but have observed increase in traffic, lights, and build-out for both residential and commercial purpose.

Whether people realize or not, Calvert County is wonderful in large part because it's easy to get around. But ease of getting around goes away with development. Build-out ultimately increases population, vehicles, traffic lights, accidents, and crime, all of which lower quality of life.

I still own property in northern Virginia, having lived there for over a decade. It takes going back and forth between here (Calvert) and there (NOVA) to realize the impact that development has on quality of life. It's very apparent.

Limiting development in this unique county will prevent future regret.

Sarah Chesnut  
Owings, MD

**From:** sarah chesnut <keepcalvertcountry@gmail.com>  
**Sent:** Thursday, October 25, 2018 3:14 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.

sarah chesnut

momtotwo2005@hotmail.com

Owings

Development leads to Increased traffic, leads to decreased quality of life for Calvert County residents. Very real and apparent connection. I've felt the increase already, over the past ten years.

**From:** phyllis Sherkus <jpsherkus@comcast.net>  
**Sent:** Thursday, October 25, 2018 8:49 PM  
**To:** Planning and Zoning  
**Subject:** Chapter 3 - Land use

Chapter 3 - Land use: page 3-1

State Vision - Stewardship

"Government, Business entities and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection".

Residents of Calvert County are being left out of this equation despite the overwhelming number of public comments submitted regarding the Comprehensive Plan. The comments are listed online but are not taken into account at the meetings - in fact they are totally ignored. People have spent their time participating in the process and it appears that it has been time wasted.

Phyllis Sherkus

**From:** phyllis Sherkus <jpsherkus@comcast.net>  
**Sent:** Thursday, October 25, 2018 8:58 PM  
**To:** Planning and Zoning  
**Subject:** Chapter 3 - Land Use

## Chapter 3 - Land Use

### Page 3-2 Background

Second paragraph: In 1983, the county adopted the Town Center concept..... Strip commercial development contributes to traffic congestion.....

Aggressive growth without a proper Traffic Study contributes even more to traffic congestion that is already an issue. Control growth and put the buildout cap back into the Plan until the study is completed. Let's proceed in a logical order. Building and then trying to fix the traffic problems is not a well thought out idea.

Phyllis Sherkus

**From:** phyllis Sherkus <jpsherkus@comcast.net>  
**Sent:** Thursday, October 25, 2018 9:39 PM  
**To:** Planning and Zoning  
**Subject:** Chapter 3 - Land Use

Chapter 3 - Land Use

Page 3-6 Paragraph 2:

The Critical Area Program .... The last sentence states that the "Critical Area law requires local governments to review their Critical Area Programs comprehensively every six years".

When is this done? Is this part of another document?

Phyllis Sherkus

**From:** phyllis Sherkus <jpsherkus@comcast.net>  
**Sent:** Thursday, October 25, 2018 10:00 PM  
**To:** Planning and Zoning  
**Subject:** Chapter 3 - Land Use

## Chapter 3 - Land Use

### Page 3-13 Growth Areas

Under both "Major Town Centers" and "Minor Town Centers" -

Future development is guided by an adopted Town Center Master Plan.

This Comprehensive Plan is so restrictive and all encompassing that the individual TC Master Plans have been made pretty much ineffective. The town residents have lost their voices on how they want to see their towns develop (or not). The CP keeps stating in multiple locations that the TC Master Plans will guide future development - when it is in effect stating that if it agrees with the CP then the TC can guide future development. We will end up with a county full of "cookie cutter" towns with no individuality or uniqueness left. So then why would a tourist be interested in coming to a county where every town looks the same?

Phyllis Sherkus

**From:** phyllis Sherkus <jpsherkus@comcast.net>  
**Sent:** Thursday, October 25, 2018 10:29 PM  
**To:** Planning and Zoning  
**Subject:** Chapter 3 - Land Use

### Major vs Minor Town Center for Dunkirk -

At the July PC meeting there was a discussion towards the end of the meeting regarding Dunkirk and the citizens desire to remain a "minor" town center. There were comments made by PC member Steve Jones and P&Z Director Mark Willis to the effect that they should just make the designation "town" center and that the residents of Dunkirk would not know the difference.... Blah blah blah. That was an insulting, demeaning and unprofessional reference to the residents of Dunkirk and totally uncalled for. (not a joke!) Dunkirk and its residents have been full participants in this process from the beginning and do not deserve this kind of treatment. I believe that the "minor" town of Dunkirk and its residents deserve a public apology from both offenders.

Phyllis Sherkus

**From:** phyllis Sherkus <jpsherkus@comcast.net>  
**Sent:** Thursday, October 25, 2018 10:45 PM  
**To:** Planning and Zoning  
**Subject:** Chapter 3 - Land Use

## Chapter 3 - Land Use

### Page 3-16 Major Town Centers

Dunkirk does not match the description in the first paragraph, nor does it support the type of development described. Route 4 bisects the town and there is no way to cross to the other side other than by car (not a walking or biking town). There are very few residences within the town center. It does not serve a community of all ages with special attention given to senior citizens and young adults. No mixed use settings. With a county full of many government workers who commute to DC and earn high incomes, there is not going to be a job market here that will pay enough to keep those workers from continuing to commute out of county.

Phyllis Sherkus

**From:** phyllis Sherkus <jpsherkus@comcast.net>  
**Sent:** Thursday, October 25, 2018 10:56 PM  
**To:** Planning and Zoning  
**Subject:** Chapter 3 - Land Use

## Chapter 3 - Land Use

### Page 3-17

In the 3<sup>rd</sup> paragraph.... Major Town Center master plans are individually adopted and continue to provide a broad mix ..... reducing traffic congestion, ... The provision of adequate roads, water, wastewater systems, public transportation and high quality internet communication systems..... should remain a top priority in accordance with master plans for Town Centers.

