

Comments on the Calvert County Comprehensive Plan, December 2018 Draft  
Agency Comments Received through February 20, 2019

| NAME   | GROUP/AGENCY  | DATE RECEIVED | # OF PAGES |
|--|---|---------------|------------|
| Danielle Conrow, Deputy Director of Engineering and Highways | Calvert County Department of Public Works                 | 12/20/2018    | 8          |
| Keith Ulrich, Project Coordinator, Engineering               | SMECO   | 12/28/2018    | 2          |
| Shawn Kingston, Executive Director                           | Calvert Housing Authority                                 | 1/17/2019     | 1          |
| Sabrina Hecht, Community Planning Liaison Officer            | Public Works Department, Naval Air Station Patuxent River | 1/22/2019     | 2          |
| Owings Architectural Review Committee                        |   | 2/7/2019      | 2          |
| Lusby Architectural Review Committee                         |   | 2/11/2019     | 1          |
| Huntingtown Architectural Review Committee                   |   | 2/11/2019     | 2          |
| Dunkirk Architectural Review Committee                       |   | 2/15/2019     | 2          |
| Kelly Slagle, Director                                       | Calvert County Department of Economic Development         | 2/19/2019     | 1          |

**From:** Conrow, Danielle L. <Danielle.Conrow@calvertcountymd.gov>  
**Sent:** Thursday, December 20, 2018 1:17 PM  
**To:** Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>  
**Cc:** Waddell, Britany J. <Britany.Waddell@calvertcountymd.gov>  
**Subject:** RE: Calvert County Comprehensive Plan Update DPW Tasks

Jenny,

Please find attached my markups and timeframe additions per your request. I also coordinated with Julie to ensure that their information was still accurate as well, and her markup is also attached. Wayne Raither also asks if Objective 9.3.2.8 can be revised to state : “Monitor septage haulers and septage quantities to ensure proper disposal is occurring, and that adequate capacity for septage is available at the Solomons WWTP septage receiving facility” with responsible Parties: PW, EH.

Have a wonderful holiday!

Danielle Conrow

**From:** Plummer-Welker, Jenny L. <[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)>  
**Sent:** Thursday, December 13, 2018 12:34 PM  
**To:** Conrow, Danielle L. <[Danielle.Conrow@calvertcountymd.gov](mailto:Danielle.Conrow@calvertcountymd.gov)>  
**Cc:** Waddell, Britany J. <[Britany.Waddell@calvertcountymd.gov](mailto:Britany.Waddell@calvertcountymd.gov)>  
**Subject:** Calvert County Comprehensive Plan Update DPW Tasks

Danielle,

We are finalizing the draft Calvert County Comprehensive Plan for the next round of agency review. There's a few of DPW's strategies that still need timeframes identified in Chapter 11.

Would please take a few minutes and indicate the timeframe for each of them, 9.4.1.1 through 9.4.2.7 on pages 11-23 and 11-24 (attached).

Short-range (less than 5 years)

Mid-range (5-10 years)

Long-range (10+ years)

On-going

It would be great to have these filled in before we send the draft to the State Clearinghouse for official review. If you could send me the timeframes by tomorrow close of business, that would be great.

Thank you,  
Jenny

*Jenny Plummer-Welker, AICP  
Long Range Planner  
Calvert County Department of Planning & Zoning  
150 Main Street, Suite 300  
Prince Frederick, MD 20678  
410-535-1600, ext. 2333*

301-855-1243, ext. 2333  
410-414-3092 fax  
[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)

We welcome your feedback. [Please take our Customer Satisfaction Survey.](#)

*To learn more about our Comprehensive Plan and Zoning Ordinance updates, click on the logo below.*



**From:** Plummer-Welker, Jenny L.

**Sent:** Friday, December 21, 2018 5:08 PM

**To:** Conrow, Danielle L. <Danielle.Conrow@calvertcountymd.gov>

**Cc:** Waddell, Britany J. <Britany.Waddell@calvertcountymd.gov>; Paluda, B. Julie <Julie.Paluda@calvertcountymd.gov>; Raither, Robert W. <Wayne.Raither@calvertcountymd.gov>

**Subject:** RE: Calvert County Comprehensive Plan Update DPW Tasks

Danielle, Julie, and Wayne,

Thank you.

Danielle – Thank you for filling in timeframes for several of the strategies that were blank.

Danielle and Wayne – The Planning Commission voted to distribute the draft plan as the Planning Commission's Recommended Plan, as the PC directed edits to the May 2018 draft. The Recommended Plan will be distributed very soon. So, while we were able to add the timeframes for the strategies that were blank, staff cannot make deletions or edit the strategies as you provided since we do not have authority to do so, and those would be policy changes to the plan that require the PC to vote on the changes. The PC did review the comments DPW submitted on Chapter 9 at its meeting in September. The draft Recommended Plan will be distributed for agency review and comment. So, your comments that you sent on December 20<sup>th</sup> can be included as you submitted them, or you could incorporate them with other comments, if you have any, on the Recommended Plan.

