

Comments on the Proposed Calvert County Comprehensive Plan (May 2018 Draft)
Additional Comments Received through October 30, 2018

NAME	GROUP/AGENCY	TOWN	DATE RECEIVED	# OF PAGES
Von Willey		Huntingtown	10/27/2018	1
Huntingtown Citizens Association		Huntingtown	10/27/2018	8
Charlene Kriemelmeyer		Dunkirk	10/28/2018	14
Brad Butler		Lusby	10/29/2018	2
Kimberly Golden Brandt, Director, Smart Growth Maryland	Preservation Maryland		10/30/2018	12
David Bury		Chesapeake Beach	10/30/2018	3

From: Von Willey <vonwilley@mac.com>
Sent: Saturday, October 27, 2018 12:00 AM
To: Planning and Zoning
Subject: Calvert 2040 Comp Plan

I am commenting on the specific part of the 2040 Comprehensive Plan that proposes to increase the geographic size of the Town Centers, making Dunkirk a Major Town Center and essentially combining Lusby with Solomons.

First and foremost this “plan” is in complete contradiction with the goal of creating vibrant, walkable Town Centers.

Second, the proposal to increase the geographic boundaries of the Town Centers coupled with the one mile radius that allows for higher residential density will ensure our aquifer will not be sufficient to provide water for Calvert residents by 2040.

Third, to allow the expansion of Town Centers with no regard to the CURRENT lack of infrastructure and the geographic realities that limit traffic flow basically ignores the recommendations of the Calvert County Economic Development Strategic Plan Update of 2017.

“With regard to increasing the size of the town centers, Basu said people would like more places to work, have a lively commercial sector and have more places to eat and shop. A compact town center with plenty to do can further the county’s strong tax base.”
http://www.somdnews.com/recorder/spotlight/economist-grow-town-centers-de-emphasize-big-box-retail/article_8defe63b-ca75-53c8-ad98-0c5944cd458b.html

CalvertCountyStrategicPlanUpdate_2017-2022.pdf

CalvertCountyStrategicPlanUpdate_2017-2022.pdf

Harrod, Felicia R.

From: Huntingtown Citizen <huntingtowncitizens@gmail.com>
Sent: Saturday, October 27, 2018 8:14 AM
To: Planning and Zoning
Subject: 2040 Comp Plan Comments
Attachments: 2nd draft comments Ch 3 from HCA.doc

To the hard working folks at Planning and Zoning,

Please include the attached comments from the Huntingtown Citizens Association (HCA) for the PC's review of Chapter #3 on Land Use.

Thanks,

HCA

To: Calvert County Planning & Zoning, pz@calvertcountymd.gov

From: Huntingtown Citizens Association (HCA), huntingtowncitizens@gmail.com

Web page: huntingtowncitizensassociation.com

Facebook page: <https://www.facebook.com/HuntingtownCitizensAssociation/>

Date: 23 October 2018

Re: Calvert 2040 Comments 2nd draft Ch 3 & Exe Summary

Kindly include these comments on Chapter 3 Land Use & the Executive Summary in the official record shared with the Planning Commission at the 14 November 2018 meeting. We have cited Plan sections first, along with the paragraph title if there is one, as well as the (page number) in the electronic PDF file of the Plan for ease in locating things. Thank you.

CHAPTER 3 LAND USE

1. 3-1 Goal #1 (page 33): "Preserve the rural character of the county, its prime farmland, contiguous forests...." We are not just preserving prime farmland; we want to preserve undeveloped land whether or not it is considered "prime farmland". [US Forest service on fragmented forests](#)
2. 3-1 State Visions (page 33): The resource conservation vision is missing conservation of our drinking water supply in aquifers. This might not apply to all of Maryland, but it certainly applies to us here in Calvert County. See Goal #1.
3. 3-2 Sustainability Approach (page 34): "A sustainable Calvert can be a place of people living in small, farm-oriented communities with a strong send of unity surrounded by wide-open spaces." This MIGHT apply to the non-growth areas outside of Town Centers and should be stated as such, if this plan is really intended to preserve small, farm-oriented communities.
4. 3-2 Land Preservation (page 34) The TDR program began in 1978 and reached the goal of 20,000 acres preserved in about 20 years; which is a rate of about 1,000 acres per year. In 1998 another 20,000 acre goal was set to make a total of 40,000 acres preserved. Thus, if proceeding at the rate of 1,000 acres per year, we should already have reached our 40K goal in about 2018. Yet we are only at about 30,000 acres currently.
 - a. This section should describe what happened to slow the rate.
 - b. It should also have a pledge, and in Goals and Objectives 3.1.1.4 more detail on just how this will be done and which departments are responsible. One sentence on this goal just does not suffice.
5. 3-4 Table 3-1 Land in Preservation (page 36). This area should state the total acres of land in Calvert, so we can see how many acres as well as what percent is preserved by each of the preservations methods listed. Without total acres, there is no reference point. (This conversion

of 220 square miles to acres has been calculated by multiplying 220 square miles by 640.00000000405 and the result is 140,800.00 acres.)

- a. Any changes would also apply to pg 1-3 (page 23) on which the exact same table appears.
 - b. Note that section 2-1 (page 25) indicates “Calvert is approximately 220 square miles, 35 miles long north to south and varies in width between five and nine miles.” It should also have the total acres in this section as well.
6. 3-4 TDR’s (Page 36) This section should indicate *why* the county placed a moratorium on the creation of new ADP’s in 2013 and more information about them such as their total number, the total number of unique land owners, the total acreage of farmland vs. forest.
- a. Could the creation of ADP’s have continued, but the petition of certification of development rights be placed on hold?
7. 3-5 page 37 first line at the top refers to the Prince Frederick, Lusby and Solomon’s Major Town Centers *only* concerning the 2015 newly adopted amendments to TDR requirements. Thus, this first line on page 37 should indicate either Major Town Centers or only the aforementioned ones as it does not apply to Minor Town Centers such as Huntingtown.
8. 3-5 PAR Program (pg 37):
- a. What year were the Purchase and Retirement Fund (PAR) and the Leveraging and Retirement Fund (LAR) created?
 - b. How much revenue in terms of dollars since 2010 (the last plan) has come from each of the sources cited such as ag land transfer tax, recordation tax, local gov’t funds, etc...and how much of that revenue has been applied to the PAR program. The numbers should be equal, unless the PAR program has a bank account with a nest egg. Is the revenue collected actually being used for PAR program or is it being used for other expenses?
 - c. PAR: Perhaps since it is now Oct 2018, the 2016 data is not the most recent and 2017 data is available for use instead?
9. 3-5 Critical Area Protection (page 37): The appeals process should be referenced here as the Board of Appeals can hear cases on critical area and grant exceptions.
10. 3-6 (page 38) Include the *date* of the last review of the Calvert County Critical Areas program, which local governments are required to review every 6 years.
11. 3-9 Figure 3-3 (pg 41): Existing Land Use Map: Please cite where one can go online to view this map in greater detail (such as zoom in) or perhaps include additional figures of the north, middle and south county enlarged. It is impossible to discern the various colors of yellow and green from each other on such a small scale.

12. 3-10 (page 42) Managing Residential Growth: What other factors have contributed to the county's reduced growth rate? There must be outside influences as the implementation of the 2010 Comp Plan is not the ONLY factor. Were there nationwide economic concerns, financial market instability, decline in birth rates, etc? Here, as well as other areas, we need to have local Calvert info, as well as Southern Maryland or Maryland info as well as National info so that the data on Calvert is in context. Are the same things happening here as everywhere else and if so, those are less concerning that if something is happening unique to Calvert.
13. 3-10 (page 42) Table 3-4 Projected Households: This table also appears in Table 2-1 on page 25, but there is lacks the part of the footnote "...numbers are rounded to the nearest 100."
14. 3-10 (page 42) Table 3-3 and 3-4 The projected 2040 population of 100,450 people divided by the 2040 projected households of 37,600 would be 2.67 people per household. Does that math line up with census projections of household size in Calvert County?
15. 3-11 (page 43) Does the Development Capacity Analysis from MDP in 2016 account for the Prince Frederick, Lusby and Solomon's 2015 newly adopted amendments to TDR requirements? What other changes have been made since MDP's analysis that are already having an effect in the County? Those changes should be mentioned in this paragraph.
16. 3-11 (page 43) Could the footnote #6 on the MD Dept of Planning memo on Capacity Analysis should include a link address to that memo document?
17. 3-12 (page 44) Table 3-5 would be more helpful if it contained the mid-point or middle numbers in each category as neither Scenario #4 nor scenario # 6 will exactly occur. Should what is in the middle of the two bookend scenarios.
18. 3-13 Growth areas (pg 45): The residential area would be a new zoning district, so let's state that and also state which zoning district it takes the place of. Rural residential sounds almost exactly like residential and omitting the word "rural" makes a big difference. These should be greater distinction between these two.
19. 3-13 Minor Town Centers (pg 45) Can conventional density be increased inside Minor Town Centers? To make it's description in the same format at the previous two, it should state whether this is possible or not.
20. 3-15 (page 47) Farm and Forest area should contain the current definition of a minor subdivision in terms of the number of houses or lots, as well as citing what date that number was arrived at or approved.
21. 3-15 (page 47) Rural areas/Rural Residential: Can the density of rural residential areas be increased through the use of TDR's? This should be addressed in this section.
22. 3-18 (page 50) Figure 3-5 PF Town Center: This figure should show the current town center boundaries, then the proposed Phase 1 and Phase 2 additions.

23. 3-19 (page 51). Lusby Town Center is not located along Route 2/4. It is located on route 765 HG Trumann Rd and 760 Rousby Hall Rd.
24. 3-21 Minor Town Centers (page 53). Citizens comments from Huntingtown overwhelmingly indicated they did not want to retain the policy of permitting higher residential density with the use of TDR's within a one mile radius..." This was why Huntingtown residents who wrote in comments supported the village term (all except 2), in hopes it would not bring with it higher housing density.
25. 3-21 Minor Town Centers (pg 53) 4th Paragraph: Huntingtown citizens DO NOT support the policy of permitting higher residential density with the use of TDR's within a one-mile radius NOR in the residential area surrounding it. Section 3-13 on page 45 indicates the residential areas are only around Major Town Centers. This paragraph is referring to the Minor Town Centers which will not have a residential area surrounding them.
26. 3-22 Huntingtown (page 54): We maintain that Huntingtown citizens do not want to extend the Minor Town Center across MD 2/4 to incorporate the high school. Priority Funding Area (PFA) guidelines do not specifically mention schools. This school is only about 10 years old, and the population of kids in CCPS is declining. We are distrustful of our current government and process and worry that this would be a slippery slope to expanding Huntingtown Minor Town Center even further than just the high school property. We worry that this would lead to increased traffic congestion for everyone driving past Huntingtown on MD 2/4 and safety and danger concerns with the intersection at Cox Rd not only for busses and students of the high school but for all commuters traveling past this point on MD 2/4.
27. 3-22 Huntingtown (pg 54): second to last sentence should read "...extension of the Minor Town Center designation across MD 2/4 incorporates **ONLY** the high school" to make it absolutely clear that it does not extend to any other parcels, only the high school parcel.
28. 3-25 (page 57) Goal 3 Develop Town Centers, objective 3.3.1.4 This should be permitted in **ONLY** Major Town centers, not Minor TC's and thus the word "Major" should be added before Town Centers. (See page 23 section 1-5 and page 53 section 3-21.
29. 3-25 (page 57) Goal 3, objective 3.3.2.4 should be eliminated. The one mile radius which is now called the residential area is around Major Town Centers only, not Minor Town Centers such as Huntingtown.
30. 3-25 (page 57) Goal 3, objective 3.3.3.3 should indicate the date of the PF Charrette report.
31. 3-25 (page 57) Goal 3, objective 3.3.3.5 seems to be the first mention of the Architectural Review. This should be address prior in the chapter with a description of the purpose of this review and the make-up of the group.