Unless the TC Master Plans agree with the CP, they no longer have a say about their communities or any of the subjects listed in the CP (as above). Traffic congestion is a major issue with residents not only in Dunkirk but county wide. We need a traffic study before more growth is approved. We need a study of the viability of the aquifer and what we are going to do when the well runs dry. It only makes sense to make sure we can support the type and amount of growth the CP is trying to allow before the Plan is passed.

Phyllis Sherkus

**From:** phyllis Sherkus <jpsherkus@comcast.net>  
**Sent:** Thursday, October 25, 2018 11:09 PM  
**To:** Planning and Zoning  
**Subject:** Chapter 3 - Land Use

### Chapter 3 - Land Use

#### Page 3-17 Dunkirk

Again - Dunkirk does not desire to be a Major Town Center. The residents do not want what that designation will bring with the increased density of housing (with or without TDR's), the public sewer extended to private homes, nor the major employment center.

#### Page 3-21 Minor Town Centers

Paragraph 2 Minor Town Centers have the potential for limited development.... Dunkirk only has limited development available within the town center. So unless there are plans afoot why does the town need to be a major town center?

Phyllis Sherkus

**From:** phyllis Sherkus <jpsherkus@comcast.net>  
**Sent:** Friday, October 26, 2018 3:12 PM  
**To:** Planning and Zoning  
**Subject:** Chapter 3 - Land Use

## Chapter 3 - Land Use

### Page 3-22 Commercial and Industrial Areas

"Commercial development is mainly focused inside Town Centers with some additional commercial development located in Rural commercial zoning districts..... Calvert County promotes a broad mix of commercial, office, residential, public and quasi-public development within Town Centers".

This sounds good but as the residents in Dunkirk will testify it is not all beneficial to them. With the removal of the forested area to build the Shoppes at Apple Greene, there is no longer a buffer for the noise from the Giant shopping center/the Shoppes at Apple Greene and the neighboring houses.

- Garbage trucks, delivery trucks etc in the middle of the night are causing noise issues with the residents in the nearby neighborhoods.
- The pump for the well tower next to Apple Greene is very loud, causing distress to those living in that area - not just the noise but the low decibel vibration.
- Lighting is especially bright from the new Shoppes at Apple Greene, and is visible all the way over to Yellow Bank Road.

Appropriate locations need to be taken into consideration when developing commercial businesses - but the final approval should also give thought as well to the repercussions on the nearby residents.

Phyllis Sherkus

**From:** phyllis Sherkus <jpsherkus@comcast.net>  
**Sent:** Friday, October 26, 2018 3:31 PM  
**To:** Planning and Zoning  
**Subject:** Chapter 3 - Land Use

## Chapter 3 - Land Use

Page 3-25 Objective 3: Ensure that Town Center Master Plans are updated on a periodic basis.

3.3.3.1 "Review and update the TC Master Plans to reflect the policies of the Calvert 2040 Plan".

From the beginning of the workshops this CP has been pushed as being a "vision" for the County, now we are seeing that it is in fact a policy document that will restrict what town residents want to see in their own towns by way of their Town Center Master Plans.

A process needs to be put into place where town residents can protest/overturn parts of the CP that violates their own "vision" of their TC Master Plan.

Our county government forgets that they are elected/hired/appointed to do the will of the people.... Not what they think should be done.

Phyllis Sherkus

"The Planning Commission and the BOCC have a duty by the virtue of their position and authority to ensure that any plan that is adopted is from the citizenry, by the citizenry, and for the citizenry, and not special interest. We need to get this right. The consensus of the citizens have the right to be heard and their desires followed with the Comprehensive Plan."

**From:** phyllis Sherkus <jpsherkus@comcast.net>  
**Sent:** Saturday, October 27, 2018 5:16 PM  
**To:** Planning and Zoning  
**Subject:** Frequently Asked Questions Calvert County Comprehensive Plan October 22, 2018

Does the Comprehensive Plan draft call for expanded town centers? Why?

A: Yes. The two overarching visions of the Comprehensive Plan are to preserve the county's rural character and direct growth to designated areas. The town centers are the designated growth areas as called for in the 1983 Calvert County Comprehensive Plan. To meet the Comprehensive Plan visions, one objective is ensuring our town centers are attractive, convenient and interesting places to live, work and shop. The current Comprehensive Plan update draft aims to better define town center boundaries by considering existing land use patterns, the size of the core community, the roadway network, utility extension policies, preservation priorities and environmental constraints. New boundaries would simply include areas that naturally enhance the town centers; that is, the boundary now follows the natural parcel boundary lines. Redefining these boundaries will make future development in these locations more predictable and better identified with the associated town center. Using this method, the town centers of Solomons, Huntingtown, Lusby, Owings, Prince Frederick and St. Leonard would expand. **Dunkirk Town Center is not expanding.** While the plan draft recommends expansions of some town centers, it does not automatically expand the boundaries. That can only be done through zoning amendments which involves a full public process.

**Not true. By redefining the boundaries of the town center in Dunkirk, 200 acres have been added to the town center per the maps sent to DACCA board members earlier this year.**

Phyllis Sherkus.

**From:** Kenneth H. Pritchard <keepcalvertcountry@gmail.com>  
**Sent:** Friday, October 26, 2018 7:25 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.