Thank you,  
Jenny

Danielle

| <b>Objective 2: Minimize pollution from wastewater treatment plants and septic systems.</b>   | <b>Timeframe</b> | <b>Responsible Parties</b> |
|---|------------------|----------------------------|
| 9.3.2.1 Require new wastewater treatment systems to be land application systems.  | Ongoing          | PW, P&Z                    |
| 9.3.2.2 Require septic systems in Town Centers to connect to public WWTPs when sewage collection systems are available and in the event the septic system fails.                                    | Ongoing          | PW                         |
| 9.3.2.3 Assure that existing effluent discharges into bodies of water minimize any adverse environmental impacts on oyster beds, spawning areas and fishing areas.                                  | Ongoing          | MDE                        |
| 9.3.2.4 Develop incentives for the use of nitrogen-removing technologies for new, replacement, and existing septic systems and for shared facilities to reduce nutrient pollution of our waterways. | Mid-range        | EH                         |
| 9.3.2.5 Continue and expand the educational program to promote regular pumping of septic tanks.   | Ongoing          | EH                         |
| 9.3.2.6 Install more nitrogen-removing septic systems per year through the county's ongoing Bay Restoration Fund (BRF) Grant Program.   | Ongoing          | EH                         |
| 9.3.2.7 Require new septic systems and replacement septic systems in the Critical Area to be nitrogen reducing systems (as required by Maryland Law)  | Ongoing          | EH                         |
| 9.3.2.8 Monitor septage haulers and septage quantities to ensure proper disposal is occurring and that adequate capacity for septage is maintained at the county's WWTP.                            | Ongoing          | PW                         |
| <b>Objective 3: Take steps to minimize sewage discharge in the Chesapeake Bay and Patuxent River.</b>   | <b>Timeframe</b> | <b>Responsible Parties</b> |
| 9.3.3.1 Require existing marinas to provide adequate toilet facilities to eliminate the discharge of raw sewage from water craft.   | Ongoing          | EH                         |
| 9.3.3.2 Continue to require new marinas and expansion of existing marinas (greater than 10 slips) to provide pump-out facilities to receive raw sewage from water craft.                            | Ongoing          | MDE/DNR                    |

Goal 4: Install or enhance stormwater management systems to reduce pollution in the Chesapeake Bay and Patuxent River.

| <b>Objective 1: Upgrade existing failing and inadequate stormwater management facilities.</b>                         | <b>Timeframe</b>                  | <b>Responsible Parties</b> |
|---|-----------------------------------|----------------------------|
| 9.4.1.1 Convert dry extended detention ponds and grass swales to wet ponds, wetlands and bioswales where appropriate. | <del>Mid-range</del><br>Mid-range | PW                         |
| 9.4.1.2 Increase current drainage channel repair and stream restoration implementation.                               | Ongoing                           | PW                         |

|  |                  |                            |
|--|------------------|----------------------------|
| 9.4.1.3 Provide or upgrade stormwater management facilities on <del>approximately 30</del> county structures to provide environmentally sensitive design (ESD), to include public schools, the golf course and the County Services Plaza.  | Mid-range        | PW                         |
| <b>Objective 2: Treat unmanaged impervious surfaces.</b>   | <b>Timeframe</b> | <b>Responsible Parties</b> |
| 9.4.2.1 Convert approximately <del>200</del> miles of grass swales to bioswales and install an additional <del>160</del> miles of new grass swales along county and private roadways.  |                  | PW                         |
| 9.4.2.2 Increase current rate of drainage channel repair from 200 feet per year to 715 feet per year, representing a total of 5,000 feet.  |                  | PW                         |
| 9.4.2.3 Pursue implementation of regenerative stormwater conveyances or other vegetated flow attenuation wherever appropriate.   | Ongoing          | PW                         |
| 9.4.2.4 Construct or upgrade approximately 160 miles of grass swales along currently unmanaged county and privately owned roadways to provide water quality treatment.   |                  | PW                         |
| 9.4.2.5 Incentivize removal of unused impervious area, green roof retrofits, and expanded use of permeable pavement.   | Ongoing          | PW                         |
| 9.4.2.6 Incentivize the use of microscale environmentally sensitive design practices on approximately <del>600</del> existing commercial properties that drain to regional facilities or pre-2000 stormwater management facilities to reduce nutrient loading closer to the source.            | Long-range       | PW                         |
| 9.4.2.7 Incentivize the construction of bioretention, micro-bioretention and raingarden facilities on approximately 1,250 single family residential lots; focusing primarily on densely populated areas <del>such as Chesapeake Ranch Estates where facilities can treat multiple homes.</del> | Mid-range        | PW                         |

→ and flood prone areas.