32. ES-1, Purpose, very first sentence indicates the Comp Plan is the “official policy document for Calvert County”. Therefore it is NOT a vision. It is a POLICY DOCUMENT. (It does contain visions within it.) Please ensure Planning Staff refer to this as an official policy document. Also note that policies in this document CAN NOT be superseded by the Town Center Master Plans, therefore when residents get their chance to weigh in on their specific town plan, there will be little left to actually address.
33. ES-1, values, 3rd paragraph: The definition of sustainability listed is not one we can locate in any dictionary. Sustainable is “of, relating to, or being a method of harvesting or using a resource so that the resource is not depleted or permanently damaged”. If this definition comes from some field specific text, it could be cited as such.
34. E2-1, top of page: “Many of the Town Centers lack a sense of place and are dominated by commercial strip development.” This is not necessarily due to current zoning or recent Comp Plans. Some of these strip developments could have existed prior, or been built before more modern ideas were in place. Thus the sentence should not imply previous plan failure. The Comp Plan could indicate that these particular parcels could not be rebuilt in exactly the same format, but it can’t turn back time, no matter how much the singer Cher would like us to.
- a. Same applies to the next sentence concerning 85% residential development outside TC’s. This sentence needs to be put into context. Has it been since the last Comp Plan in 2010 that 85% of new residential development is outside TC, or it is just that of the total of residences in the county today, 85% are outside the TC? This distinction again will better illustrate whether it was the policies in the 2010 Comp Plan that created the current situation.
35. ES-2 2nd paragraph: It is my understanding that citizens through the Comp Plan process develop the strategy for development and for the Comp Plan overall. Please cite here from which workshop were the 3 listed actions derived? I attended all workshops and my notes DO NOT reflect citizen asking “expansion of the boundaries of the majority of Major and minor Town centers” nor “better defining the residential areas adjacent to Major TCs.”
- a. Huntingtown citizens DO NOT want the expansion of the boundary of our minor town center. We did not even want to remain a Town Center in the first place, preferring village or some other name. (Remember it was only 1 or 2 citizen comments from St Leonard town center business owners that did not support the village designation, which a certain PC member made sound like much larger and more numerous voices.) We wanted something smaller and more restricted with less development. This is ALARMING, especially considering this plan is the policy document and when we get around to the Huntingtown Master Plan we will have no opportunity to decrease or lower anything.

- b. Huntingtown citizens DO NOT want “wastewater treatment facilities or other public infrastructure investments to attract & direct growth” to our Huntingtown Minor Town Center.

36. Es-3, Managing Residential Growth. Really? It was ONLY the previous Comp Plan policies that contributed to reducing the county’s growth rate for both population and households? Was the entire nation experiencing a reduction in population and household growth? What about the State of Maryland? What about other Southern Maryland counties?
- a. This sentiment needs to be better explained to show the reader that Calvert has experienced the same as elsewhere, or if not the specific areas in which Calvert has experienced something different.
 - b. This sentiment is valid throughout this Comp Plan draft. Whenever data is provided from outside sources, the plan should indicate if this is experienced nationwide, statewide, Southern Maryland-wide or ONLY in Calvert County. Without this type of reference point, the information and data lacks meaning.
37. Es-3, Table ES-1. How many people are in the households described? If this is not available in the MDP study, another source perhaps US Census should be cited to give household size in the number of persons.
38. Es-4 page 7 Minor Town Centers: What is the conventional density inside Minor Town Centers currently, what is proposed in the 2nd draft and can they be increased by purchase of TDR’s? (This would follow the format of the other growth areas on this page.)

Overall, the draft relies exclusively on Maryland Department of Planning (MDP) August 2017 studies and projections which come from US Census bureau data. Nothing about this is specific to Calvert County concerning our Comprehensive Plan or zoning decisions!

The [Capacity Analysis PowerPoint](#) finished in June 2017 (presented to you at your 8/30/2017 PC meeting) considers only CURRENT policies, zoning, etc. when the analysis was completed. This DOES NOT consider any actions afterwards, such as changes already made to this draft plan such as the increase in size and number of Major Town centers, the increase in size of some Minor Town Centers, the residential area increase and of course the EDU density increases in all these areas. The “book ends” in terms of the total number of households could be thrown out the window if some of the changes proposed in this plan come to fruition. Please reread the letter from MD Planning about the capacity analysis, followed by the actual data. [MDP letter introducing Capacity Analysis](#)

We ask that the Planning Commission request the time and resources to study potential effects of zoning changes, addition of land to Town Centers, changing some Minor TC to Major TC and combining Lusby & Solomons TC into SLUSBY Town Center, the 1 mile radius around major TC, etc and other aspects of this plan BEFORE making these substantial changes. You have to at least research the possible consequences of your actions in this plan.

Thank you for your time and attention in reading our comments. It has taken several reads, as well as referencing numerous other documents, sources and web sites to arrive at the aforementioned comments from the Huntingtown Citizens Association.

Harrod, Felicia R.

From: Charlene Kriemelmeyer <c.tobeyk@icloud.com>
Sent: Sunday, October 28, 2018 3:36 PM
To: Planning and Zoning
Subject: CALVERT 2040 COMMENTS
Attachments: FINAL Chapter 3 Land Use.pdf

Calvert County Planning Commission
CALVERT 2040 COMMENTS
May 2018 Draft Chapter 3
Comments for Meeting November 14, 2018.
Calvert County Dept. of Planning & Zoning
175 Main Street
Prince Frederick, MD 20678
pz@calvertcountymd.gov

Just as I finished my final spell check on Friday night 10/26/18, approximately 11:30 PM the electricity went out in Dunkirk! It did not go back on until sometime later in the night.
The next morning when I opened the file I discovered to my dismay I need to reconstruct portions of the document which were missing. Lesson learned, always make regular back ups!
I know many Dunkirk residents are very worried about this chapter and how it will influence the growth of our town. I hope they did not have the same problem.
Hopefully this gets to you in time for the Nov. 14 Planning Commission meeting.
Please send acknowledgment of receipt.

Thank you,
Charlene Kriemelmeyer
Dunkirk, MD

Calvert County Planning Commission
CALVERT 2040 COMMENTS
 May 2018 Draft Chapter 3 Comments for Meeting November 14, 2018.
 Calvert County Dept. of Planning & Zoning
 175 Main Street
 Prince Frederick, MD 20678
 pz@calvertcountymd.gov

DUE 10/26/2018

COMMENTS
 CHAPTER 3. LAND USE

This Chapter starts out with wonderful visions and goals: both State and County. I put the State Vision first because somewhere Second Draft of the Calvert County Comprehensive Plan (CP) lost sight of what the state and the citizens of this county want for our future. Chapter 3 is the most important chapter in the entire CP because how the land is allowed to be used will supersede and dictate all, thus determining the future of our peninsula for decades, generations.

Pg.3-1 STATE VISION : This chapter supports the Maryland State Visions related to: ...

COMMUNITY DESIGN. *Compact, mixed-use, walkable design CONSISTENT WITH EXISTING COMMUNITY CHARACTER and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources....*

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

Pg. 3-1 COUNTY 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.

**CONSISTENT WITH EXISTING COMMUNITY CHARACTER AND SUSTAINABLE COMMUNITIES
 BY BALANCING EFFICIENT GROWTH WITH RESOURCE PROTECTION.**

The County Vision and many Goals sound wonderful. Alas the rest of the chapter ,(and the entire CP) too often does not follow through. I struggled for several weeks trying to tie the narrative *pgs 3-1 through 3-23* with the Calvert County Goals *pgs 3-23 through 3-26*. The narrative contains inconsistencies. Finally I realized this chapter and the Goals too often do not coincide and in places they contradict each other or water down the intent. So I only included the Goals when there was a clear correlation. This double speak often comes at the cost of keeping Calvert from actually meeting the State and County visions.

The CP has no "Meat": It has watered down the wording from the 2010 Calvert County Comprehensive Plan (CP10) by removing key sections, ideas, provisions, wording, benchmarks, often leaving nothing or substituting suggestions. Nothing to that ensure that the aforementioned are met. "Consider" and "Explore" mean nothing. Subtly changing wording in the CP from CP10 is counter productive to the Visions, the Goals, transparency, and the will of the people.

The most egregious: The CP as now written does not have a buildout / growth cap both for residential and business. By lifting the buildout on growth, the CP is counter productive to the visions and goals State and Local in this chapter and the entire CP. Previous CPs were written by P & Z and the Planning Commission. If needed, they hired a consultant. Our current BOCC bypassed the Commission and P&Z by hiring the same consultant to craft much of the proposed 2018 Comprehensive Plan that transformed Waldorf from a lovely place to the over congested area with one of the worst traffic problems in the country. This action by the BOCC demonstrates putting the cart before the horse. Implementing this land use chapter and

moving ahead with this CP before studies are done to assess the impact of this CP on traffic, our schools, our aquifers, our safety, all of our public facilities would be irresponsible.

Pg. 3-2 SUSTAINABILITY APPROACH

The land use chapter promotes creating a sustainable land use pattern by creating a balanced mix of residential, recreational commercial, and industrial uses and is anti-sprawl. Proposed policies allow mixed uses and higher development intensities that create more efficient/less consumptive buildings and spaces in the Town Centers. A sustainable Calvert can be a place of people living in small, farm-oriented communities with a strong sense of unity surrounded by wide-open spaces. These energy-efficient land use patterns promote economic and social activities that are less dependent on automobiles.

How can there be a “sustainable & balanced mix” when there is no buildout cap? The denser development extends out of the Town Centers. Where are the so called small farm oriented communities, when the proposed density per acre is 3 to 4 units? Maybe the whole paragraph is written to satisfy the people in the Maryland State agency, but it is just a pie in the sky to the people here on the ground in Calvert especially when you look at the below Objectives which will allow high density growth in Lusby, Solomons and Prince Frederick without studies to see the impact of such growth on infrastructure and natural resources.

WHAT HAPPENED? WE SUDDENLY WERE TOLD THAT DUNKIRK IS A MAJOR TOWN CENTER, Dunkirk should not be a MAJOR town center. At all of the Calvert 2040 Comprehensive Plan meetings between citizens, the Consultants & PZ, for all the drafts, no one ever mentioned Dunkirk as a Major Town center. How is Making Dunkirk into a MAJOR Town Center “consistent with existing community character?” The citizens of Dunkirk have over the decades consistently been demanding that Dunkirk remain small community, “& *have a lower intensity and smaller scale with a more limited variety of commercial and residential development than Major Town Centers... (with) additional small-scale commercial development and various types of single family dwellings at a conventional density of one dwelling unit per acre. Future development ... guided by an adopted master plan.*” Wait, that is the CP’s Definition of a MINOR Town Center. *Pg.3-13*

That is the reason we fought and are still fighting sewer and septic in our Town Center. Dunkirk was blindsided. Suddenly, in this version of the CP Dunkirk is a Major Town center. DUNKIRK IS NOT NOW A MAJOR TOWN CENTER, NOR IS IT ENVISIONED AS SUCH IN OUR MASTER PLAN, NOR BY OUR RESIDENTS. WE WANT CONTROLLED GROWTH. STRIVING TO CONCENTRATE GROWTH AROUND THE TOWN CENTERS TO PRESERVE OUR RURAL LEGACY IS A COMMENDABLE GOAL, BUT ALL GROWTH IN THE COUNTY MUST BE DONE CAREFULLY, RESPONSIBLY SO THAT IT IS TRULY SUSTAINABLE, LEAVING OUR CHILDREN AND GRANDCHILDREN A COUNTY WITH POTABLE WATER, ADEQUATE PUBLIC FACILITIES AND OUR BEAUTIFUL PLEASANT PENINSULA, AS IS THEIR HERITAGE.