Kenneth H. Pritchard

kenpritchard@erols.com

Lusby

I submitted comments about the Oct 2017 draft on 12-7-17. In short: (a) more work is needed -- major revisions are needed to control growth and (b) the lie that denies the true risks of the DCP LNG plant by misusing 'favorable' text about risk level from the State study (2006, with validation and reissue in 2010) while ignoring/omitting directly related unfavorable text from the same study is shameful -- stop the lying. I told you about the unfavorable risk level text and asked you to re-read the State study so you could find it on your own; please feel free to contact me by email if you would like me to bring a copy of the text to your offices for a face-to-face discussion.

**Holt, Judy C.**

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**Subject:** FW: Comments re. Land Use Chapter 3

**From:** Thomas Mero <[tjmero@comcast.net](mailto:tjmero@comcast.net)>

**Sent:** Friday, October 26, 2018 6:59 PM

**To:** Sunderland, Carolyn V.

**Subject:** Comments re. Land Use Chapter 3

Dear Planning Commission,

Once again thank you for initiating a chapter by chapter review of the Comprehensive Plan. This is such a critical document that defines the growth in our county for the next 20 plus years and I feel the May draft does not reflect what is best for our county or the views of our citizens.

For my comments on Chapter 3, Land Use I want to focus on Dunkirk, the entrance to our lovely county. I strongly oppose the change slipped in the May draft to would change Dunkirk from a minor to a major town center. Such a change would be devastating to Dunkirk as well as all who drive though Dunkirk on a daily basis.

Dunkirk is a Minor Town Center - There has been so much misinformation about Dunkirk coming from Commissioner Hejl, Planning and Zoning, and others including that the name really doesn't mean much. The reality, changing Dunkirk's designation to a major town center would convert it from what it is today, a thriving commercial center to meet the needs of the surrounding communities, to a major population center like Prince Frederick and Solomons. Recently Commissioner candidate McConkey said Dunkirk is already a Major TC but he also said he had not read the Comprehensive Plan so he hasn't seen the definitions contained in the plan. That might explain his error. Director Willis in his May 29<sup>th</sup> email to Hejl (excerpts included at the end of my comments) again makes an erroneous statement "Our draft reflects what is actually on the ground" ie. Dunkirk is a Major TC. The present Major Town Centers have extensive high-density housing and public sewer. As far as I know there is not one residential unit in the Dunkirk TC! Again, Dunkirk was and is a minor TC.

I have also included at the end of my comments the descriptions, Major vs. Minor, from the Comprehensive plan. There is no doubt that Dunkirk today is a Minor TC. The current zoning documents, including the Dunkirk Master Plan, describes Dunkirk as a Minor TC.

The Status of Sewer in Dunkirk – Here again Commissioners and Director Willis mislead with statements like "I hate to tell you, but sewer is already in Dunkirk". What is in Dunkirk are conventional septic systems and two small package systems that were designed to only support the commercial shopping centers Dunkirk Gateway and Shoppes at Apple Green. These systems were not designed to support substantial high-density residential development, generally not designed to be interconnected, and there is no "public sewer" in Dunkirk.

Traffic – Anyone who drives up and down Route 4 every day knows how bad the traffic is now during rush hour. Adding potentially thousands of high-density housing units in and around Dunkirk will add more cars and increase cross traffic which will force a reduction in north/south signal time. The Dunkirk daily evening rush backups now extend to Brickhouse Road and beyond. The impact of extensive growth in and around Dunkirk would extend those backups to the county line. The widening of Route 4 in Prince Frederick is but a little

bandaid which does nothing to reduce the substantial rush hour backups at the many traffic signals between Prince Frederick and the northern county line.

Erosion of our Tax Base – High density housing units often erode the tax base because apartment and townhouses generally pay less property tax per unit when compared to single family detached houses. That plus the fact that the high density residential owners/renters, with the exception of senior housing, are often younger families which translates to higher numbers of school aged children per unit. Half of our county's budget funds our schools so a significant increase in population will burden our schools which translates to a burden on our county budget. Speaking of the burdens on our schools, currently three of the schools are over capacity.

Citizens/Voter Opposition – The recent primary election that soundly voted a pro-business/pro-developer Commissioner out of office sends a clear message that the voters do not support catering to builders and developers by substantially increasing our residential growth rate. Anybody that has attended general DACCA meetings or the recent DACCA commissioner candidate forum heard that the citizens in Dunkirk are vehemently opposed to making Dunkirk a Major TC.

If the Plan is approved in its present form, including making Dunkirk a major TC, builders and developers stand to make millions while our citizens will be left with higher taxes, traffic gridlock, and the degradation of our rural character we all treasure. Please change the draft Comprehensive Plan and keep Dunkirk a minor TC.

Thanks for your thoughtfully considering my comments.

Tom & Joan Mero  
Dunkirk

**Willis to Hejl email – May 29, 2018**

**Please consider the language in the second draft when describing Major and Minor Town Centers:**

- Major Town Centers...have a conventional density of three dwelling units per acre, 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.
- Minor Town Centers...have a lower intensity and smaller scale with a more limited variety of commercial and residential development than Major Town Centers. Minor Town Centers are suitable for additional small-scale commercial development and various types of single family dwellings at a conventional density of one dwelling unit per acre. Future development is guided by an adopted master plan.

Both the description from the 2010 and prior plans would now include Dunkirk as a Major Town Center. Our draft reflects what is actually on the ground. Keep in mind second draft only refers to the "provision of adequate roads, water, wastewater systems...should remain a top priority, in accordance with the plans for Town Centers.

