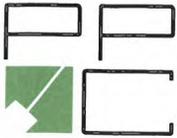


Comments on the Proposed Calvert County Comprehensive Plan (May 2018 Draft)
Additional Agency Comments Received through October 26, 2018

NAME	GROUP/AGENCY	DATE RECEIVED	# OF PAGES
Andree Checkley, Planning Director	Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department	10/9/2018	1
William Hunt, AICP, Director	St. Mary's County Department of Land Use and Growth Management	10/15/2018	3
Captain Jason Hammond, Commanding Officer	Department of Navy Naval Air Station, Patuxent River	10/26/2018	3

MIN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Prince George's County Planning Department
Office of the Planning Director

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco
301-952-3595

October 3, 2018

Ms. Carolyn Sunderland, Planning Commission Administrator
Calvert County Planning Commission
150 Main Street
Prince Frederick, MD 20678

Re: Draft Calvert County Comprehensive Plan

Dear Ms. Sunderland:

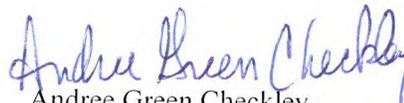
Thank you for the opportunity to review and comment on the Draft Calvert County Comprehensive Plan. This amendment to the 2010 Comprehensive Plan is an informative document concerning existing conditions in Calvert County and its potential for growth in the future.

The Draft Calvert County Comprehensive Plan has been reviewed by Maryland-National Capital Park and Planning Commission (M-NCPPC) staff focusing primarily on how its recommendations may affect the goals and policies of *the Plan Prince George's 2035 Approved General Plan* (Plan 2035). Our review of the Draft Calvert County Comprehensive Plan found no inconsistencies with Prince George's County goals and policies of Plan 2035.

Prince George's County shares a border with Calvert County along the Patuxent River; a wonderful natural resource shared by both counties. We are pleased to see the Draft Plan's Goals and Objectives to both minimize sewage discharge as well as enhance stormwater management systems to reduce pollution in the Patuxent River. The Draft Plan encourages Rural Residential, as well as Farm and Forest land uses along the Patuxent river adjacent to Prince George's County's rural areas. This is done while focusing new growth to County Town Centers; a land use strategy that is complimentary to both of our plans and will serve both counties well.

The Draft Calvert County Comprehensive Plan is an excellent effort to guide Calvert County's growth. If you have any questions or need further information, please contact me or Kierre McCune at 301-952-4225.

Sincerely,


Andree Green Checkley
Planning Director

c: Jenny Plummer-Welker, Long Range Planner, Calvert County Planning Commission
Derick Berlage, Chief, Countywide Planning Division
Kierre McCune, Planner Coordinator, Countywide Planning Division

Planning & Zoning

OCT 09 2018
RECEIVED

Plummer-Welker, Jenny L.

From: Bill Hunt <Bill.Hunt@stmarysmd.com>
Sent: Monday, October 15, 2018 3:34 PM
To: Planning and Zoning; Plummer-Welker, Jenny L.; Bill Hunt
Subject: Emailing: Calvert 2040 Review
Attachments: Calvert 2040 Review.pdf

Good Afternoon: The attachment is my review of the Calvert 2040 Plan. I apologize for missing your requested date for comments. I hope that my review will be of some use.

Bill

William B. Hunt, AICP
Director
St. Mary's County
Department of Land Use and
Growth Management
301-475-4200*1508

**ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT**

William B. Hunt, AICP, Director
Kathleen Easley, AICP, Deputy Director



COMMISSIONERS OF ST. MARY'S COUNTY

James R. Guy, President
Michael L. Hewitt, Commissioner
Tom Jarboe, Commissioner
Todd B. Morgan, Commissioner
John E. O'Connor, Commissioner

October 15, 2018

Mr. Greg Kernan, Chair
Calvert County Planning Commission
By email: pz@calvertcountymd.gov

Ms. Jenny Plummer-Welker, AICP
Long Range Planner
By email: Jenny.Plummer-Welker@calvertcountymd.gov

Dear Mr. Kernan and Ms. Plummer-Welker:

The background discussion in *Calvert 2040* is thorough. The land use categories on the Future Land Use Map, pages ES-5 and page 3-14, are easy to identify.