## Chapter 10 Government and Community Facilities

Goal 1: Establish policies and strategies that provide for high-quality, responsive, and cost-effective services to residents, businesses, and organizations in the county.

|  |                  |                            |
|--|------------------|----------------------------|
| <b>Objective 1: Support meaningful and informed public participation program in government decisions.</b>  | <b>Timeframe</b> | <b>Responsible Parties</b> |
| 10.1.1.1 Periodically appoint committees, as needed, to review county services.  | Ongoing          | CA                         |
| 10.1.1.2 Make sure that information is readily accessible and understandable to the public through more use of the county website and social media.  | Ongoing          | All Departments            |
| 10.1.1.3 Implement budget procedures and keep citizens informed of significant trends and information. Continue to make the budgetary process readily accessible to the public with adequate time for public review prior to adoption. | Ongoing          | CA, F&B                    |

|  |           |                     |
|--|-----------|---------------------|
| Objective 2: Minimize pollution from wastewater treatment plants and septic systems.   | Timeframe | Responsible Parties |
| 9.3.2.1 Require new wastewater treatment systems to be land application systems.   | Ongoing   | PW, P&Z             |
| 9.3.2.2 Require septic systems in Town Centers to connect to public WWTPs when sewage collection systems are available and in the event the septic system fails.   | Ongoing   | <del>PW</del>       |
| 9.3.2.3 Assure that existing effluent discharges into bodies of water minimize any adverse environmental impacts on oyster beds, spawning areas and fishing areas.   | Ongoing   | MDE                 |
| 9.3.2.4 Develop incentives for the use of nitrogen-removing technologies for new, replacement, and existing septic systems <del>and for shared facilities</del> to reduce nutrient pollution of our waterways. | Mid-range | EH                  |
| 9.3.2.5 Continue and expand the educational program to promote regular pumping of septic tanks.  | Ongoing   | EH                  |
| 9.3.2.6 Install more nitrogen-removing septic systems per year through the county's ongoing Bay Restoration Fund (BRF) Grant Program.  | Ongoing   | EH                  |
| 9.3.2.7 Require new septic systems and replacement septic systems in the Critical Area to be nitrogen reducing systems (as required by Maryland Law)   | Ongoing   | EH                  |
| 9.3.2.8 Monitor septage haulers and septage quantities to ensure proper disposal is occurring <del>and that</del> adequate capacity for septage is <del>maintained</del> at the county's WWTP.                 | Ongoing   | PW                  |
| Objective 3: Take steps to minimize sewage discharge in the Chesapeake Bay and Patuxent River.   | Timeframe | Responsible Parties |
| 9.3.3.1 Require existing marinas to provide adequate toilet facilities to eliminate the discharge of raw sewage from water craft.  | Ongoing   | EH                  |
| 9.3.3.2 Continue to require new marinas and expansion of existing marinas (greater than 10 slips) to provide pump-out facilities to receive raw sewage from water craft.                                       | Ongoing   | MDE/DNR             |

[Goal 4: Install or enhance stormwater management systems to reduce pollution in the Chesapeake Bay and Patuxent River.](#)

|   |           |                     |
|---|-----------|---------------------|
| Objective 1: Upgrade existing failing and inadequate stormwater management facilities.                                | Timeframe | Responsible Parties |
| 9.4.1.1 Convert dry extended detention ponds and grass swales to wet ponds, wetlands and bioswales where appropriate. |           | PW                  |
| 9.4.1.2 Increase current drainage channel repair and stream restoration implementation.                               |           | PW                  |

# Summary of Comments on Draft Plan for Agency Review July 27 2018 pages 11-23 24.pdf

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Page: 1

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Number: 1 Author: paludabj Subject: Pencil Date: 12/19/2018 5:31:10 PM  
After "new", add "or upgraded / expanded".  
Add "and Enhanced Nutrient Removal (ENR) technology, where feasible."

---

Number: 2 Author: paludabj Subject: Cross-Out Date: 12/19/2018 5:32:33 PM  
This is a responsibility of Environmental Health.

---

Number: 3 Author: paludabj Subject: Cross-Out Date: 12/19/2018 5:32:05 PM  
Strike out "and for shared facilities". This is addressed above in 9.3.2.1 with comments.

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Number: 4 Author: paludabj Subject: Cross-Out Date: 12/19/2018 5:36:36 PM  
Strike out "is maintained"

---

Number: 5 Author: paludabj Subject: Cross-Out Date: 12/19/2018 5:34:59 PM  
Strike out "and that".

---

Number: 6 Author: paludabj Subject: Pencil Date: 12/19/2018 5:35:27 PM  
Add "Provide" before "adequate".

---

Number: 7 Author: paludabj Subject: Pencil Date: 12/19/2018 5:34:17 PM  
Add a period after "occurring".