Pg. 3-16, 17 Definition of Major Town Center (Def. MTC)

Major Town Centers contain a mixture of residential, commercial, and institutional uses. These Town Centers accommodate the most intense development in the county, mixing and blending housing types, public facilities, employment, and commercial uses. They include a variety of lot sizes and housing stock with a conventional density of three dwelling units per acre and the ability to increase density through the purchase of TDRs.

Making Dunkirk , “& the gateway to Calvert,” into another traffic mess like Prince Frederick or a Waldorf will not attract tourists, customers or future residents.

ZONING SHOULD NOT BE IN THE CP. IT DOES NOT ADDRESS EXISTING INFRASTRUCTURE AND ADEQUATE PUBLIC FACILITIES IN SPECIFIC AREAS AT THE TIME OF PROPOSED CONSTRUCTION. THESE DECISIONS SHOULD BE LEFT TO P&Z.

DUNKIRK, LUSBY, AND SOLOMONS DO NOT WANT TO BE MADE INTO MAJOR TOWN CENTERS WITH “*the most intense development in the county.*” They do not want to end up like Prince Frederick with many high density zoning areas due to the purchase of additional TDRs and zoning exceptions. They do not want even one High Density Area. They do not want to end up as the next area that overbuilds and ends up without a reliable clean drinking water source. Our aquifers are replenished from areas that

are now increasingly paved over (Prince Georges and Anne Arundel County) meaning they are not being recharged as needed and required by Maryland law. Digging deeper wells, is an expensive burden for citizens and only a stopgap. Requiring developers to build their own water and sewer is no solution as there is only so much water in the aquifers no matter how deep the well is dug. The Aquia is already stressed, showing a zone of depression in Lusby/Solomons and North Beach/Chesapeake Beach. Lusby/Solomons cannot afford to grow to the degree proscribed in the CP. Southern Anne Arundel County is having problems with their water supply, so if Dunkirk grows as intensely and quickly as proscribed, the aquifer will also be stressed, at best. No one knows for sure the status and capacity of the aquifer below it. Status and capacities of aquifers are postulated by using "test wells" monitored by the Maryland State government ‡

Pg 3-10, 3-12 Case in point, the following does not make sense when Lusby/Solomons already has problems with the water supply. Prince Frederick may not be far behind. Studies need to be done first, before allowing unchecked growth with new water/and sewer policies:

Pg. 3-24 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.

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.

Pg 3-11.12 Development Capacity Analysis .

Pg.3-12 Table 3-5 . In 2016, the Maryland Department of Planning (MDP) prepared a preliminary analysis of the development capacity for the current zoning regulations in Calvert County

Table 3-5 is based on conditions with the buildout growth cap and the zoning regulations that were in effect in 2016. Nonetheless, the Pro-accelerated growth faction was having a field day as the table was used to support the push for growth. It claimed that the Major Town Centers, including Dunkirk, "with full TDR and septic laws , full constrains," in effect can support 5000 new households. plus Inside 1-Mile Radius 4,200. AND DID NOT LOOK AT ANY OTHER FACTORS! Theoretically, stuffed to the gills, but do we want that?

Based on buildout growth cap and 2016 zoning remaining in place.

Table 3-5 Calvert County New Household Capacity by Generalized Zoning District

Generalized Zoning	Scenario 4 - NHC No TDR with Septic Law	Scenario 6 - NHC Full TDR with Septic Law and Full Constraints
Major Town Centers*	1,000	5,000
Minor Town Centers*	300	400
Inside 1-Mile Radius	2,900	4,200
Outside 1-Mile Radius	4,600	5,400
Total	8,700	15,000

Source: Maryland Department of Planning, August 2017

*Proposed Land Use Categories, 6/2017: Major Town Centers: Dunkirk, Prince Frederick, Lusby, and Solomons; Minor Town Centers: Owings, Huntingtown, and St. Leonard

There is the capacity , but we do not have infrastructure, this study looked only at the capacity for septic, not at the rest of the infrastructure (i.e. aquifers, traffic, evacuation routes, schools&) would be overloaded. The CP conclusion:

Pg. 3-12 "...Comparing the projected growth with the projected capacity in the county shows that while the county's policies indicate a preference for new development to locate within Town Centers, there is greater capacity to absorb new growth in the areas outside the Town Centers& "

THAT is a shout out to developers, opens the door to development all over the county & does not take into account the citizens' strong desire to NEVER become overdeveloped like Waldorf, Bowie nor Crofton& .How did this even get into the CP?

Pg 3-10 “MANAGING RESIDENTIAL GROWTH... The population growth rate is projected to continue to slow in the future”

THE CP RELIES ON pg.3-10 Table 3-2 Population Increase and Growth Rate by Decade, 1930-2010 , Table 3-3 Projected Population and Growth Rate, 2015-2040 and 3-4 Projected Households and Growth Rate 2020-2040 AS SUPPORT TO REMOVE THE BUILDOUT CAP THEREBY SHIFTING TO PRO-ACCELERATED GROWTH POLICIES. HOWEVER, THE PAGE IS MISLEADING. IT FORGETS THAT THE POPULATION GROWTH IN THE COUNTY WAS INTENTIONALLY SLOWED BY PREVIOUS COUNTY PLANNERS BECAUSE THEY WERE CONCERNED ABOUT PRESERVING AND PROTECTING OUR NATURAL RESOURCES, AQUIFERS, HAVING ADEQUATE PUBLIC FACILITIES, SUPPORTING OUR FARMING COMMUNITY AND KEEPING THE RURAL AMBIANCE OF CALVERT COUNTY.

Pg 3-12 “The projections for new dwelling units were developed before the draft plan proposed an 83% increase in Prince Frederick and expansions ...of residential zoning land and developer installed sewer systems.”

“The consultant misrepresents the growth potential and underestimates projected growth rate as they relate to the land use changes proposed in the Plan.”

Pg. 9-6 “The plan assumes that the county will only grow by 9,800 people from 2018 to 2040 (22 years) even though the county grew by 12,000 between 2000 and 2010 and by more than 10,000 in every decade since 1970”

Pg.3-10 “Just one development underway today (Armory Square) is proposing 590 units, which would yield 12-15% of the estimated growth expected in the next 22 years.”

“At 24 units per acre, 9,800 new residents could fit on just 200 acres of the 83% expansion of Prince Frederick town center.” KCC

Table 3-2 Population Increase and Growth Rate by Decade, 1930-2010

Total Population in Calvert County									
1930	1940	1950	1960	1970	1980	1990	2000	2010	
9,528	10,484	12,100	15,826	20,682	34,638	51,372	74,563	88,737	
Percent Change (By Decade)									
1930's	1940's	1950's	1960's	1970's	1980's	1990's	2000's	2010's	
10.0%	15.4%	30.8%	30.7%	67.5%	48.3%	45.1%	19.0%	12.9% *	

Source: Maryland Department of Planning, August 2017

* Projected

Table 3-3 Projected Population and Growth Rate, 2015-2040 Projections were based on growth cap remaining in place.

Population Projections for Calvert County					
2015	2020	2025	2030	2035	2040
90,650	94,600	97,350	99,200	100,050	100,450
Projected Population Change					
2010-2015	2015-2020	2020-2030		2030-2040	
1,193	3,950	4,600		1,250	
2.2%*	4.4%	4.9%		1.2%	

Source: Maryland Department of Planning, August 2017, numbers are rounded to nearest 100.

The slower growth in population translates into a reduced growth of households and demand for additional housing units (Table 3-4).

Table 3-4 Projected Households and Growth Rate 2020-2040

Household Projections for Calvert County		
2020	2030	2040
33,900	36,900	37,600
Percent change		
2010-2020	2020-2030	2030-2040
9.9%	9.0%	1.9%

Source: Maryland Department of Planning, August 2017, numbers are rounded to nearest 100.

The above shows that it is important to double check the projected growth in the CP. Then, before this CP can go into effect, studies must be done to see what will be the effect on our traffic, aquifers, environment, ect.

Pg.3-13 GROWTH AREAS

Major 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. **

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

*** NOTE THERE IS NO UPPER LIMIT ON THE DENSITY OF DWELLINGS IN MAJOR TOWN CENTERS. THIS IS WHY ZONING DENSITY SHOULD NOT EVEN BE IN THE CP. IT HAS NEVER BEEN IN IT BEFORE. IT WAS ALWAYS LEFT TO THE TOWN MASTER PLANS * AND TO LATER ZONING ORDINANCES. ZONING DOES NOT BELONG IN THE CP.**

Pg.3-26 3.3.3.5 Continue to improve the appearance of Town Centers by emphasizing Town Center Master Plan Capital Improvements Projects and Architectural Review.

TO KEEP “Design consistent with existing community character.” WE NEED TO REINSTATE STRONG ARCHITECTURAL REVIEW COMMITTEES (ARCS). The ARCS’ power which has been whittled down, should be fully reinstated. There should not be exceptions made for big box and chain stores, which give them an advantage over our local small business. This goes for sign regulations, too.

Furthermore, the new Residential areas are not under the jurisdiction of the Town Master Plans,* since commercial and mixed use, 2 or more unit structures, multi-family housing some with business on the ground floor, ect. will be allowed there. Those structures should be under the purview of the Architectural Review Committee and the Town Center Master Plan.*

Pg. 3-16, 17 (Def. MTC) & Major 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 a pedestrian-oriented design of blocks that maintain short walking distances.

Pg.3-17 The provision of adequate roads, water, wastewater systems, public transportation, and high-quality internet communication systems, together with public amenities such as parks, town squares, trails, sidewalks, bikeways, indoor recreational, and cultural facilities, should remain a top priority, in accordance with master plans for 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...

Pg. 3-17 DUNKIRK

Dunkirk is the gateway to Calvert County from the Washington, D.C. metropolitan area, is bisected by MD 4, and is the only Major Town Center served by private community sewer systems. These characteristics require a unique set of land use policies specific to this area of approximately 200 acres at the northern end of the county. The Town Center is dominated by commercial uses oriented to MD 4. Surrounding the Town Center are large areas of single-family homes served by individual, private, septic systems.

It looks like the “unique set of land use policies” in the CP contrive to get that accelerated growth, High density by ramming water and sewer down our throats one way or the other.

3-16 A traditional plan radiates out from a central point with streets lined with sidewalks and a pedestrian-oriented design of blocks that maintain short walking distances”

DUNKIRK IS AND WILL CONTINUE TO BE BIFURCATED BY ROUTE 4 .THE AREA IS NOT PEDESTRIAN, NOR BIKE ,NOR SENIOR FRIENDLY. To think that crossing MD Rt . 4 will ever be so is a dream. Vibrant Town Centers Streets, Pedestrian

Friendly Town Centers are built on empty Lots. It would be very hard and expensive to retrofit our existing Town Centers . Who will pay? The chapter, the entire CP has no solution on how to create these idealized promises.

Pg 3-24-25. "It fails to recognize the importance of town center design, community involvement, local business, public art, museums, and unique "place making" experiences, which are vital to creating vibrant towns. The Plan says nothing to solve the TDR problem or to rejuvenate the land preservation program. It says nothing to stop the moratorium for new agricultural preservation districts, other than to "evaluate" the programs" KCC

How many years has the "future Dunkirk overpass" been on the county zoning map ? One can be very sure Annapolis is not going to pay for pedestrian overpasses. They have put the road system of Calvert County low on their priority list in the past and they will continue to do so in the future in the future. We are not a large voting block. One has to drive from east to west Dunkirk. See my Chapter 7 Comments for further details.

How Can Dunkirk be called a Major Town Center when it does not have most of the facilities listed in the descriptions of a Major Town Center found in this chapter and throughout this CP? When it does not include, need , nor have room for a collector road? (Figure 7-2 Functional Road Classification Map & Chapter 7 has no plans for one.) All we have are a fire station, a church and a few medical practitioners.

*P. 3-16, 17 (Def. MTC) to support this type of development: Dunkirk, Prince Frederick, Lusby, and Solomons. **Major Town Centers are the primary locations for most commercial uses. They promote business growth by providing infrastructure and enabling businesses to benefit from proximity to each other.***

(Def. MTC) & providing a full range of housing opportunities, and providing convenient access to goods and services for county residents. ...