There aren't any categories for commercial or retail on the Future Land Use Map; hence, looking at the map it appears that retail / commercial would be strictly limited to town centers. However, that raises a question about the applicability of policy action 3.4.3.1 "Do not permit additional commercial retail development along highways outside Town Centers." The wording of 3.4.3.1 suggests that commercial / retail businesses currently exist outside town centers (though no more will be allowed). Figure 3-3, Existing Land Use Map, does show commercial, but the boundaries of the town centers are not shown on the Existing Land Use Map. It would be helpful to have the town center boundaries shown on the Existing Land Use Map as they are on the Future Land Use Map. Could the names of the minor town centers be added as well?

A significant focus of *Calvert 2040* is on town centers. Master Plans for the Town Centers are incorporated by reference. The on-line version of *Calvert 2040* could have a hyperlink to the town center plans that are incorporated by reference. The text portion of *Calvert 2040* frequently comments that a town center plan "should be updated." Policy action 3.3.3.1 is "Review and update the Town Center Master Plans to reflect the policies of the *Calvert 2040 Plan*." The Timeframes for this are short-range and mid-range; these updates may not be completed for several years. There is a statement on page ES-1 that the small area plans "... both inform the Plan and will need to conform to it in their subsequent updates." An explanation as to what plan will take precedence following the adoption of *Calvert 2040* but before a town center plan is updated could be added for clarity.

Implementation is the sine qua non of a plan. Implementation is what separates a plan from a research paper. A plan must have objectives, or actions / policies underlying an objective, that are measurable. An example of a measurable policy action is 10.6.2.6 "Plan and implement programs to achieve the 30% recycling rate established by the county by December 31, 2028."

The candor in the Executive Summary in critiquing the 2010 Comprehensive Plan, concluding that the "desired development pattern" has not been achieved, is to be commended. However, the reasons the development pattern has not been created are not explained. *Calvert 2040* lists three policy actions "to encourage development that creates the vibrancy county residents are seeking" (page 1 – 5). The implication

is that if these policy actions are implemented, the desired development pattern will come about. The policy actions are:

1. Better defining the boundaries of Major and Minor Town Centers and for Town Centers, the growth areas adjacent to them;
2. Using wastewater treatment facilities and other public infrastructure investments to attract and direct growth to appropriate locations within the Town Centers; and
3. Increasing the conventional density in Major Town Centers.

Respectfully, I suggest that a column be added to the implementation chart that will identify which of the three policy actions above will be furthered by each objective and policy action in *Calvert 2040*. In conjunction with adding the column, I suggest that all the short-range policy actions be separated from the others in the Timeframe column (ongoing, mid-range, and long-range). The Responsible Parties column would be retained. The next step is to estimate how many months or years it will take the Responsible Parties to implement each short-range policy action. A progress chart should be started for the implementation of each policy action. At an intermediate time before 2040, make an assessment of which short-term policy actions have been completed and evaluate the effectiveness of implementation vis-à-vis the three major policy actions listed above. Doing this would provide an ongoing picture of progress in achieving: "An important focus of this plan update is to address policy actions Calvert County can take to direct development to the Town Centers and to encourage development that creates the vibrancy county residents are seeking."

Thank you for the opportunity to review *Calvert 2040*. It will be a useful reference for the residents and decision-makers in Calvert County.

Sincerely,



William B. Hunt, AICP
Director

Harrod, Felicia R.

From: Hammond, Jason G CAPT NAS Patuxent River, N00 <jason.hammond@navy.mil>
Sent: Friday, October 26, 2018 5:46 PM
To: Planning and Zoning; Plummer-Welker, Jenny L.; Willis, Julian M.
Cc: Cox, Christopher A CAPT NAS Patuxent River, N01; Hecht, Sabrina J CIV NAVFAC Washington, 7.10
Subject: NAS PAX River Comments on the Calvert County Comprehensive Plan
Attachments: NAS PAX Comments on Calvert County Comprehensive Plan.pdf; MissionFootprintCalvert.jpg

Thank you for the opportunity to provide comments to the Calvert County Comprehensive Plan. Please find NAS Patuxent River comments attached.