---

Number: 8 Author: paludabj Subject: Pencil Date: 12/19/2018 5:36:17 PM  
Add "and disposal facilities" after "capacity"

---

|   |           |                     |
|---|-----------|---------------------|
| 9.4.1.3 Provide or upgrade stormwater management facilities on approximately 30 county structures to provide environmentally sensitive design (ESD), to include public schools, the golf course and the County Services Plaza.  |           | PW                  |
| Objective 2: Treat unmanaged impervious surfaces.   | Timeframe | Responsible Parties |
| 9.4.2.1 Convert approximately 200 miles of grass swales to bioswales and install an additional 160 miles of new grass swales along county and private roadways.   |           | PW                  |
| 9.4.2.2 Increase current rate of drainage channel repair from 200 feet per year to 715 feet per year, representing a total of 5,000 feet.   |           | PW                  |
| 9.4.2.3 Pursue implementation of regenerative stormwater conveyances or other vegetated flow attenuation wherever appropriate.  |           | PW                  |
| 9.4.2.4 Construct or upgrade approximately 160 miles of grass swales along currently unmanaged county and privately owned roadways to provide water quality treatment.  |           | PW                  |
| 9.4.2.5 Incentivize removal of unused impervious area, green roof retrofits, and expanded use of permeable pavement.  |           | PW                  |
| 9.4.2.6 Incentivize the use of microscale environmentally sensitive design practices on approximately 600 existing commercial properties that drain to regional facilities or pre-2000 stormwater management facilities to reduce nutrient loading closer to the source.            |           | PW                  |
| 9.4.2.7 Incentivize the construction of bioretention, micro-bioretention and raingarden facilities on approximately 1,250 single family residential lots; focusing primarily on densely populated areas such as Chesapeake Ranch Estates where facilities can treat multiple homes. |           | PW                  |

## Chapter 10 Government and Community Facilities

Goal 1: Establish policies and strategies that provide for high-quality, responsive, and cost-effective services to residents, businesses, and organizations in the county.

|  |           |                     |
|--|-----------|---------------------|
| Objective 1: Support meaningful and informed public participation program in government decisions.   | Timeframe | Responsible Parties |
| 10.1.1.1 Periodically appoint committees, as needed, to review county services.  | Ongoing   | CA                  |
| 10.1.1.2 Make sure that information is readily accessible and understandable to the public through more use of the county website and social media.  | Ongoing   | All Departments     |
| 10.1.1.3 Implement budget procedures and keep citizens informed of significant trends and information. Continue to make the budgetary process readily accessible to the public with adequate time for public review prior to adoption. | Ongoing   | CA, F&B             |



# Memorandum

Planning & Zoning

**Date:** December 28, 2018

DEC 28 2018

**To:** Mr. Greg Kernan  
Chair Calvert County Planning Commission

RECEIVED

**From:** Keith E. Ulrich  
Southern Maryland Electric Cooperative, Project Coordinator- Engineering

**Subject:** Calvert County Comprehensive Plan and Zoning Ordinance Re-Write

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By this memorandum, Southern Maryland Electric Cooperative (SMECO) is formally re-submitting the following Public Utility Easement (PUE) concerns to be considered during the rewrite of the Calvert County Comprehensive Plan and Zoning Ordinance. SMECO would also request, that these concerns be a consideration for the current, and future Town Center Master Plans and Zoning Ordinances.

Changes in the Calvert County Zoning Ordinance allowing lot minimization, the implementation of the Maryland State mandated storm water management Environmental Site Design (ESD), and added Calvert County desired infrastructure, have led to resulting impacts to the required PUE's.

The zoning changes, that have occurred, reduced lots sizes and thus front building setbacks. This has allowed buildings to be placed closer to road right of ways, narrowing front yards where most PUE's occur. Also, lot side setbacks have narrowed, limiting space between buildings. These changes have been enacted to allow projects to obtain allowable densities in a much smaller footprint, but have required utilities serving the developments to occur in a much more contracted space.

The new storm water ESD guidelines require developers to minimize impervious areas to provide less of an environmental impact. When storm water management devices are implemented, like trapezoidal bio retention swales and trapezoidal wet swales, both having flat bottom widths ranging from 2 to 8 feet, additional width is added to the typical roadway sections. This routinely extends the overall section beyond the road right of way, and this then overlaps with the PUE.

In addition to these regulation changes, sidewalks and street trees are being required by County agencies to be placed along roadways. Due to limited road right of way widths, the street trees and sidewalks are having to be placed outside of road right of ways. As a result the allowable space in the PUE's is becoming increasingly constricted

SMECO is requesting, during the re-write of the Calvert County Comprehensive Plan and Zoning Ordinance, Calvert County place an emphasis on maintaining the sovereignty of the PUE's for the public utility companies installation, of the public utilities.

The following SMECO recommendations are proposed to aid Calvert County in implementing guidelines in the Comprehensive Plan, and placing zoning restrictions in the Calvert County Zoning Ordinance and Town Center Ordinances to allow only the use of the PUE's for the public utility infrastructure. The recommendations are as follows:

1. Enact a prohibition to the placement of storm water management devices, storm water easements, and county infrastructure within the 10 foot wide PUE (excluding crossing water and sewer house connections).
2. Enact a requirement that if storm water management devices and/or easements are required adjacent to road right of ways, or property lines, an additional 10 wide PUE adjacent to the storm water easement will be required.
3. Enact a requirement that all County required infrastructure (street trees, sidewalks, etc...) be placed within the County road right of way, or a separate easement be required, as in the case of storm water management, and an additional 10 foot wide PUE be provided adjacent to the county infrastructure easement.