Thanks,

Mark

## **Town Centers Definition CompPlan Section 3, P13**

### **Major Town Centers**

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.

### **Minor Town Centers**

Minor Town Centers have a lower intensity and smaller scale with a more limited variety of commercial and residential development than Major Town Centers. Minor Town Centers are suitable for additional small-scale commercial development and various types of single family dwellings at a conventional density of one dwelling unit per acre. Future development is guided by an adopted master plan.

**Harrod, Felicia R.**

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**From:** Miriam Gholl <ghollma@yahoo.com>  
**Sent:** Friday, October 26, 2018 3:27 PM  
**To:** Planning and Zoning  
**Subject:** Comments from Keep Calvert Country-Grow Responsibly on the Land Use Chapter  
**Attachments:** Chapter 3-Land Use Comments-Final.pdf

Please share the attached comments with the Planning Commission for review at its November 14th meeting.

Thank you,  
Miriam Gholl  
on behalf of KCC

KCC COMMENTS RE: CHAPTER 3-LAND USE

1. Existing Policies-Land Preservation (pg 3-2 thru 3-6)

These sections contain descriptions of existing land preservation programs, but do not contain any analysis of the success or failure of these programs. Goal #1 (pg. 3-23) is a positive goal for continuing sound preservation policies.

***However, without any analysis or explanation, the number of dwelling units allowed before having to purchase TDRs is being increased from the current 1 unit per acre to 3 units per acre.*** (See Future Land Use Plan “Growth Areas” pg. 3-13). See Table 5-3 of the Zoning Ordinance for Town Center base densities, all of which allow only 1 unit per acre before requiring TDRs.

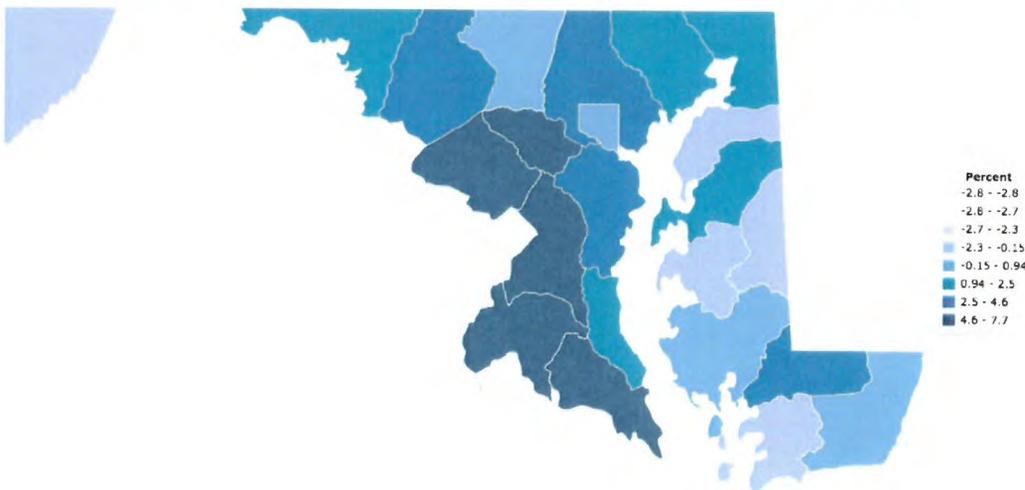
As stated in the last paragraph on page 3-4, in 2015 the number of TDRs required in Prince Frederick, Lusby and Solomons has already been decreased from 5 to 3 for single-family, 2 TDRs for attached dwellings, and only 1 TDR for apartments. The paragraph concludes on the following page that the changes were intended to “encourage residential development within the Town Centers and reinvigorate the market for TDRs”.

***Question: With the reduction implemented in 2015, why do we now need to also give away the first 3 dwelling units in Town Centers?***

***KCC REQUEST: Delete the proposal to allow 3 dwelling units before having to purchase TDRs as it will undermine the preservation programs by decreasing the market for TDRs and there is no justification for it.***

2. Managing Residential Growth

The 1<sup>st</sup> paragraph on page 3-10 incorrectly describes Calvert County as “one of the slowest in the metropolitan areas”. The map below (from indexmundi) shows Calvert as being right in the middle when compared to all other Maryland Counties. All of the metro counties (in dark blue) around DC are growing faster than Calvert but have higher property taxes and income taxes and worse traffic than Calvert. ***KCC REQUEST: Direct staff to correct the misinformation that Calvert is one of the slowest-growing Counties. Consider including this map or a similar map to illustrate Calvert’s growth rate.***



3. Development Capacity Analysis (pg. 3-11). The 2<sup>nd</sup> paragraph states that the capacity analysis is based on current zoning regulations coupled with recent provisions in state law. And “The analysis projected that the CURRENT ZONING can accommodate approximately 9,000 additional housing units without the use of TDRs and approximately 15,000 additional housing units with the use of TDRs.”

This analysis would be fine if no expansions were proposed, but this Plan proposes to expand the Town Centers by almost 2,000 acres alone<sup>1</sup>, not to mention the proposed changes in policies such as making Dunkirk a Major Town Center and allowing sewer outside the Town Centers, which will add high-density residential development in areas currently not zoned for it. The entire Plan is based on this INCORRECT information.

Below is KCC’s analysis of the growth potential in Prince Frederick alone, *which exceeds the Plan’s growth analysis for the entire County!*

Prince Frederick Expansion - Increase in Development Capacity		
Phase One Expansion - TC	14 units per acre	24 units per acre
94 acres	1,316	2,256
Phase Two Expansion - TC		
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 so 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.