Very Respectfully,

CAPT Jason Hammond
Commanding Officer, NAS Patuxent River
240-281-3489



DEPARTMENT OF THE NAVY
NAVAL AIR STATION
22268 CEDAR POINT ROAD
PATUXENT RIVER, MARYLAND 20670-1154

October 26, 2018

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

Dear Planning Members,

Thank you for providing NAS Patuxent River (NAS PAX) the opportunity to review and comment on the Calvert County Comprehensive Plan. Since its establishment in 1943, NAS PAX has aided the economic growth and development across all of Southern Maryland while development in the surrounding counties has helped support the mission of the installation. NAS PAX hosts Research, Development, Test & Evaluation, Acquisition and Sustainment activities for all Navy and Marine Corps aircraft. Some of these activities utilize the Atlantic Test Range's (ATR) Inner Test Range.

While the Calvert Comprehensive Plan lightly touches on NAS PAX's presence, we would prefer to see a more detailed accounting of the base's relationship in the final draft, especially regarding potential encroachment issues. Calvert County, via the Tri-County Council, was a participant in NAS PAX's 2015 Joint Land Use Study (JLUS). The JLUS attempted to develop a set of recommendations that would prevent or mitigate encroachment in the areas surrounding NAS PAX, Webster Outlying Field, Naval Recreation Center Solomons and the ATR. NAS PAX's ATR and Helicopter Operating Area overlies portions of Southern Calvert County, including the towns of Lusby and Solomons, which are identified as Major Town Centers in your plan.

Land Use compatibility is a key tool to prevent or mitigate encroachment from incompatible development that can disrupt the NAS PAX's ability to perform its mission, such as solar or wind farms and dense urban development. Densely developed areas near known noise contours tend to report more noise complaints. Solar farms or wind turbines can cause the malfunction of some aviation systems. Both examples are encroachment issues that can complicate NAS PAX's ability to effectively perform its missions.

The Navy has a Readiness and Environmental Protection Integration (REPI) program that supports preservation of land through cost sharing and has proven very successful in Southern Maryland over the years. Portions of Priority Preservation Areas within the Rural Legacy Area in Calvert County lie under the boundaries of the ATR. Assistance to preserve these areas is available through the REPI program.

There are many programs and opportunities to pursue our common interests while preserving the ability of NAS PAX to effectively perform its mission. Working to adopt JLUS recommendations into comprehensive zoning policies and maximizing the benefit of the REPI program can assist achieving county objectives and the NAS PAX mission. Together, we can both work to develop and update our long term development plans. In support of these shared goals, my Community Planning Liaison Officer, Ms. Sabrina Hecht, AICP, is willing and able to assist your staff. She can be reached at Sabrina.j.Hecht@navy.mil or 301-757-4799.

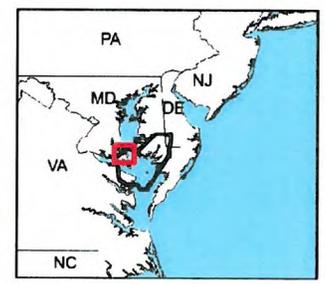
J. G. HAMMOND
Captain, U.S. Navy

Enclosure 1. NAS Pax Mission Footprint Map



NAS PATUXENT RIVER MISSION FOOTPRINT

- - - Rural Legacy Areas
- Public Lands, Easements and Private Conservation Lands
- Urban Areas
- Helicopter Operating Area
- ATR Inner Test Range



SOURCES:
 Public Lands, Easements, and Private Conservation lands: NAS Patuxent River Sustainability Office, MD Dept. of Natural Resources, VA Dept. of Conservation Resources, DE Dept. of Agriculture, The Nature Conservancy, and the National Conservation Easement Database, 2018.

Rural Legacy Areas: NAS Patuxent River Sustainability Office, MD, and MD Dept. of Natural Resources 2018.

County and State Boundaries, Towns, Roads, DoD Installation Boundaries, and Shoreline: US Census Bureau TIGER Data, Washington DC 2016.

Inner Test Range and Helo Operating Area: FAA / DAFIF 2017

NAVY AIR
 NAVAIR Ranges Sustainability Office
 NAS Patuxent River, MD October 2018



PROJECTION GEOGRAPHIC
 NAD83