Southern Maryland Electric would like to thank Calvert County for the opportunity to provide comments for consideration in respect to the encroachments that are being seen, into the PUE's. Your consideration in implementing the above recommendations to maintain the integrity of the PUE's now and in the future is appreciated.

**Harrod, Felicia R.**

---

**From:** Shawn Kingston <skingston@calverthousing.org>  
**Sent:** Thursday, January 17, 2019 9:50 AM  
**To:** Harrod, Felicia R.  
**Cc:** Holt, Judy C.; Moreland, Jennifer E.  
**Subject:** RE: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Good day Felicia,

Please update the housing authority's bullet points; page 6-4.

Eliminate:  
RAP

Add:  
Veterans Affairs Supportive Housing (VASH)  
811 Mainstream (Non-Elderly Families with Disabilities)  
Family Unification Program (FUP)

Thank you.

V/R  
Shawn

**From:** Harrod, Felicia R. [mailto:Felicia.Harrod@calvertcountymd.gov]  
**Sent:** Thursday, December 27, 2018 3:41 PM  
**To:** Harrod, Felicia R. <Felicia.Harrod@calvertcountymd.gov>  
**Cc:** Holt, Judy C. <Judy.Holt@calvertcountymd.gov>  
**Subject:** Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Greetings,

The attached memo is a request for review and comment on the Calvert County Comprehensive Plan (December 2018 Draft). You may access the Comprehensive Plan Draft document by selecting the link below. Comments are due by *Tuesday, February 26, 2019.*

If you serve on or are responsible for the comments from a Board or Committee, please forward to the appropriate members.

Link to the Comprehensive  
<http://www.co.cal.md.us/DocumentCenter/View/21506>

*Felicia R. Harrod  
Administrative Aide  
Calvert County Government  
Department of Planning & Zoning  
150 Main Street  
Prince Frederick, Maryland 20678  
(410) 535-1600 x2337*

**Harrod, Felicia R.**

---

**From:** Hecht, Sabrina J CIV NAVFAC Washington, 7.10 <sabrina.j.hecht@navy.mil>  
**Sent:** Tuesday, January 22, 2019 1:16 PM  
**To:** Harrod, Felicia R.  
**Cc:** Holt, Judy C.  
**Subject:** RE: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Thank you for incorporating the recommendations from NAS PAX's letter dated 28 Oct 2018 in the Calvert County Comprehensive Plan. We have no additional comments and look forward to continued collaboration in our shared interests, including land preservation.

R/s  
Sabrina

Sabrina J. Hecht, AICP  
Community Planning Liaison Officer  
Public Works Department  
22445 Peary Road, B504  
Patuxent River, MD 20670  
W-301-757-4799  
C -301-481-6633  
Sabrina.j.hecht@navy.mil

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

**From:** Harrod, Felicia R. <Felicia.Harrod@calvertcountymd.gov>  
**Sent:** Thursday, December 27, 2018 3:41 PM  
**To:** Harrod, Felicia R. <Felicia.Harrod@calvertcountymd.gov>  
**Cc:** Holt, Judy C. <Judy.Holt@calvertcountymd.gov>  
**Subject:** [Non-DoD Source] Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Greetings,

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If you serve on or are responsible for the comments from a Board or Committee, please forward to the appropriate members.

Link to the Comprehensive

<http://www.co.cal.md.us/DocumentCenter/View/21506>  
<<http://www.co.cal.md.us/DocumentCenter/View/21506>>

Felicia R. Harrod

Administrative Aide

Calvert County Government

Department of Planning & Zoning

150 Main Street

Prince Frederick, Maryland 20678

(410) 535-1600 x2337

Felicia.Harrod@calvertcountymd.gov <mailto:Felicia.Harrod@calvertcountymd.gov>

www.calvertcountymd.gov <http://www.calvertcountymd.gov>

We appreciate your feedback! Please take our customer satisfaction survey  
<http://survey.constantcontact.com/survey/a07e6mf9ptyh9blpkbr/start> .



**CALVERT COUNTY  
ARCHITECTURAL REVIEW COMMITTEE**

150 Main Street  
Prince Frederick, Maryland 20678  
410-535-2348 • 301-855-1243  
Fax: 410-414-3092  
www.calvertcountymd.gov

*Board of Commissioners*  
Earl F. Hance  
Mike Hart  
Thomas E. Hutchins  
Kelly D. McConkey  
Steven R. Weems

February 7, 2019

Planning & Zoning

FEB 07 2019

RECEIVED

Greg Kernan, Chair  
Planning Commission  
175 Main Street  
Prince Frederick, MD 20678

RE: Request for Comments: Calvert County Comprehensive Plan (May 2018 Draft)

Dear Mr. Kernan:

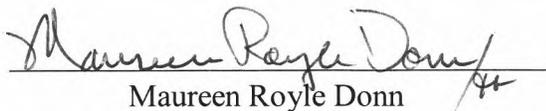
The Owings Architectural Review Committee reviewed the proposed December 2018 draft Comprehensive Plan at its meeting on January 16, 2019. The following comments are in response to the Request for Comments from Agencies dated December 27, 2018.