Residential Area - Increase in Development Capacity		
Residential Area	# of units at 4 units per acre (proposed zoning)	# of units at 1 unit per acre (current zoning)
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.

Total Increase in Dwelling Units & Residents in the Prince Frederick Area		
Areas	# of Dwelling Units*	# of New Residents**
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

<sup>1</sup> See attached acreage amounts proposed, prepared by the Dept. of Planning & Zoning. Note: The attached shows zeros for the 1-mile radii around Owings, Huntingtown and St. Leonard as the 1<sup>st</sup> Draft proposed elimination of those areas. However, these areas are to be reinstated per Ms. Buehler’s request.

**THIS IS KCC'S BIGGEST COMPLAINT ABOUT THE DRAFT PLAN.  
BEFORE PROCEEDING ANY FURTHER, KCC REQUESTS THE FOLLOWING:**

- **Hire an independent consultant to analyze all of the additional land proposed for development and provide an accurate analysis of how much population we can expect.**
- **Include an analysis of the impact such expansions will have on roads, schools, and our aquifers.**
- **Once accurate projections are available, reinstate the policies from the current Plan "that link the amount, location and rate of residential growth to County land use objectives, including highway, school and aquifer capacities" (Action Item I-1).**
- **Redraft the Comprehensive Plan to reflect the accurate projections and establish policies to prevent growth from exceeding the capacity of our roads, schools and aquifers.**

4. "Growth Areas" (page 3-13) The last sentence under Major Town Centers: "Future development is guided by a Town Center master plan."

**Comment: This Comprehensive Plan includes policies and expansions that should be decided during the Master Planning process. Each Town Center should be allowed to decide its base density, whether to allow sewer, and most importantly, how much it should be expanded.**

**KCC REQUEST: In order for these decisions to be made at the Town Center level, amend the Comprehensive Plan Draft to:**

- **Delete the maps showing expansions of the Town Centers and replace them with a policy that states that expansion should be considered during the Town Center Master Planning process;**
- **Do not change Dunkirk to a Major Town Center and add a policy that making it a Major Town Center should be decided during the Master Planning process;**
- **Do not increase the number of dwelling units permitted before TDRs are required (base density). Allow that decision to be made by each Town Center; and**
- **Do not establish sewer policies for the individual Town Centers and surrounding Residential Areas. Allow that decision to be made by each Town Center.**

**The above-referenced studies should be addressed in the Town Center Master Plans after careful study and plenty of citizen input. If these policies remain in the Comprehensive Plan, they might as well be set in stone, as the Town Center Master Plans must be consistent with the Comprehensive Plan per State law.**

5. "Rural Commercial" (page 3-15):

The 1<sup>st</sup> paragraph refers to properties currently zoned Rural Commercial. The 2<sup>nd</sup> paragraph refers to other commercial uses in the Farm and Forest and Rural Community Districts. The title of the section should be changed (perhaps "Commercial uses outside the Town Centers") or the 2<sup>nd</sup> paragraph should have its own title.

Action item 3.4.4.2 states: “Restrict the expansion of rural commercial uses and maintain a small-scale rural character.” ***The current Comprehensive Plan PROHIBITS the expansion of Rural Commercial Districts (Action Item #1-35e, page 10). KCC REQUEST: Replace “Restrict” with “Prohibit” in Action item 3.4.4.2.***

6. “Growth Areas” (page 3-16 thru 3-23)

The 2<sup>nd</sup> full paragraph on page 3-17 supports KCC’s request to allow decisions regarding Town Centers to be made during the Master Plan process:

*“The provision of adequate roads, water, wastewater systems, public transportation, and high-quality internet communication systems, together with public amenities such as parks, town square, trails, sidewalks, bikeways, indoor recreational, and cultural facilities, should remain a top priority, **in accordance with master plans for the Town Centers.**”*

***KCC REQUEST: Eliminate all expansions and policies that usurp the authority of the individual Town Center Master Plans.***

This section, as it pertains to the Town Centers, lists a basic inventory of the existing situation. No suggestions are made as to how to make these “vibrant Town Centers”. ***Expanding the Town Center boundaries will not automatically make them vibrant. If anything, they will result in sprawl and undermine any attempt to create “compact patterns of development”.***

7. Dunkirk (page 3-17)

The decision to change Dunkirk from a Minor to a Major Town Center has not been properly studied and there is no explanation or justification for doing so in the Plan. The impact on schools, roads and our aquifers should be determined before such a decision is made. Making Dunkirk a Major Town Center will create a bottle neck at the northern end of the County, negatively impacting the full length of Route 4 as commuters try to get back and forth to work. The Residential Area adjacent to Dunkirk is being increased by 400 acres and again, no explanation or justification is given.