... The range of permitted housing types and densities accommodates an economically diverse and multi-generational population. Commercial uses include destination retail uses and services that tend to be clustered within a central business area along a commercial corridor...

Pg.3-17 (Def. MTC) Major Town Center master plans are individually adopted and continue to provide a **broad mix of commercial, office, residential, public, and quasi-public development** as a means of promoting economic development, creating local jobs, expanding cultural opportunities, **reducing traffic congestion**, ...*

Reducing traffic congestion????? Now that is impossible! Turning a minor Town center into a denser busier Major TC will definitely increase traffic especially in bifurcated Dunkirk unless the state builds an overpass and they will never do that. Traffic will just get worse. Again, per state law, please do the study before implementing this CP!

REINSTATE THE WORDING FROM CP2010 "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." *

WAIT! TOWN CENTER MASTER PLANS ARE OVERRIDDEN BY THIS CP. *

This needs to be fixed.

As now written The CP will allow multi-family housing regardless of what the current or any future Dunkirk or other Town Center Master Plan says.*

* HERE IS WHERE I EXPLAIN ALL OF THOSE ASTERISKS.

* FUTURE DEVELOPMENT IS SUPPOSED TO BE GUIDED BY A TOWN CENTER MASTER PLAN.

* ALL TOWN CENTER MASTER PLANS ARE SUBORDINATE TO THE CP, WITH PERHAPS A FEW EXCEPTIONS, BECAUSE THE CP STATES IN MULTIPLE PLACES:

Pg. 3-17 "The Dunkirk Town Center master plan (Or substitute the name any other Major or Minor Town in the county.) should be updated to reflect current demographic, land use, and market conditions as well as the policies of this Comprehensive Plan.

IN OTHER WORDS THE TOWN MASTER PLAN HAS TO MIRROR THE CP. AND MARKET CONDITIONS. a salute to SBIG and SMAR. ALL AUTONOMY, ALL POWER HAS BEEN TAKEN AWAY FROM THE CITIZENS. At the Dunkirk Open house on 6/12/18 when, I asked Mark Willis about this issue, specifically if we could change the density of units in the Town Center & Residential areas, can we control water, sewer, signs. Mr Willis' answer was that we would be able to "fine tune the plan." That means we can WE CAN INCREASE BUT NOT DECREASE DENSITY.

The Town Master Plans, Major and Minor, as the CP is now written, cannot change what is described on *Pgs. 3-16 & 17, 3-17, 3-13, and throughout the CP.* It means we have no say in anything, cannot override anything in the CP. What is wanted by the people of Dunkirk (or Lusby/Solomons, or Huntington , or Owings & .) is irrelevant, as the above insidious sentence appears throughout this chapter and refers to all Town Centers, Major and Minor, in the CP. OBJECTIVE 3 Pg. 3-25 IS JUST PRETTY WORDS. THAT NEEDS TO BE CHANGED!

TIERS, MAPS AND TALES

3.1.1.6 Periodically review and update the Calvert County Growth Tier Map. [BOCC, PC, and P&Z]

This map dictates land use. Isn't reviewing the C.C. Growth Tier Map part of the process of reviewing the CP each time we go through this process? "*Periodically reviewing*" IS A DOUBLE EDGED SWORD, OPENING PANDORA'S BOX. There is room here for misuse. If there is a need to review it in a timely manner due to changes in roads, water, sewer, infrastructure, the review needs to be transparent from the start. The citizens closest in the closest Town Center(s) where changes will be made should an integral be part of the review process.

The CP sends mixed messages combined with bureaucratic double speak. It is impossible to figure out exactly what is the land use and the planned growth around Dunkirk.

Although the CP claims Dunkirk is not expanding:

Look at *Figure 3-4 "Future Land Use Plan pg. 3-14* Dunkirk loses some of the protected Tier IV and the "one mile radius" has grown despite what we were told by the BOCC, P&Z, in the chart "Dunkirk Expansion = 0," found elsewhere in the CP. I and others specifically asked Mark Willis about this at BOTH P&Z Open Houses in Dunkirk and when he came to speak to the Dunkirk residents at a special DACCA meeting. He said we would not be getting water and sewer, We were not slated to get either, unless it became a health hazard. So Dunkirk would not be expanding.



(Although we were told by P&Z at the 2 Open Houses in Dunkirk that Dunkirk Town Center is not expanding, that there is no room for expansion, just filling in by increasing allowed density, there is property for sale just north of the Amoco station that brings the soothing statements to question. The online listing reads:

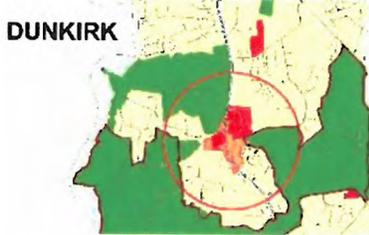
"Over 21 Acres of land that is a prime opportunity to BUILD a BIG BOX Retail or Entertainment Location. Next to Dunkirk Town Center & Main Access Roads. Land is ready for development w/all utilities at road. Land can be Purchased or a Long Term 50+ Year Lease Available. Great property for Storage, Grocery, Medical Overnight, CVS, Walgreens, Best Buy, Bank, Dave & Busters, Car Dealership, Church, & many more." So who can we believe?)

We also had been told at the meetings that the 1 mile ring around Dunkirk was not larger, although it certainly looks like it is. THE TRUTH IS, THE ACREAGE IN THE CURRENT 1-MILE RADIUS AREA (THE RESIDENTIAL AREA) IS ABOUT 1,800 ACRES. THE ACREAGE IN THE PROPOSED RESIDENTIAL FUTURE LAND USE CATEGORY IS 2,200 ACRES. A NET INCREASE OF 400 ACRES (22%), (VERIFIED BY MARY BETH COOK, DEPUTY DIRECTOR/ZONING OFFICER CALVERT COUNTY DEPARTMENT OF PLANNING & ZONING) ALL 2,200 ACRES ARE ALLOWED UP TO 4 UNITS PER ACRE WITH TDRS.

Figure 3-1 Growth Tier Map Pg. 3-7 WHY IS IT DIFFERENT FROM THE GROWTH TIER MAP, (Figure 3-4 “ Future Land Use Plan pg. 3-14) WHICH IS THE MAP WE WERE SHOWN AT THE MEETINGS AND WHICH MADE US LET DOWN OUR GUARD? IT APPEARS THE CP IS A GAME OF SLEIGHT OF HAND.

Figure 3-1 Growth Tier Map Pg. 3-7 IN THE GROWTH TIER MAP: IN TIER I, ORANGE = A RESIDENTIAL SUBDIVISION PLAT MAY NOT BE APPROVED UNLESS ALL LOTS ARE TO BE SERVED BY PUBLIC SEWER; IN TIER II, RED, = AREAS PROPOSED TO BE SERVED BY PUBLIC SEWERAGE SYSTEMS OR MAPPED AS LOCALLY DESIGNATED GROWTH AREAS. THE CREAM HAS DISAPPEARED WITHIN THE 1 MILE CIRCLE AND BEYOND . RED = TIER II: AREAS PROPOSED TO BE SERVED BY PUBLIC SEWERAGE SYSTEMS OR MAPPED AS LOCALLY DESIGNATED GROWTH AREAS. SEMANTICS , TECHNICALLY WE COULD BE ONE OR THE OTHER THE CP DOES NOT SAY WHICH OR IF WE ARE INDEED BOTH. HARD TO TRUST THAT IT WILL NOT BE BOTH CONSIDERING THE SLEIGHT OF HAND JUST CITED.

Figure 3-1 Growth Tier Map Pg. 3-7



Orange = Tier I: Areas already served by public sewerage systems and mapped as a locally designated growth area or is in a municipality that is a Priority Funding Area served by public sewerage systems. (*which includes funding for sewer and water construction, economic development assistance and state leases or construction of new office facilities*) In Tier I, a residential subdivision plat may not be approved unless all lots are to be served by public sewer.

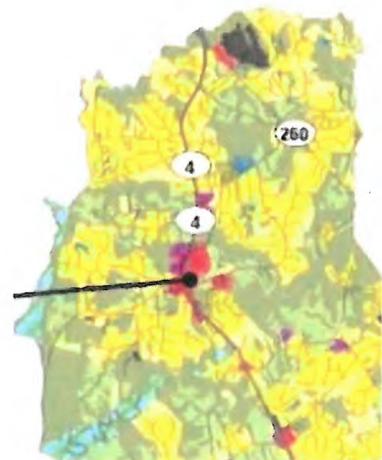
Red= Tier II: Areas proposed to be served by public sewerage systems or mapped as locally designated growth areas.

Cream= Tier III: Areas planned and zoned for large lot or rural development. They are not planned for sewerage service and are not dominated by agricultural or forest land. They are also not planned or zoned for land, agricultural, or resource protection, preservation, or conservation.

Green = Tier IV: Areas not planned for sewerage service and which are planned or zoned for land, agricultural, or resource protection, preservation or conservation; ...

Existing Land Use 2010 Map Figure 3-3 , Pg 3-9 is almost impossible to read. But it is sure that the Forrest and agriculture has shrunk too much. If only we could recoup some of it.

- Red = Commercial
- Dark purple is Industrial (What does that mean for us?)
- Dark green = Forrest
- Light Green = Agriculture
- Yellow = Low density Residential



This model of Town Centers and directing growth to them works superbly in other counties but not so well in a tiny rural county with only one roadway running north/south, (MD Rt4, MD RT 2/4) bisecting the county and bisecting a fair share of the of the town Centers, and their surrounding Residential Areas. Implementation is further complicated because Calvert's citizens in 2040 FORUMS, Open houses AND MEETINGS were very vocal in indicating that they value and want to Preserve the unique rural Character of Calvert County.

A FACT THE CP IGNORES even though it showed the word cloud in the opening chapters. Pg. 2-4 Figure 2-1,

Figure 2-1. What Do You Like Best/Love About Calvert County? 2016



The BOCC, hence the CP, promotes that expanding the businesses in the county will broaden our economy. This is jumping into an out of control spiral. Build more businesses and industries. But many retail businesses here find they do not have a strong enough customer base to survive.

The CP's faulty solution, courtesy of SBIG which has dictated whole sections of the CP (see their minutes or tapes): Create High Density Residential Areas around the Major Town centers to get foot traffic. Let Dunkirk, Solomons/Lusby , Prince Frederick and the citizens of the county be the sacrificial lambs. SBIG and the CP proposed remedy is to build more high density residential Housing there.

Pg. 3-16, 17 (Def. MTC)...Major Town Centers include one or more major employment centers (e.g., governmental employment, institutional, employment, or retail employment); they also promote business growth by providing attractive, mixed-use settings where offices, stores, restaurants, and homes are within proximity to each other.

Pg. 3-16, 17 (Def. MTC)...Major Town Centers are the county's primary designated growth areas and are designated Priority Funding Areas. As Major Town Centers continue to develop, they will help attract the types of commercial uses that generate increased tax revenues and high-quality jobs and provide amenities that attract both visitors and retirees.

GOOD If done correctly, a disaster if not. However, if Prince Frederick, current and existing housing projects are any indicators, the developers will opt to build what they call workforce housing, but in reality it will be much too expensive for the teachers, firemen, policemen to buy or rent. Minimum wage workers will not be able to afford to buy or even rent housing. So the businesses will not have enough employees nor customers. The same goes for current commercial development: the rent is too high. That is a major factor why so many of the businesses fail (or never bother to come here). Calvert will just have more empty commercial buildings, stores, industrial and technical parks. A good example is the four empty store spaces in the Dunkirk Safeway shopping Center.

High density residential Housing does not bring in enough tax revenue to offset the cost to the county to supply their residents with all of the county services our citizens receive. Increasing property taxes, for all citizens and on commercial entities will not provide the funds necessary for Calvert to be able to sustain services for all residents at the level we now enjoy.