The Committee is in favor of the expansion of the Owings Town Center across MD 260. The proposed area for expansion should allow small scale commercial development, which would limit the size of buildings as this would protect the existing residential lots located in the area of expansion. The Committee would like to propose that three lots located on the west side of Old Solomons Island Road, not currently located within the Town Center, be included in the Owings Town Center. The additional area proposed would not include any lots of the Owings Hills or Wm. McLaughlin property subdivisions. A parcel map is attached, and the lots are highlighted.

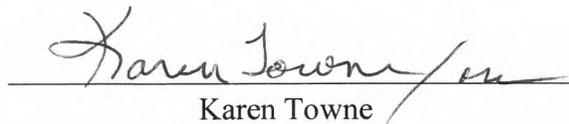
Thank you for the opportunity to comment on the Calvert County Comprehensive Plan (December 2018 draft).

Sincerely,

Owings Architectural Review Committee

  
Maureen Royle Donn

  
Brian Lazarchick

  
Karen Towne

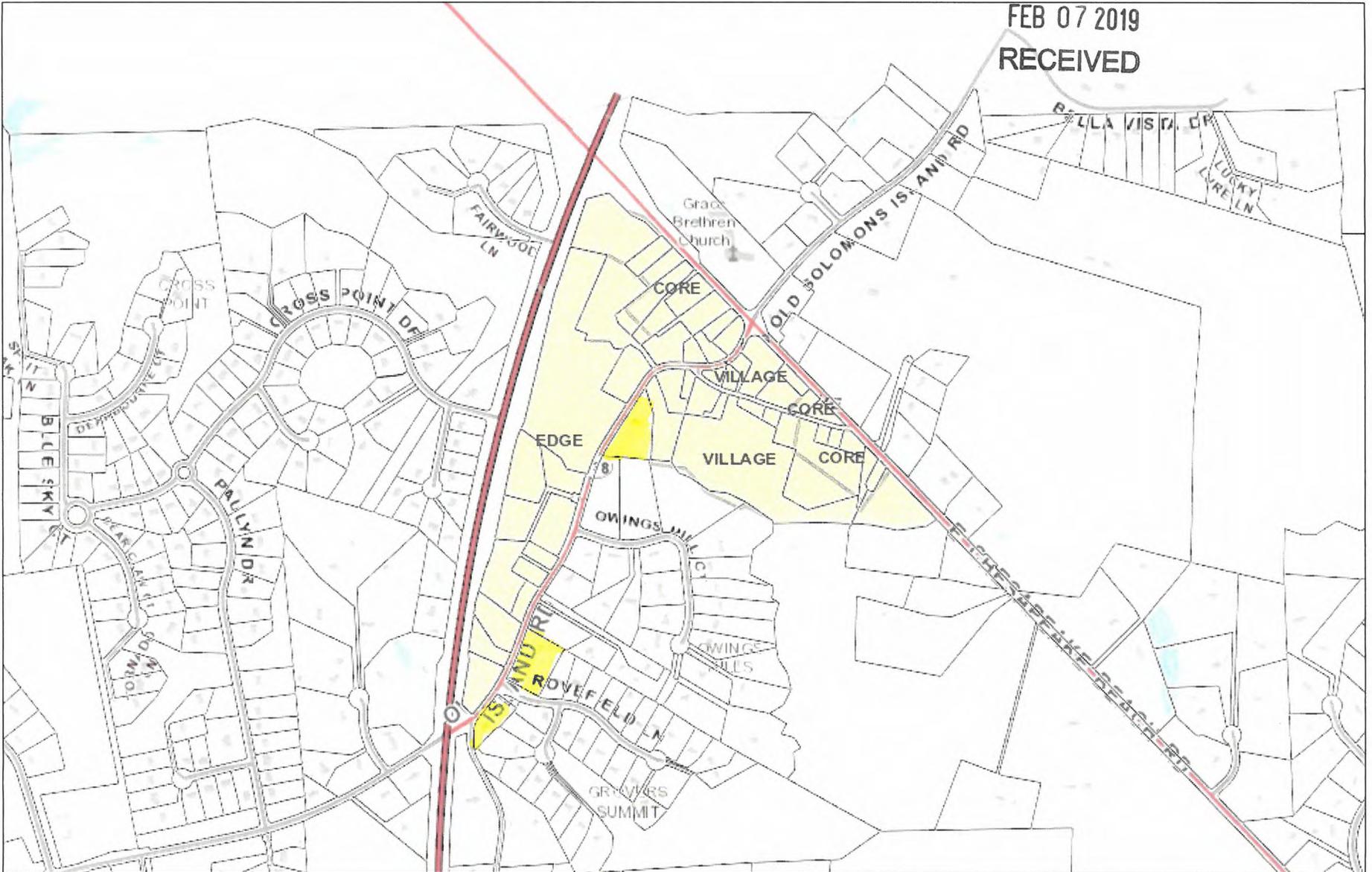
Attachment

cc: BOCC

# Owings Town Center

Planning & Zoning

FEB 07 2019  
RECEIVED



 The data represented here are maintained to the best ability of the Calvert County Government. Users assume any and all risks associated with decisions based on this data.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION.  
© Calvert County Department of Technology Services