8. Prince Frederick (page 3-17 thru 3-19)

- The map on page 3-18 should be deleted. Specific boundary lines should not be drawn until properly studied during the Master Plan process. ***Once they are shown on a map in the Comprehensive Plan, that zoning is established and cannot be undone because to do so would be inconsistent with the Plan.*** Again, no explanation or justification is given for the proposed expansions.
- If developed commercially, the areas proposed for expansion along Route 231 will result in “strip commercial development” something that every previous Comprehensive Plan has advised against. In fact, such development would conflict with this Plan on page 3-2:

*“In 1983, the county adopted the Town Center concept to provide locations suitable for residential and commercial development and to avoid extending “strip commercial development” along Calvert County’s highways. Strip commercial development contributes to traffic congestion, increases the potential for highway traffic accidents, reduces the drawing power of commercial uses by limiting the opportunity to share customers with other nearby commercial uses, increases the cost of needed infrastructure, and detracts from the visual beauty of the countryside.”*

***This is another reason to defer expansion of the Town Centers until Master Plans can be properly written which specify what uses may be allowed in the expanded areas. Also the Comp Plan should specifically state that no expansions should be along highways in order to prevent further strip commercial development.***

9. Lusby & Solomons (page 3-19 & 3-20)

***QUESTION: Why are Lusby and Solomons being combined?*** Again, no explanation. No justification. The area to the north of Lusby and between the southern end and Solomons will become “strip commercial development” and there is absolutely no reason these areas should be added to either Town Center.

1<sup>st</sup> full paragraph on page 3-19, last sentence: “The updated master plan should seek to establish a clear visual boundary between Lusby and the adjacent Solomons Town Center to support the separate identities of the two communities.” ***That boundary already exists because the towns are not combined! Again, if it is mapped in the Comprehensive Plan, there’s no going back and no way to separate the two again.***

10. Minor Town Centers (page 3-21 & 3-22)

***QUESTION: Are Minor Town Centers intended to be served by public sewer by the draft Plan?*** Minor Town Centers are described as having “the potential for limited development with some commercial uses that serve the local community.” In many sections, the Plan makes it sound as if water and sewer is not proposed in Minor TCs. However, ***all Minor Town Centers are designated as Tier II which is described as “Areas proposed to be served by public sewerage systems or mapped as locally designated growth areas.”*** (pg. 3-6)

There are also several instances such as the one below, that makes it sound as if all Town Centers will have sewer (notice it does not specify Major vs Minor TCs).

*“Utility Extension Policies: The availability of water supply and wastewater treatment is a crucial improvement to increase economic activity. Calvert County’s lack of sufficient water and sewer infrastructure within the Town Centers limits their development potential and economic growth. To achieve higher intensity and greater variety of commercial development in the Town Centers, the county needs to develop a strategy to finance the expansion of sewer and water service in these locations.”* (pg. 8-15)

One of the major goals of the draft Plan, repeated several times throughout, is: “Use water and sewer policies to direct growth consistent with land use policies.” The above-quoted policy encourages water and sewer in the TCs. ***KCC REQUEST: Clarify whether Minor Town Centers are intended to have sewer by eliminating ambiguous and conflicting statements. Allow the individual Town Centers to determine whether sewer is appropriate during the Master Plan process.***

11. 1-Mile Radius surrounding Minor Town Centers: The 2<sup>nd</sup> paragraph from bottom of page 3-21 calls for the reinstatement of allowing higher residential density with the use of TDRs within a 1-mile radius of the Minor Town Centers. With the massive amounts of additional Town Center and Residential areas, the 1-mile radius should be eliminated. Allowing higher density in these areas will detract from the intended goal of concentrating growth in Major Town Centers. ***KCC REQUEST: Do not reinstate the 1-mile radius around Minor Town Centers.***

12. Owings (page 3-21 and 3-22) ***QUESTION: Why is Owings proposed to be expanded by 105 acres?*** Again, no explanation and no justification. Owings is a Minor Town Center and should not be expanded or it will

detract from the Major Town Centers. The area slated for expansion (which should not be shown in the Comprehensive Plan) is currently zoned Employment Center (EC) but is a farm.

Again, the sewer policies for Owings are contradictory. It is shown as being in Tier II (“Areas proposed to be served by public sewerage systems or mapped as locally designated growth areas.”) yet the 1<sup>st</sup> full paragraph on page 3-22 states: “*The Owings Town Center Master Plan...depends in large part upon the provision of public water and sewer. **Since the county does not have a near-term plan to provide this service and the market demand has not supported extension of service by a private entity, the master plan should be updated to more closely conform to the policies of this Comprehensive Plan.***” **KCC REQUEST: Do not expand the Owings Town Center.**

13. Huntingtown (page 3-22) Huntingtown **should not** be expanded across Route 4. This violates a policy of the current Comprehensive Plan that states that Town Centers should not be expanded across Route 4 and for good reason: Look at the issues Dunkirk and Prince Frederick experience because Route 4 divides those towns. The excuse that it is being expanded to incorporate the high school because it is in a Priority Funding Area is weak. There are numerous other schools sprinkled throughout the County that are in PFAs but not in Town Centers. **KCC REQUEST: Do not expand the Huntingtown Town Center across Route 4.**
14. St. Leonard (page 3-22) **QUESTION: Is St. Leonard proposed to be expanded?** It is difficult to tell on the proposed Land Use Map and an expansion is not described other than to state, “*The updated Master Plan included the recommendation to expand the Town Center boundary ...*” **KCC REQUEST: Apply this same language to all Town Centers to allow expansions to be determined during the Master Plan process.**
15. Industrial (page 3-22 and 3-23). **QUESTION: How much additional Industrial zoning is proposed?** It is difficult to tell from the Land Use Map, but it appears a substantial amount of new Industrial is proposed at Dominion LNG. This area (and any other areas of expansion) should be discussed and justified in the Plan.