P. 3-16, 17 (Def. MTC) Four unincorporated population centers are large enough to support this type of development: Dunkirk, Prince Frederick, Lusby, and Solomons

The CP assumes Dunkirk, Solomons, Lusby and Prince Frederick “are large enough to support this type of development” but studies must be done to assure the growth is feasible for this county before unchecked growth is allowed by the CP. It seems apparent: they are not.

WE DO NEED TRULY AFFORDABLE, SUSTAINABLE AND WELL PLANNED HOUSING IN OUR TOWN CENTERS. WE NEED LEASES FOR COMMERCIAL PROPERTIES IN OUR TOWN CENTERS AND AT OTHER LOCATIONS AT A PRICE THAT LOCAL SMALL BUSINESSES NEW AND EXISTING CAN AFFORD SO THEY CAN SUCCEED. WE NEED GROWTH THAT DOES NOT DEplete OUR NATURAL AND FINANCIAL RESOURCES.

Reinstate from CP10 “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.”

Reinstate from CP10 “Monitor residential growth and evaluate the effectiveness of existing regulations to meet growth management objectives.”

As I pointed out in previous chapters If you build it, people will not necessarily come, although the CP implies otherwise from 2011 data. *Table 8-5 Estimated Lost Spending and Additional Retail Space Demand from County Resident Retail Spending Outside of the County, 2011*

- 1.) Those people who choose to live in the Washington Megalopolis (governmental, institutional, I.T ect., employees) have everything they want and need closer to their homes. They like the faster pace of urban and even suburban life. Local businesses already have trouble finding qualified prospective employees who are willing to move out here, or even drive out here to work. we already have Business Parks and Designated Industrial/economic centers sitting empty.
- 2.) Over 60% of Calvert County citizens travel outside of the county to work. Most people do their shopping online and the percentage is growing. Those who work usually do their physical (as opposed to online shopping) near where they work. We have lots of empty store fronts and do not need more.
- 3.) Without a buildout cap, with increased density allowed per acre using TDRs , and increased density in Commercial and Industrial growth within the Major Town Centers and in the surrounding Residential areas, the traffic will probably be a nightmare. We do not know if the county infrastructure will be able to handle the uncontrolled growth. No studies have been done to be sure about this. Before the CP is finalized they should be done.

Pg 3-24 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.

_WHAT? This goes against the total concept of guiding growth away from rural areas! It is too open ended. Whose economic Growth goals are these? SBIG? SMAR? Another Dominion so we can become the over-industrialized, smog filled New Jersey of the MidAtlantic? A place no tourist would want to see nor retiree would want to move to?

RE: Strip Malls

Objective 3: Avoid the potential for strip commercial development along highways. should read "Prohibit strip commercial...

3.4.3.1 Do not permit additional commercial and retail development along highways outside Town Centers.

3.4.3.2 Do not allow commercial and retail uses to have direct access onto MD 2/4 in Huntingtown, St. Leonard, or Lusby.

Add MD 4 in DUNKIRK. The overall goal should be to minimize driveways and roads intersecting our main arteries RT4, RT 2/4. Rewrite it to read

3.4.3.2 Do not allow future commercial, religious, and retail uses to have direct access onto MD 4 in Dunkirk, MD 2/4 in Huntingtown, St. Leonard, or Lusby.

Pg. 3-16, 17 (Def. MTC)& preventing strip commercial development, ... providing convenient access to goods and services for county residents. ...

However here is a contradictory statement:

*Pg. 3-16, 17 (Def. MTC) ... Commercial uses include destination retail uses and services that tend to be clustered within a central business area **along a commercial corridor**...*

THIS IS ACTUALLY AN INVITATION FOR STRIP MALLS ALONG RT2/4 LUSBY/SOLOMONS, RT 231 PRINCE FREDERICK, ECT. WITHIN THE EXISTING AND ENLARGED MAJOR TOWN CENTER ALONG HIGHWAYS.

ABOVE Objective 3 IS ALSO NEGATED BY THE CP WHEN IT EXTENDS THE BOUNDARIES OF TOWN CENTERS ALONG HIGHWAYS THUS STILL PROVIDING ROOM FOR STRIP MALLS, GAS STATIONS, FAST FOOD RESTAURANTS ALONG RT 2/4 BETWEEN LUSBY AND SOLOMONS AND ALONG RT 231 IN PRINCE FREDERICK. Wording loopholes for strip malls should be banned EVERYWHERE

REINSTATE the 40 FOOT BUFFERS along the roads.

3.4.4.2 Restrict the expansion of rural commercial uses and maintain a small-scale rural character.

Return to CP10 wording "Prohibit the expansion &

Pg. 6-2 6.2.2.2 Consider allowing small retail and service uses on the first floor of residential structures along major roads.

Delete this it is against the rural character of the county and will cause traffic problems and we will have more than enough of them if this CP is adopted as is . Perhaps just allow within the Town Center and parts of the Residential area closest to the Town Center.

Reinstate fro CP10 "Prohibit the expansion of rural commercial districts."

3.4.3.3 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.

YES! EXCELLENT

3.4.3.3 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. [BOCC, P&Z] YES! EXCELLENT

pg 3-25 3.3.1.4 Allow the use of TDRs to increase the density and range of housing types provided in Town Centers. [BOCC, P&Z]

TDRS AND OTHER PROGRAMS ARE A WONDERFUL WAY TO GUIDE GROWTH TO AND WITHIN GROWTH AREAS BUT INCREASING THE DENSITY AND RANGE OF HOUSING TYPES PROVIDED IN TOWN CENTERS AND RESIDENTIAL AREAS MUST BE TEMPERED BY THE IMPACT OF SUCH GROWTH AND THE REMOVAL OF A BUILDOUT CAP FOR RESIDENTIAL COMMERCIAL AND INDUSTRIAL GROWTH. IF THE CP REFUSES TO PUT A CAP IN PLACE, THEN IT MUST INCLUDE OTHER MEANS TO STOP GROWTH FROM OVERTAXING OUR RESOURCES. EITHER WAY, THE CP SHOULD HAVE GOALS

OBJECTIVES AND GOALS TO BE ABLE TO ASSESS AND IMPLEMENT CREATING SUSTAINABLE COMMUNITIES BY BALANCING EFFICIENT GROWTH WITH RESOURCE PROTECTION.

Calvert County is the smallest County in Maryland with finite resources and space to grow. It cannot be compared with other counties as this CP tries to do. Pg. 2-1. The CP as now written with its' potential of residential and commercial buildout far beyond the capacity of Calvert could assure the destruction of the sustainability of our resources, the rural ambience, and economic future of Calvert County. We do not know, as studies have not been done and projections have been made on old data. Research and careful rewording should be considered for this chapter.

The CP needs to provide a plan for the future of the county now, not wait until in a decade or two from now when, due to the pro-accelerated growth from residential, commercial and industrial policies in the CP, we suddenly face running out of water, land and facilities. After all, it is called a Comprehensive PLAN, not a Comprehensive VISION.

**CHARLENE TOBEY KRIEMELMEYER
DUNKIRK, MD**

Reinstate:

“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.”

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

Reinstate 2010 Plan: “Strengthen marketing and value-added opportunities for farm product sales in the region by the following approaches: 1-17a-c)”

Reinstate 2010 Plan: “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.”

Stronger wording needed to show support for these programs :

“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.”

! From my economy chapter comments:

“As indicated in the state vision, growth areas are required to be dependent upon our having the resources and the infrastructure to support them. According to US Geological Survey and Maryland Geological Survey’s well water monitoring data, the aquifers that have wells in Calvert County and not in management level are in a constant state of drawdown, decreasing an average of 2’ - 4’ per year. Depletion of aquifers increases the concentration level of arsenic in the water. Areas that are stressed by extreme ground water withdrawal from wells display what is known as a cone of depression. The existing water in aquifers moves slowly as it is embedded within sand & disbursed over acres and acres underground. In an overtaxed location the aquifer water is being pumped out by the well faster than it can seep back to replenish, causing a cone. Example: the Aquia aquifer, which is used by much of Calvert County shows cones of depression in North Beach/ Chesapeake and also in Solomons. These are areas of high density housing and business. The aquifers are stressed from higher population density, in some areas extremely so, yet the Plan calls for accelerated business and residential growth throughout the county in the next five years! Making Dunkirk a major Town Center will further stress the aquifers in north county. Expanding Prince Frederick and Lusby/Solomons is just irresponsible. The Comprehensive Plan Draft 2 (Plan) as now written does not have a buildout / growth cap both for residential and business.

Maryland law says “sustained yield” must be maintained so drawdown “cannot exceed recharge capacity” of the well. This will allow aquifers to function in perpetuity.

Obviously the law is not intended to be followed in the Plan.”

CTK

From: Brad Butler <keepcalvertcountry@gmail.com>
Sent: Monday, October 29, 2018 6:57 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.

Brad Butler

Burtonbb@icloud.com

Lusby

The greatness of our home (Calvert County) is directly linked to the density of our citizens. Renew and update should be part of our plan but expansion is a path to what our surrounding counties have become.

Holt, Judy C.

Subject: FW: New Calvert Poll

From: Kimberly Golden Brandt <kbrandt@presmd.org>

Sent: Tuesday, October 30, 2018 11:21 AM

To: Planning and Zoning <pz@calvertcountymd.gov>; Willis, Julian M. <Julian.Willis@calvertcountymd.gov>; Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>

Subject: FW: New Calvert Poll

Dear Mark and Jenny,

I am forwarding a message that I sent to the Board of County Commissioners this morning concerning a new poll. I would appreciate the OpinionWorks poll memo (attached) being provided to the Planning Commission. I expect it will be of interest to them as they continue their work on the draft comprehensive plan. Thank you very much.

Sincerely,
Kim

Kimberly Golden Brandt

Director of Smart Growth Maryland

PRESERVATION MARYLAND

3600 Clipper Mill Road, Suite 248

Baltimore, Maryland 21211

o. 410-685-2886 x305 c. 410-598-9026

From: Kimberly Golden Brandt

Sent: Tuesday, October 30, 2018 10:56 AM

To: 'slaughek@co.cal.md.us'; 'hejltc@co.cal.md.us'; 'hartmr@co.cal.md.us'; 'nutterph@co.cal.md.us'; 'weemssr@co.cal.md.us'; 'commiss@calvertcountymd.gov'

Subject: New Calvert Poll

Dear Commissioner President Slaughenhaupt and County Commissioners Hart, Hejl, Nutter and Weems,

A new poll conducted by OpinionWorks and released today by Smart Growth Maryland, a program of Preservation Maryland, reveals satisfaction with Calvert County as a place to live today and concern with overdevelopment in the years to come. The poll also identifies priorities for the new comprehensive plan. As you know, Calvert County has been a leader in responsibly managing growth for decades. The new plan for the county's future is an important opportunity to build on that success. Our news release and the OpinionWorks poll memo are attached to this message and accessible via the links below. Thank you for your consideration and your service to Calvert County.

<http://www.preservationmaryland.org/smart-growth-maryland-calvert-county-poll/>

<http://www.preservationmaryland.org/wp-content/uploads/2018/10/smart-growth-maryland-new-poll-calvert-county-comprehensive-plan-10-30-2018.pdf>

<http://www.preservationmaryland.org/wp-content/uploads/2018/10/smart-growth-maryland-opinionworks-calvert-county-poll-results-2018.pdf>

Sincerely ,

Kimberly Golden Brandt

Director of Smart Growth Maryland

PRESERVATION MARYLAND

3600 Clipper Mill Road, Suite 248

Baltimore, Maryland 21211

o. 410-685-2886 x305 c. 410-598-9026

NEWS RELEASE

FOR IMMEDIATE RELEASE



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New Poll: Residents Overwhelmingly call Calvert County a Good Place to Live; Site Overdevelopment as Major Concern

Baltimore, MD (October 30, 2018) – A new poll conducted by OpinionWorks and released today by Smart Growth Maryland, a program of Preservation Maryland, reveals satisfaction with Calvert County as a place to live today and concern with overdevelopment in the years to come.