MAP PROJECTION:  
NAD\_1983\_StatePlane\_Maryland\_FIPS\_1900\_Feet

1 : 9,600  
1 in = 800.00 ft

**Notes**  
Comprehensive Plan (May 2018 Draft). Comments provided by OARC at meeting on 9/19/18. OARC would like to propose including three lots (highlighted) in the Owings Town Center. Not to include any lots of Owings Hill



**CALVERT COUNTY  
ARCHITECTURAL REVIEW COMMITTEE**

150 Main Street  
Prince Frederick, Maryland 20678  
410-535-2348 • 301-855-1243  
Fax: 410-414-3092  
www.calvertcountymd.gov

*Board of Commissioners*  
Earl F. Hance  
Mike Hart  
Thomas E. Hutchins  
Kelly D. McConkey  
Steven R. Weems

February 11, 2019

Planning & Zoning

Greg Kernan, Chair  
Planning Commission  
175 Main Street  
Prince Frederick, MD 20678

**FEB 11 2019  
RECEIVED**

RE: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Dear Mr. Kernan:

The Lusby Architectural Review Committee met on January 28, 2019, to review and discuss the Calvert County Comprehensive Plan (December 2018 Draft). The following comments are in response to the Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft) dated December 27, 2018.

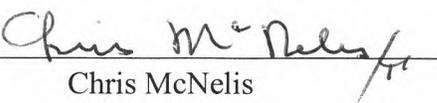
The Committee is in favor of the proposed expansion to the north of Lusby Town Center with two suggestions:

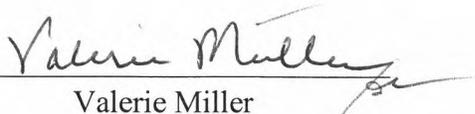
- 1) The Committee requests that a clear line of demarcation between the expansion areas of Lusby and Solomons Town Centers be determined as each Town Center has a specific expectation of aesthetics.
- 2) Phasing of the expansion. The Town Center has many lots that have not be developed so we suggest phasing the expansion when there is a need. Existing businesses may suffer as a result of an immediate expansion.

Thank you for the opportunity to comment on the Calvert County Comprehensive Plan (December 2018 draft).

Sincerely,

Lusby Town Center Architectural Review Committee

  
Chris McNelis

  
Valerie Miller

cc: BOCC  
LARC file/jch



**CALVERT COUNTY  
ARCHITECTURAL REVIEW COMMITTEE**

150 Main Street  
Prince Frederick, Maryland 20678  
410-535-2348 • 301-855-1243  
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www.calvertcountymd.gov

*Board of Commissioners*  
Earl F. Hance  
Mike Hart  
Thomas E. Hutchins  
Kelly D. McConkey  
Steven R. Weems

February 11, 2019

Greg Kernan, Chair  
Planning Commission  
175 Main Street  
Prince Frederick, MD 20678

**Planning & Zoning  
FEB 11 2019  
RECEIVED**

RE: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Dear Mr. Kernan:

The Huntingtown Architectural Review Committee met on January 10, 2019, to review and discuss the Calvert County Comprehensive Plan (December 2018 Draft). The following comments were received and a majority of members were in favor of submitting these comments in response to the Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft) dated December 27, 2018.

This expansion would place Huntingtown High School in a Priority Funding Area (PFA) designation. Northern Middle School and Northern High School are not located in PFA designated areas and they have had much success. Why expand the boundaries of Huntingtown Town Center to give PFA status to Huntingtown High School? The Board of Education did not ask about putting Huntingtown High School in the Town Center. There is no clear reason to incorporate Huntingtown High School in the Town Center now. The state has a waiver process for schools located outside PFAs. The Committee recommends Huntingtown Town Center retain its current boundaries. If the Town Center is expanded across MD 2/4 to include the Huntingtown High School parcel, it will be easier to expand the Town Center further in the future.

With the increase in population, there is a greater need for more park land. Land for parks and recreation in the Town Center should be purchased when land becomes available.

Thank you for the opportunity to comment on the Calvert County Comprehensive Plan (December 2018 draft).