The current Plan describes Industrial areas as being “intended to provide areas in the County that are suitable for light industrial uses free from other uses which might affect such development.” The description in the draft Plan is much broader. The draft Plan states, “The intent is to allow limited retail and service uses” and “offices, commercial services”. If such uses are permitted in Industrial, they will compete with and detract from the Town Centers. **KCC REQUEST: Do not unnecessarily increase the amount of Industrial areas and change the wording to prohibit uses that will detract from the Town Centers.**

**Harrod, Felicia R.**

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**From:** Miriam Gholi <ghollma@yahoo.com>  
**Sent:** Friday, October 26, 2018 3:43 PM  
**To:** Planning and Zoning  
**Subject:** KCC Blog Re: Difference Between Major & Minor TC  
**Attachments:** Differences Between Major & Minor TC-Blog.pdf

Please share the attached blog with the Planning Commission as part of Keep Calvert Country-Grow Responsibly's comments on the Land Use Chapter of the draft Comprehensive Plan.

Thank you,  
Miriam Gholi  
on behalf of KCC

# Major vs. Minor Town Centers: A Significant Difference

October 8, 2018 | Miriam Groll, AICP

Dunkirk has been designated a Minor Town Center (TC) since the concept was introduced in the 1983 Comprehensive Plan. However, the new draft Comprehensive Plan proposes to make Dunkirk a Major Town Center with 2,200 acres of residential area surrounding it. The Plan also recommends that "developer-funded public sewer" be permitted so that the area can be developed to its maximum potential. Many citizens are vehemently opposed to these proposals.

But the numerous objections submitted to the Planning Commission by residents were dismissed by one member at the September meeting, who said he "did not care whether it's called a major or minor town center". The Director of Planning and Zoning was dismissive of the issue as well. See Calvert Recorder article about the meeting [here](#).

The chart below includes descriptions from the draft Comprehensive Plan and shows that there are significant differences between Major and Minor TCs, as well as the residential areas surrounding TCs.

<p style="text-align: center;"><b>MAJOR TOWN CENTER</b> (currently Prince Frederick, Lusby &amp; Solomons)</p> <p>Defining Features:</p> <ul style="list-style-type: none"><li>• Major Town Centers are to serve as regional centers, providing goods and services that attract visitors from the entire county and/or from outside the county.</li><li>• Accommodate the most intense development in the County</li><li>• Conventional density: 3 units/acre (before TDRs are required)</li><li>• Commercial uses include destination retail uses and services</li><li>• Major Town Centers are the county's primary designated growth areas.</li></ul>
<p style="text-align: center;"><b>MINOR TOWN CENTER</b> (currently Dunkirk, Owings, Huntingtown &amp; St. Leonard)</p> <p>Defining Features:</p> <ul style="list-style-type: none"><li>• Minor Town Centers have a lower intensity and smaller scale with a more limited variety of commercial and residential development than Major Town Centers.</li><li>• Minor Town Centers are suitable for additional small-scale commercial development and various types of single-family dwellings at a conventional density of 1 dwelling unit/acre.</li><li>• Minor Town Centers are to serve as local convenience centers.</li></ul> <p>They have the potential for limited development with some additional commercial uses that serve the local community.</p>
<p><b>Residential Development Adjacent to Major TCs:</b></p> <p>The new Comprehensive Plan proposes a mapped residential area adjacent to MAJOR Town Centers where "developer-funded public water and sewer facilities will be permitted so that properties can be developed to their maximum potential. <i>This is the reason Dunkirk is proposed to be a Major Town Center – so that higher density residential can be developed adjacent to it.</i></p>
<p><b>Residential Development Adjacent to Minor TCs:</b></p> <p>There is currently a 1-mile radius around Minor Town Centers where density can be increased, but it is difficult to achieve maximum density on private septic systems.</p>

As shown, calling Dunkirk a Major TC vs. a Minor TC is more than just semantics. The Planning Commission should consider the differences described, as well as citizens' concerns, when determining Dunkirk's fate. And citizens throughout the County should be concerned as well, since we all have to drive through Dunkirk on a regular basis. For some of us, this change could add significant time to our commutes as Route 4 funnels all the traffic from the proposed high-density residential areas.

The Planning Commission should also direct staff to study the impact the change will have on our roads, schools and aquifers before a decision is made, since this has yet to be done.

**Harrod, Felicia R.**

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**From:** jp sherkus <sherkus.jp@comcast.net>  
**Sent:** Friday, October 26, 2018 8:43 PM  
**To:** Planning and Zoning  
**Cc:** jpsherkus@comcast.net  
**Subject:** Chapter 3 - Land use

Chapter 3 – Land Use

Page 3-17 Dunkirk

Again – Dunkirk does not desire to be a Major Town Center. The residents do not want what that designation will bring with the increased density of housing (with or without TDR's), the public sewer extended to private homes, or any type of major employment center.

John P. "JP" Sherkus  
410-257-5693

Harrod, Felicia R.

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**From:** jp sherkus <sherkus.jp@comcast.net>  
**Sent:** Friday, October 26, 2018 8:41 PM  
**To:** Planning and Zoning  
**Cc:** jpsherkus@comcast.net  
**Subject:** Chapter 3 - Land use

Page 3-21 Minor Town Centers

Paragraph 2 Minor Town Centers have the potential for limited development.... Dunkirk already has only limited area available for development within the town center. So unless there are plans afoot for expanded or aggressive development, why does the town need to be a major town center?