An impressive 92% of residents identify Calvert County as an “excellent” or “good” place to live. When asked to name the most important long-term issue facing Calvert County, 33% of residents identify excessive growth or sprawl. Another 10% identify overdevelopment as the second most important issue. The resulting 43% is nearly twice as high as any other concern identified.

Calvert County is now considering growth issues as a new comprehensive plan for the county’s future is crafted. The Planning Commission’s review of a draft plan is on-going.

On the subject of priorities for the comprehensive plan, the poll reveals support for:

- Protecting waterways like the Chesapeake Bay, Patuxent River and local creeks (88%)
- Reducing congestion on the county’s roads and highways (83%)
- Creating good jobs closer to where people live (82%)
- Protecting most agricultural land from development (79%)
- Encouraging neighborhoods where people can walk or bike from home to work, shopping, and activities (75%)
- Redeveloping Prince Frederick to create a more walkable downtown (68%)

The poll also reveals opposition to two policies, one current policy concerning land preservation and another policy concerning residential growth that is proposed in the draft plan:

- Accepting no new applications for land preservation and diverting funding for land preservation (55% oppose)
- Ending restrictions on residential growth (60% oppose)

Calvert County established a household limit of 37,000 in 1999 based on the capacity of Route 4, drinking water availability and a desire to limit the need for new school construction. The draft comprehensive plan currently before the Planning Commission does not include the household limit or indicate how increased traffic congestion will be addressed.

Kimberly Golden Brandt, Director of Smart Growth Maryland, commented, “For decades, Calvert County has responsibly managed growth by setting appropriate limits on residential development, directing development to growth areas and conserving rural land. Today, residents enjoy a very high quality of life as a result. It’s critical that the new plan for the county’s future stays the course and builds on the county’s successes.”

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Since 1931, Preservation Maryland has worked to protect the places, stories and communities in Maryland that matter. As a non-profit organization, it works with partners across the state to accomplish this important mission and protect the Best of Maryland. Find out more at presmd.org.

To: Kimberly Golden Brandt, Director of Smart Growth Maryland
Preservation Maryland

From: Steve Raabe, President
OpinionWorks LLC

Date: October 29, 2018

Subject: Calvert County Voter Poll

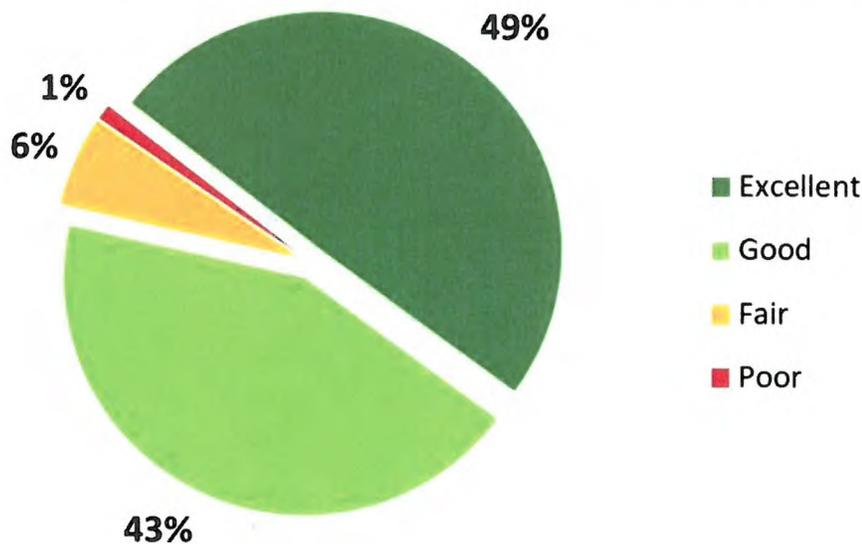
This memorandum summarizes the results of our countywide poll of 400 Calvert County registered voters, conducted October 5-24, 2018, on topics related to the County’s proposed comprehensive plan.

This poll demonstrates a strong desire among Calvert County voters to protect the rural character of their communities, palpable concerns about the pace of residential development, and widespread frustration with traffic congestion. Voters want to protect agricultural lands and other open space, and they demonstrate a strong environmental ethic that reaches unusually high levels. Voters oppose policies that will create more traffic congestion or sprawl, particularly new residential development, and said they want the comprehensive plan to encourage communities where they can walk and bike, with access to good jobs and services close to where they live. Details of the poll follow.

Satisfaction with the County Today, But Concerns about Its Direction

There is great satisfaction with Calvert County as a place to live today. Nearly half (49%) of voters rate Calvert County as an “excellent” place to live, and another 43% call it a “good” place to live. Only about 7% of voters would call the County a “fair” or “poor” place to live.

Calvert County as a Place to Live



In general, how would you rate Calvert County as a place to live?

Note that numbers will not always appear to add to 100% due to rounding.

Calvert County Voter Poll

October 29, 2018

Page 2

Looking forward, however, voters have significant concerns about the future direction of Calvert County, and those concerns are largely concentrated on overdevelopment and resulting traffic congestion.

Voters were asked to name the most important and the second most important “long-term issue or challenge facing Calvert County...the one you would most like to see the County’s leaders do something about.” This was an open-ended question, allowing voters to mention anything that was on their mind.

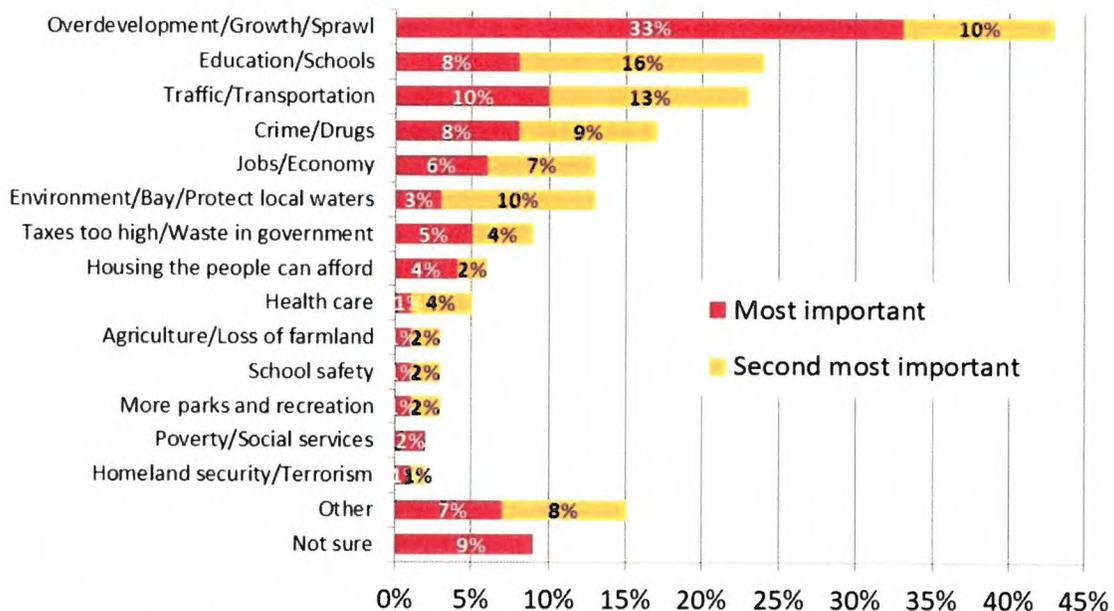
One-third (33%) of voters mentioned overdevelopment, excessive growth, or sprawl as the most important long-term issue or challenge facing the County, and another 10% mentioned it second. The resulting 43% is nearly twice as high as any other concern.

The related concern of traffic congestion was mentioned by a combined 23% of voters, placing it about on par with schools, which was mentioned by 24%.

Concern about crime or drugs was mentioned by 17% of voters, and the economy was cited by 13%. Also mentioned by 13% was protecting the environment, with voters mentioning protection of the lands and the waters that flow through and surround Calvert County.

The full array of issues is illustrated in the chart below.

Most Important Long-Term Issue or Challenge Facing Calvert County

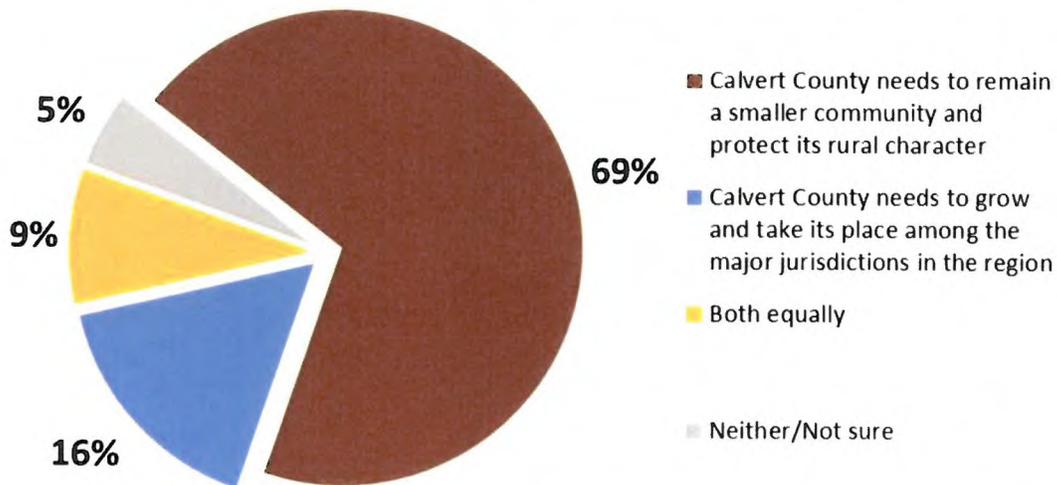


Just based on your own opinion, what is the most important long-term issue or challenge facing Calvert County – I mean the one you would most like to see the County’s leaders do something about? And what is the second most important? (Open-ended question. Categorized responses shown.)

An Aspiration to Remain a Smaller Community with Rural Character

This is a county that wants to retain its rural character and small-community feel. Asked to choose between two visions of the County, more than two-thirds of voters (69%) said “Calvert County needs to remain a smaller community and protect its rural character.” By contrast, only 16% said “Calvert County needs to grow and take its place among the major jurisdictions in the region.” An additional 9% said they would like to think that both apply to Calvert County, suggesting that any growth would need to protect the rural character of the community today.

How You Would Like to Think of Calvert County

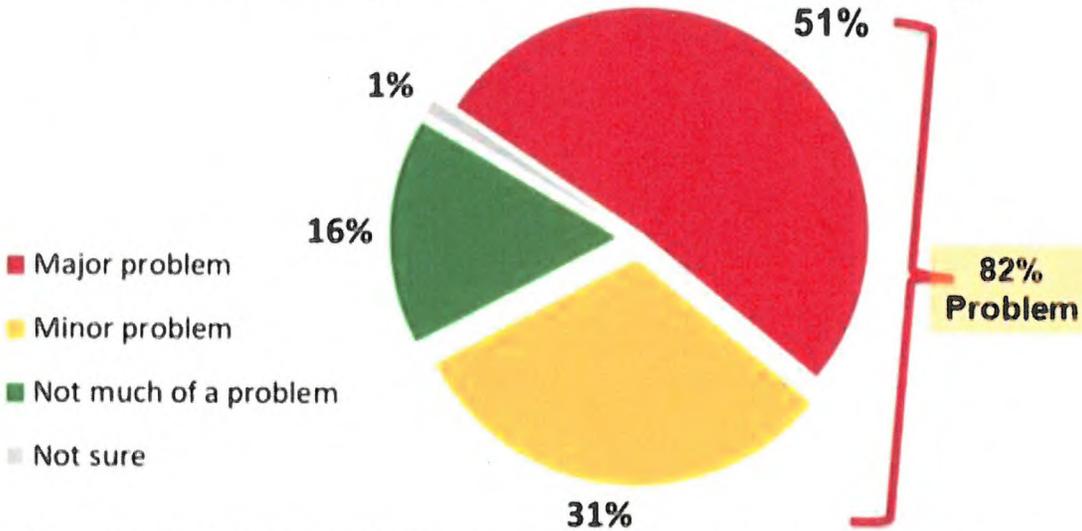


Which of these comes closer to how you would like to think of Calvert County?