Re: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)  
February 11, 2019  
Page Two

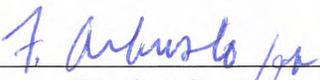
Sincerely,

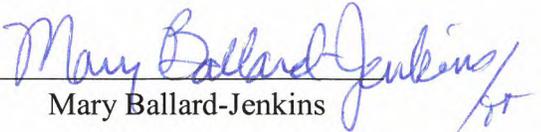
Huntingtown Architectural Review Committee Members

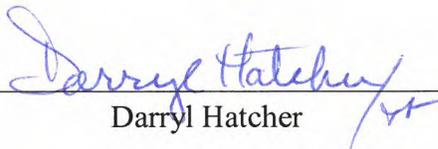
Planning & Zoning

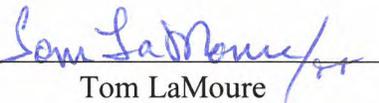
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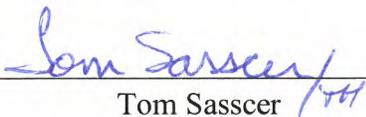
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\_\_\_\_\_  
Frank Arbusto

  
\_\_\_\_\_  
Mary Ballard-Jenkins

  
\_\_\_\_\_  
Darryl Hatcher

  
\_\_\_\_\_  
Tom LaMoure

  
\_\_\_\_\_  
Tom Sasscer

cc: BOCC  
HARC file/jch



**CALVERT COUNTY  
ARCHITECTURAL REVIEW COMMITTEE**

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Mike Hart  
Thomas E. Hutchins  
Kelly D. McConkey  
Steven R. Weems

February 15, 2019

Planning & Zoning

FEB 15 2019

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Greg Kernan, Chair  
Planning Commission  
175 Main Street  
Prince Frederick, MD 20678

RE: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Dear Mr. Kernan:

The Dunkirk Architectural Review Committee met on January 10, 2019, to review and discuss the Calvert County Comprehensive Plan (December 2018 Draft). A majority of members were in favor of submitting these comments in response to the Request for Comments, dated December 27, 2018.

Concerns:

- The existing one mile radius includes land that may not be developed based on zoning category restrictions and topography. Therefore, the land included in the one mile radius may not be able to be utilized for what it is intended.
- The increase of traffic which will come with the expansion of any Town Center. There are too many access points created on MD 2/4 within Dunkirk.
- Land outside the Town Center within the one mile radius has no design standard.

Suggestions:

- Adjust the one mile radius to include the same amount of acreage as in the existing one mile radius but include land with the potential for development.
- A traffic study is needed. There is already rush hour gridlock.
- A cohesive design for development in the residential areas outside the Dunkirk Town Center is needed. Any future development should require the use of a design standard or review by the Dunkirk Architectural Review Committee.

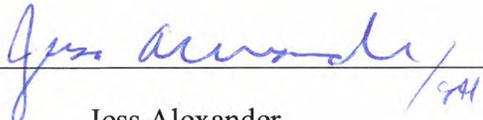
Request for Comments: Calvert county Comprehensive Plan (December 2018 Draft)  
February 15, 2019  
Page Two

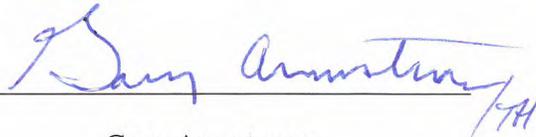
Thank you for the opportunity to comment on the Calvert County Comprehensive Plan & Zoning  
(December 2018 draft).

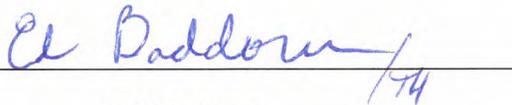
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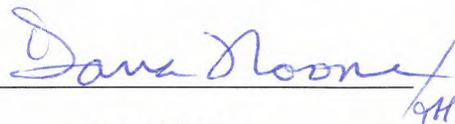
Sincerely,

Dunkirk Architectural Review Committee

  
\_\_\_\_\_  
Jess Alexander

  
\_\_\_\_\_  
Gary Armstrong

  
\_\_\_\_\_  
Ed Baddour

  
\_\_\_\_\_  
Dana Noone

cc: BOCC  
Mr. Robert Arscott (Committee Member)  
DARC file/jch



**CALVERT COUNTY  
DEPARTMENT OF ECONOMIC DEVELOPMENT**

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*Board of Commissioners*  
Earl F. Hance  
Mike Hart  
Thomas E. Hutchins  
Kelly D. McConkey  
Steven R. Weems

Kelly Robertson-Slagle, Director

February 19, 2019

Mr. Greg Kernan, Chairman  
Calvert County Planning Commission  
i/c Planning Commission Administrator  
Department of Planning and Zoning  
County Services Plaza  
150 Main Street  
Prince Frederick, MD 20678

Re: Request for Comments: *Calvert County Comprehensive Plan (December 2018 Draft)*

Dear Mr. Kernan:

The Department of Economic Development offers no comments and are in support of the December 2018 draft of the Calvert County Comprehensive Plan.

Thank you for the opportunity to comment on this draft of the Comprehensive Plan.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Robertson-Slagle".

Kelly Robertson-Slagle  
Director

Planning & Zoning

FEB 19 2019

RECEIVED