John P. "JP" Sherkus  
410-257-5693

**From:** jp sherkus <sherkus.jp@comcast.net>  
**Sent:** Friday, October 26, 2018 4:46 PM  
**To:** Planning and Zoning  
**Cc:** jpsherkus@comcast.net  
**Subject:** Chapter 3 - Land use

Chapter 3 – Land Use

Page 3-16 Major Town Centers

Dunkirk does not match the description of a Major Town Center in the first paragraph, nor does it support the type of development described to be one. Route 4 bisects the town and there is no way to cross to the other side other than by auto. It is not a town conducive to walking or cycling in town. In truth, it has been described as a “West Dunkirk and an East Dunkirk”. There are very few residences within the town center. It does not serve a community of all ages with special attention given to senior citizens and/or young adults. There are no mixed use settings. With a county full of many federal government workers who commute to DC and earn high incomes, there is not going to be a job market in Dunkirk that will pay enough to keep those workers from continuing to commute out of county. Nor is there infrastructure IN PLACE to support large scale development.

John P. "JP" Sherkus  
410-257-5693

**From:** jp sherkus <sherkus.jp@comcast.net>  
**Sent:** Friday, October 26, 2018 4:35 PM  
**To:** Planning and Zoning  
**Cc:** jpsherkus@comcast.net  
**Subject:** hapter 3 - Land use

Major vs Minor Town Center for Dunkirk –

This is a defining issue for the citizens of Dunkirk. At the July PC meeting there was a discussion towards the end of the meeting regarding Dunkirk and the citizens desire to remain a “minor” town center. There were comments made by PC member Steve Jones and P&Z Director Mark Willis to the effect that they should just make the designation “town” center and that the residents of Dunkirk would not know the difference. Believe me, the citizens know the difference. It was also jokingly expressed that perhaps the designations of “major and minor” town centers should be done away with. If this is done, what will the definition of “town center” be? Just taking the current draft definition of “major town center” and applying it to the version of town center is totally unacceptable.

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Chapter 3 - Land Use

Page 3-13 Growth Areas

Under both "Major Town Centers" and "Minor Town Centers" –

Future development is guided by an adopted Town Center Master Plan.

Yet, this draft of the Comprehensive Plan is so restrictive and all-encompassing that the individual TC Master Plans have been made pretty much ineffective. Even though certain Commissioners have stated that the CP is a "vision only", the current draft states that it is a "policy document". The individual town residents have lost their voices on how they want to see their towns develop (or not). The CP keeps stating in multiple locations that the TC Master Plans will guide future development – BUT only if it agrees with the county CP. This appears to negate any input that the citizens may desire if it does not agree with the county CP. Each of the current town centers have their own identity and the citizens want to keep it that way, each with its own uniqueness and identity.

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Chapter 3 - Land Use

Page 3-6 Paragraph 2:

The Critical Area Program .... The last sentence states that the "Critical Area law requires local governments to review their Critical Area Programs comprehensively every six years".

When is this done and by whom? Is this part of another document? Is this part of each town center's comprehensive plan?

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Chapter 3 - Land Use

Page 3-2 Background

Second paragraph: In 1983, the county adopted the Town Center concept..... Strip commercial development contributes to traffic congestion.....

Since the Shops At Apple Greene opened in Aug 2018, the traffic congestion has already increased. Aggressive growth without a proper Traffic Study contributes even more to traffic congestion that is already an issue. One cannot safely cross Rt 4 anywhere in Dunkirk. While some growth is inevitable, control the growth and put the buildout cap back into the Plan until the study is completed. Let's proceed in a logical order. Building and trying to fix the traffic problems is not a solution. All infrastructure must be in place well before more growth is approved.

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Chapter 3 - Land use: page 3-1

State Vision – Stewardship

“Government, Business entities and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection”.

It appears that the Residents of Calvert County are being left out of this process despite the hundreds of pages of public comments submitted regarding the Comprehensive Plan. The comments are listed online but it appears that they are not taken into account at the meetings – in fact they are totally ignored. Residents have spent much time researching and investigating each section of the draft CP, yet it appears that it has been time wasted. All I have seen modified at Planning Commission meetings are “cosmetic changes” and “fixing typos”. This is certainly NOT a collaboration as stated above.

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**From:** Ginny R <ginnyr1@hotmail.com>  
**Sent:** Friday, October 26, 2018 10:31 PM  
**To:** Planning and Zoning  
**Subject:** Calvert 2040 Comments

To Whom It Should Concern:

My very large family and I have been vacationing in Calvert County for decades. We were born and raised in Alexandria, VA and when we discovered Calvert County we were hooked. In recent years all our vacation time was spent here. Over the years we dreamed of living here. A few of our dreams came true when two of us bought homes here last year. My sister and I are constantly on the lookout for homes here for our other 8 siblings. However, since purchasing our homes last year we are distressed to find out that the current BOCC has very big plans for development and changing the beautiful landscape of this wonderful gem of a county. A gem that is here due to the previous planners who obviously have a true connection to what it means to protect this beautiful peninsula. And who were smart enough to protect our water supplies and land.

I am transitioning into a full time resident here and let me tell you, I dread going back to the the horrible traffic and sprawl that is Alexandria. Coming back to my what i hope is my forever home in Calvert County, well I can't explain it, other than to say - a load is lifted off my back. A beautiful drive back to Solomons (except for Prince Frederick).

I really don't understand why this current BOCC is hell bent on neglecting what the residents here love about their county and insist on dramatically changing the landscape.

They do not appear to be good Stewards of this beautiful peninsula and if they get their way I dread to think what will become.

I really don't understand why they don't see the damage they will cause by going though with the proposed plan. Are they just greedy and not lovers of open space. What brought them to Calvert County to begin with? Beauty or greed?

Please don't change this wonderful respite, but work to protect it for future generations.

Sincerely,

Virginia Rice

Sent from my iPad