Concerns about Traffic and the Pace of Growth

Traffic congestion is viewed as a problem by an overwhelming 82% of voters. In fact, a 51% majority consider traffic congestion in Calvert County “a major problem.” Another 31% called traffic congestion a minor problem,” while only one voter in six (16%) said traffic congestion is “not much of a problem.”

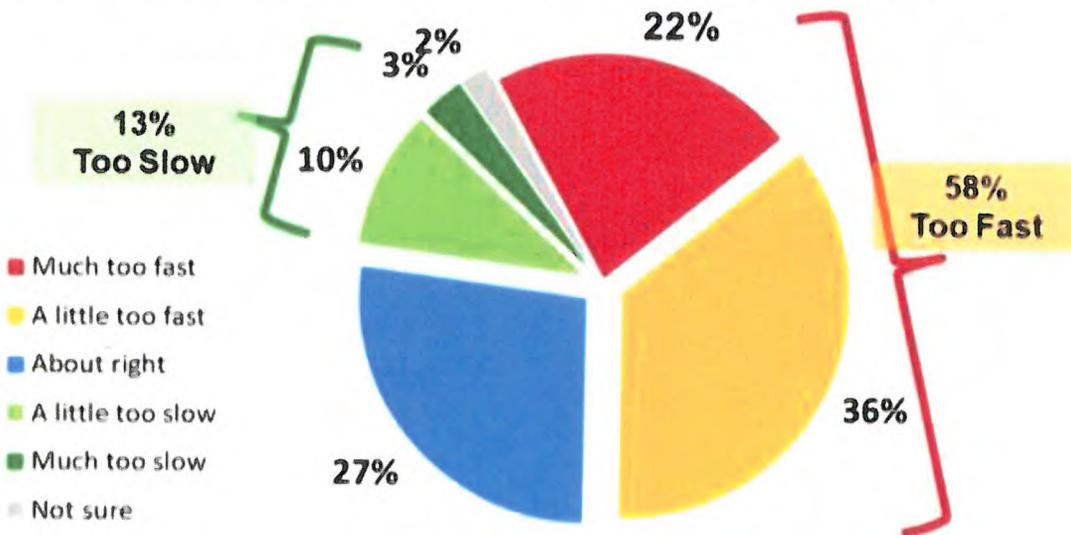
Traffic Congestion in Calvert County



Do you think traffic congestion in Calvert County is becoming a major problem, a minor problem, or not much of a problem?

Asked directly about their impression of “the pace of growth and development in Calvert County over the last few decades,” nearly six voters in ten said the pace is too fast. Twenty-two percent said it is “much too fast,” and 36% said growth and development is “a little too fast.” Meanwhile, 27% said the pace of growth is “about right,” while 13% said it is too slow.

Pace of Growth and Development

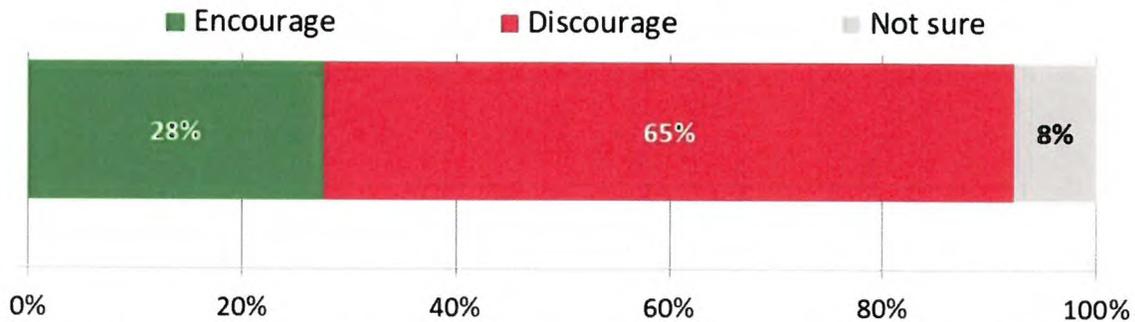


How would you describe the pace of growth and development in Calvert County over the last few decades? Would you say it is much too fast, a little too fast, about right, a little too slow, or much too slow?

Strong Resistance to New Residential Housing

These concerns about rapid growth and traffic congestion translate into a strong desire to limit future residential development. About two-thirds (65%) would discourage the building of more residential housing, compared to fewer than half that number (28%) who would encourage more housing.

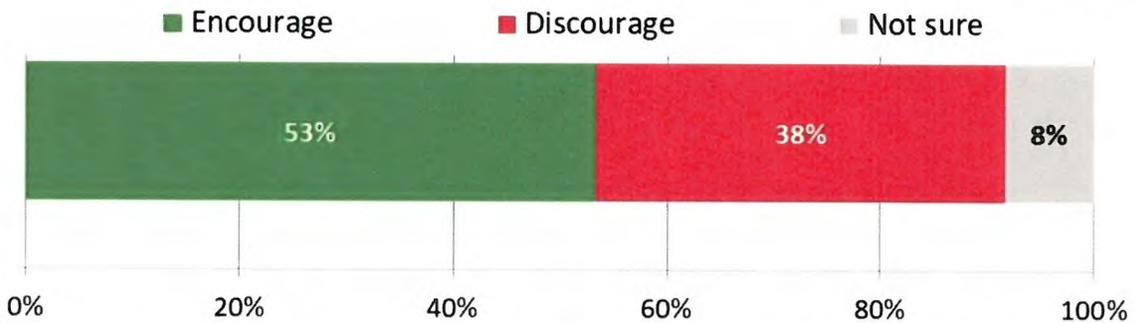
**Encourage or Discourage
More Residential Housing in Calvert County**



Would you prefer to encourage or discourage the building of more residential housing in Calvert County?

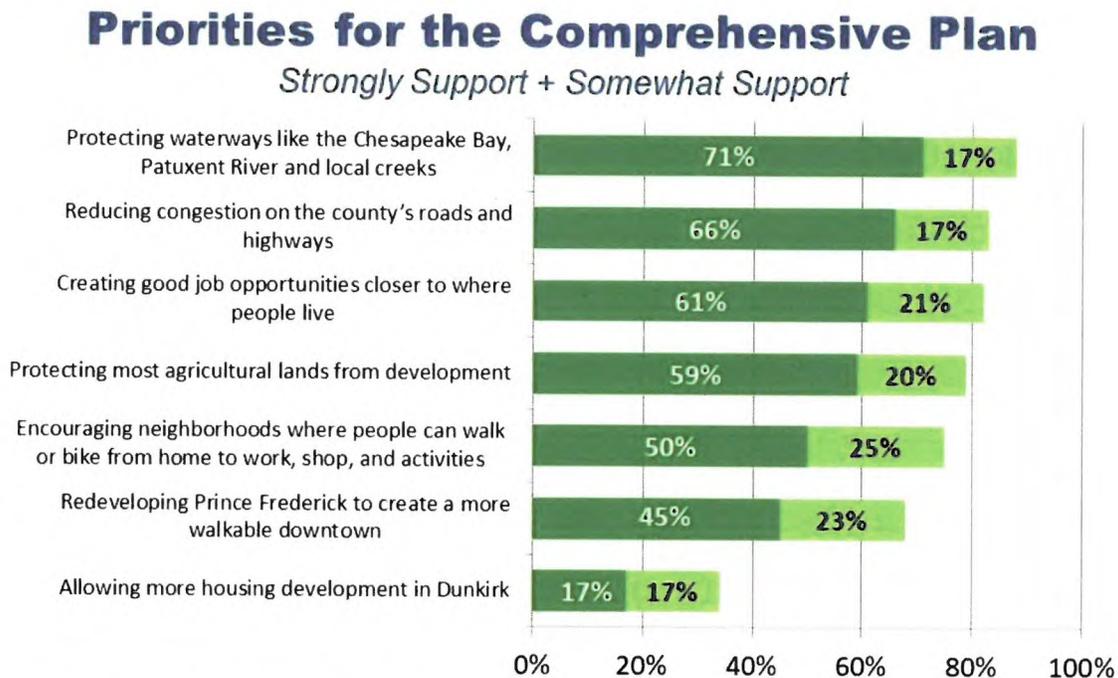
The result is somewhat different for “commercial development like shopping, restaurants and offices in Calvert County.” A 53% majority would encourage more shopping, restaurants, and offices, while 38% would discourage that. This is not uncommon in Maryland’s rural communities, which typically want better access to a diversity of shopping, restaurants, and other activities. But voters are clearly saying they want to accomplish this without creating more traffic and sprawl.

**Encourage or Discourage
More Commercial Development in Calvert County**



Would you prefer to encourage or discourage more commercial development like shopping, restaurants and offices in Calvert County?

The mixed result on preferences for development are better explained when voters are asked about their own priorities for the County's new comprehensive plan. Seven possible priorities of a plan were tested, with voters asked to indicate whether they personally support or oppose each one. The chart below shows the percentage who said they "strongly support" (in dark green) and "somewhat support" (in light green) each priority.



Calvert County is currently rewriting the long-term plan for how the county will develop over the next 20 years. Following is a list of priorities that could be included in the plan. For each one, please indicate if you strongly oppose it, somewhat oppose it, are neutral, somewhat support it, or strongly support it.

What emerges from this evaluation of voter priorities is an electorate that is extremely focused on environmental protection, with 88% supporting – and 71% *strongly* supporting – the priority of “Protecting waterways like the Chesapeake Bay, Patuxent River and local creeks.”

“Reducing congestion on the county’s roads and highways” is number two, with 83% supporting that, 66% *strongly*. Also highly rated is “Protecting most agricultural lands from development,” with 79% in support of that priority, 59% *strongly*.

“Allowing more housing development in Dunkirk” is by far the lowest-rated priority, with only 34% of voters in support. When it comes to growth it is clear that what voters want is, “Creating good job opportunities close to where people live.” More than four out of five (82%) support that priority, with 61% supporting it *strongly*.

Calvert County voters want communities that are mixed-use and walkable.

- Seventy-five percent – and 50% strongly – support the priority of “Encouraging neighborhoods where people can walk or bike from home to work, shop, and leisure activities.”
- Sixty-eight percent – and 45% strongly – support “Redeveloping Prince Frederick to create a more walkable downtown.”

Voters in Calvert County strongly disapprove of the construction of more housing, particularly at the cost of agricultural lands, water quality, or the country feel of their county. What they do want is access to jobs, shopping, and leisure activities in a way that is walkable and bikeable and does not add to their traffic woes.

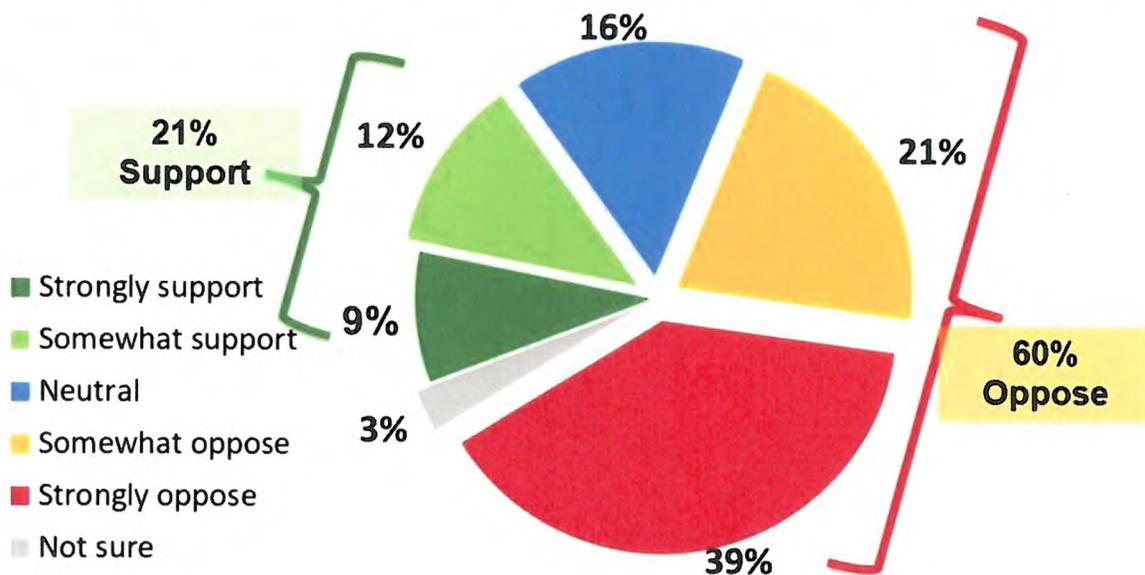
Strong Opposition to Two Policies

Two current or proposed policies were tested on the survey. In both cases, large majorities indicated clear opposition. The first of these is a proposal in the draft comprehensive plan to end restrictions on new residential growth that exceeds the capacity of the County's infrastructure. The question was worded this way:

"Since the 1990s, the County has not allowed residential growth that exceeded the capacity of infrastructure like roads, schools, and water supply. The County's proposed new comprehensive plan would end those restrictions. Do you strongly oppose, somewhat oppose, are neutral, somewhat support, or strongly support ending restrictions on residential growth in Calvert County?"

Sixty percent of voters oppose ending these restrictions (39% strongly), compared to only 21% in support (9% strongly).

Ending Restrictions on Residential Growth

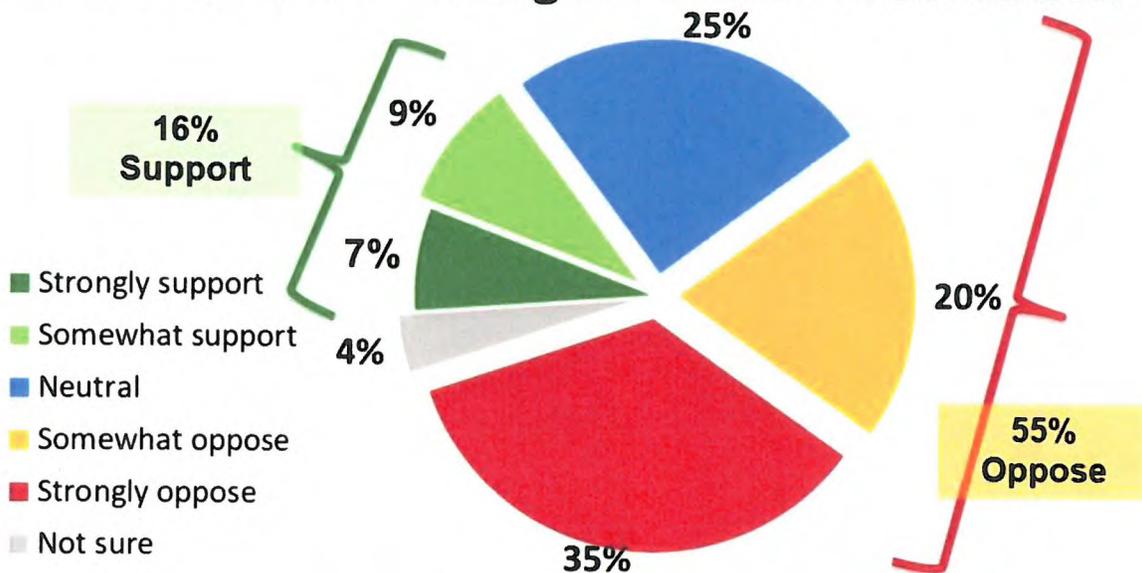


Since the 1990s, the County has not allowed residential growth that exceeded the capacity of infrastructure like roads, schools, and water supply. The County's proposed new comprehensive plan would end those restrictions. Do you strongly oppose, somewhat oppose, are neutral, somewhat support, or strongly support ending restrictions on residential growth in Calvert County?

A second question asked voters for their opinion on the actions of the Board of County Commissioners regarding land preservation applications and funding. This question was asked:

“The Board of County Commissioners has not considered any new applications for preservation of farm and forested land since 2013, and they have diverted funding that was intended for land preservation since 2010. Do you strongly oppose, somewhat oppose, are neutral, somewhat support, or strongly support these actions?”

No New Land Preservation Applications and Diverted Funding for Land Preservation



The Board of County Commissioners has not considered any new applications for preservation of farm and forested land since 2013, and they have diverted funding that was intended for land preservation since 2010. Do you strongly oppose, somewhat oppose, are neutral, somewhat support, or strongly support these actions?

A 55% majority of voters oppose these actions of the Board of County Commissioners (35% strongly), compared to only 16% in support (7% strongly).

In both cases, significant majorities are looking for a policy direction that will encourage land preservation and restrict growth that exceeds the County’s capacity.

Brief Background on OpinionWorks

OpinionWorks conducts frequent opinion studies at the state and local level across the country. Since 2007 we have been the polling organization for *The Baltimore Sun* newspaper in Maryland, and have polled for numerous other media throughout the Mid-Atlantic region. We are currently engaged by state and local government agencies in Virginia, Maryland, Delaware, and New York to assess public needs and preferences. Our recently released Citizen Stewardship Indicator, conducted for the Chesapeake Bay Program, is a model nationally for measuring behavior adoption and potential behavior change on behalf of water restoration. We measure health attitudes and practices for the Horizon Foundation and public health departments across the country. In addition to these public surveys, we assess donor and customer relationships for a variety of non-profit and for-profit entities nationally and internationally, with a growing body of work in Latin America.

Harrod, Felicia R.

From: David Bury <burydav@gmail.com>
Sent: Tuesday, October 30, 2018 11:57 AM
To: Sunderland, Carolyn V.; Planning and Zoning
Subject: Calvert 2040 Comments on Comprehensive Plan Chapter 3
Attachments: David Bury Comments on Chapter 3.docx

Dear Ms Sunderland

Can you please add my comments (attached) to the public comments being submitted to the Planning Commission on Chapter 3 of the Comprehensive Plan Second Draft? My apologies for the late submission.

Thank you very much

David Bury
4310 King Fisher Ct
Chesapeake Beach, MD, 20732
burydav@gmail.com
443-684-3924

David Bury Comments on Chapter 3, Comprehensive Plan Second Draft

1. The Request for Proposal for the County-wide Transportation Plan (aka “traffic study”) requested by the Planning Commission last Spring is currently out for bid. It is expected to begin within the next 1-2 months and be complete in the Fall of 2019. According to the RFP, it will estimate traffic volumes and congestion looking out over the next 20 years, based on Greater Washington Council of Governments population growth estimates. This study will provide badly-needed data on just how much additional residential growth can occur in specific areas of the County before road capacity exceeds acceptable State Highway Administration levels (D in Town Centers, C outside Town Centers). It is imperative that no decisions on expanding Town Centers be made until the data from this study is available. Obviously, Comprehensive Plan finalization cannot wait until Fall 2019. Accordingly, please delete all references to expanding Town Center boundaries in the Comprehensive Plan, and relegate those decisions to the Town Center Master Plan and Zoning Ordinance rewrite processes, when this data will be available. Without this data, The Comprehensive Plan must not predetermine, or even strongly influence, how the Town Center Master Plans address the Town Center border expansion issue.
2. Re Objective 3.3.3.1, “Review and update the Town Center Master Plans to reflect the policies of the Calvert 2040 Plan,” and repeated uses of language like “Development in the Minor Town Centers is guided by individual master plans. These adopted plans should be updated to reflect the policies of this Comprehensive Plan’ (p.3-21). Please insist on getting explicit clarification from the Planning Commission attorney on whether the Comprehensive Plan is just a “vision” document, as the Plan’s text elsewhere asserts, or instead in fact a “guidance” or “directive” document. To what extent can Town Center Master Plans deviate from what is in the text of the Comprehensive Plan? The public has relatedly been told that issues like Town Center expansion and expansion of water and sewer will not be determined by the Comprehensive Plan, but only by the Town Center Master Plans, so we should not worry about the Comprehensive Plan text on these issues. The wording of this Objective and in other parts of Chapter 3 states otherwise. **Request please discuss this issue at the Work Session, so that the public can better understand exactly how the Planning Commission and their attorney are interpreting the law on this critical issue.**
3. Please request that staff clarify whether the Development Capacity Analysis described on page 3-11 includes assessments of road and school capacity. If it does not, and is based primarily on what existing zoning permits, then there’s a problem. The existing text should be modified so that it no longer suggests that this Analysis is the best indication of how much future residential growth the County can accommodate. Ultimately, the County needs to adhere to the Adequate Public Facilities Ordinance, and it is quite possible that the Transportation Study results will determine that actual development capacity is less than this Analysis would indicate.
4. Please add language that retains the 37,000 household residential buildout goal until a more comprehensive determination of buildout can be done through the Town Center Master Plan and Zoning Ordinance process and best estimates of remaining residential growth outside the Town Centers, all informed by the Transportation Plan results.
5. Please delete Objective 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.” Rationale: The road infrastructure in these areas does not have sufficient capacity to support the large growth in

residential development and densities that would accompany extension of water and sewer into these residential areas.

6. Re Objective 3.3.1.5, “Allow uses that serve both local residents and employees to locate in employment areas.” This is far too vague, and essentially serves as a blank check. Please request from staff further elaboration, and inclusion in the Chapter 3 text, about exactly what this means. If that elaboration is objectionable, please delete the Objective.

7. Re Objective 3.3.2.1, “Evaluate the use of TDRs within the Farm and Forest areas and the Rural Residential areas.” Please request from staff further elaboration, and inclusion in the Chapter 3 text, about exactly what this means. Does it mean more effectively using TDRs for land preservation in these areas, or to encourage development in these areas? If the latter, please delete the Objective.

8. Re Objective 3.3.2.3, please add bracketed text to “Evaluate the funding and administration of the Purchase and Retirement Program for development rights **[and provide recommendations to make the program more effective].**” Rationale: The wording is ambiguous, and needs to more explicitly state that the goal is to improve the program and increase the acreage retired under it, since the results have been disappointing in recent years.

9. Please add the following explicit policy goals, which were contained in the 2010 Comprehensive Plan and are missing from the current draft Comprehensive Plan:

- A. “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.”
- B. “Monitor residential growth and evaluate the effectiveness of existing regulations to meet growth management objectives.”
- C. “Do not increase highway capacity within the Farm and Forest District.”
- D. “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.”

10. Page 3-17. Please recharacterize Dunkirk as a Minor Town Center, based on the overwhelming desires expressed by residents in the Dunkirk area.

11. Pages 3-21 to 3-22. Request delete language expanding the Owings Minor Town Center across Route 260, and advocating for water and sewer. Rationale: Route 260 is far too busy to permit the “walkability” and increased commercial and residential development feeding on to Route 260, which is already on the verge of failure under SHA criterion during peak rush hour congestion. Given the restricted area and topography in Owings, the whole issue of even considering it to be a Minor Town Center should be reconsidered. There simply no “there” there.

12. 3-22. Re Huntingtown, please add the bracketed text, “The extension of the Minor Town Center designation across MD 2/4 incorporates the high school [solely so that the high school could be included in a Preferential Funding Area that would make application for State-funded maintenance and improvements easier – there is no intent to expand Huntingtown Town Center boundaries further, or for any other reason].” Rationale: Clarifies an issue still widely misunderstood by the public.