

[REDACTED]

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**From:** Susan Dzurec <calvertwoman@gmail.com>  
**Sent:** Wednesday, May 31, 2023 9:58 AM  
**To:** Zone Ordinance Update; Hance, Earl F.; Hart, Michael R.; Cox, Sr., Mark C.; Ireland, Todd M.; Grasso, Catherine M.; Blake-Wallace, Tamara L.  
**Subject:** Residential Zoning for Prince Frederick  
**Attachments:** Prince Frederick Potential Development Study by KCC.pdf

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The citizens of Keep Calvert Country were delighted with the Commissioners' decision not to expand Huntingtown, Prince Frederick, Solomons and Lusby. However, to our dismay, when the Comprehensive Plan was changed to delete the expansions, we noticed that the staff had replaced the expansions with newly proposed residential zoning for just Prince Frederick. We spent a few months analyzing the impact that it will have on Prince Frederick and Maryland 4.

Please see the attached report.

Susan Dzurec,

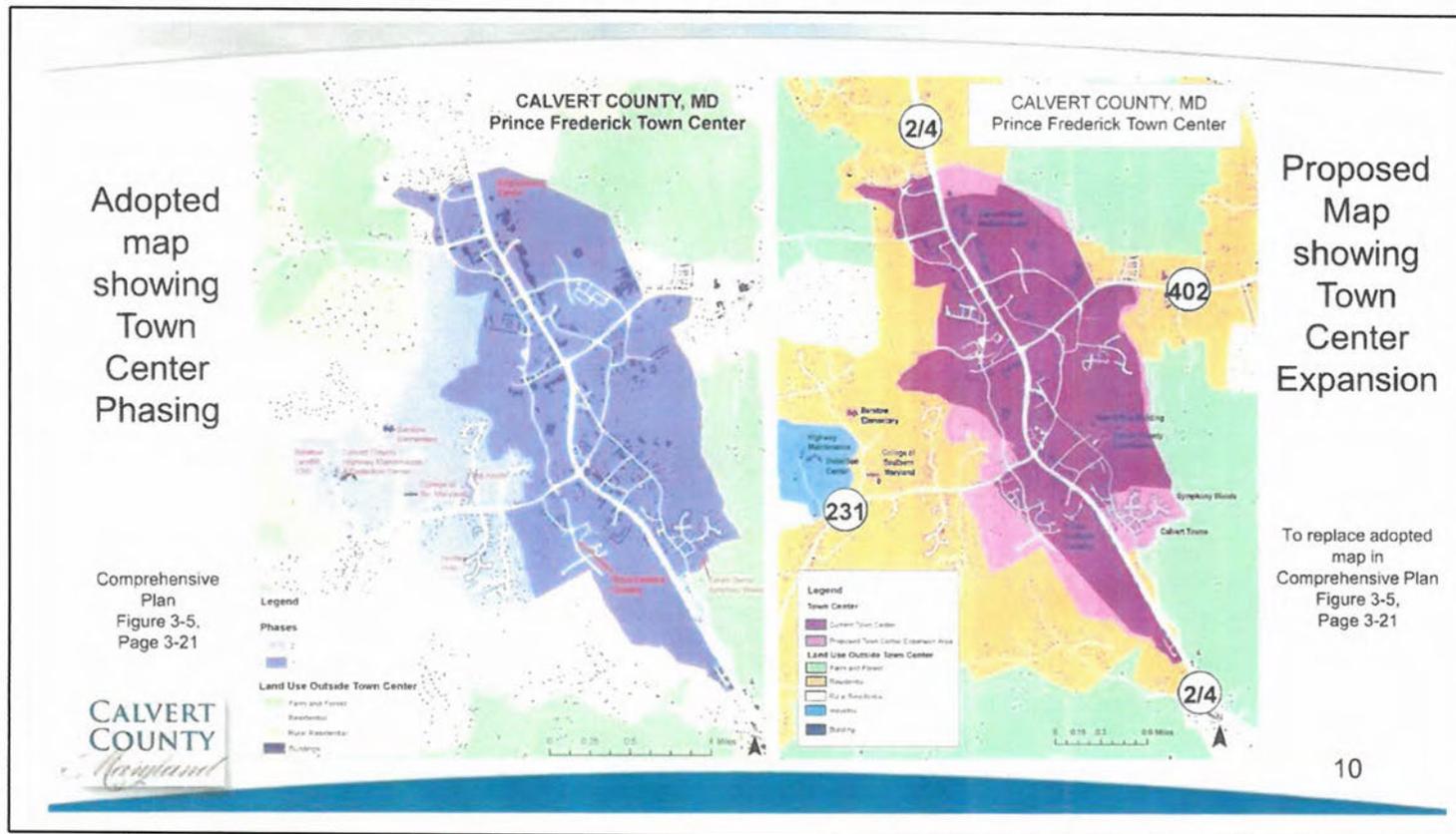
Huntingtown, Maryland

## ***Future Zoning Adjacent to Prince Frederick Town Center***

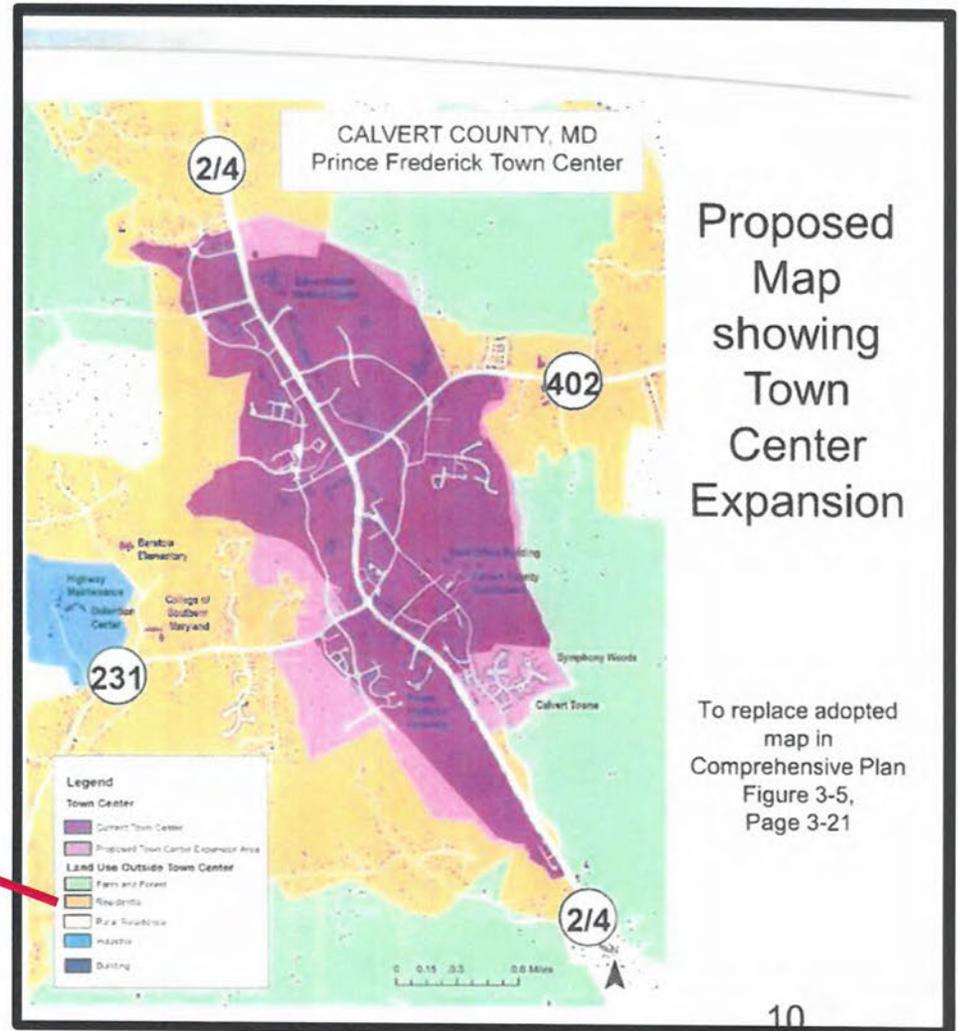
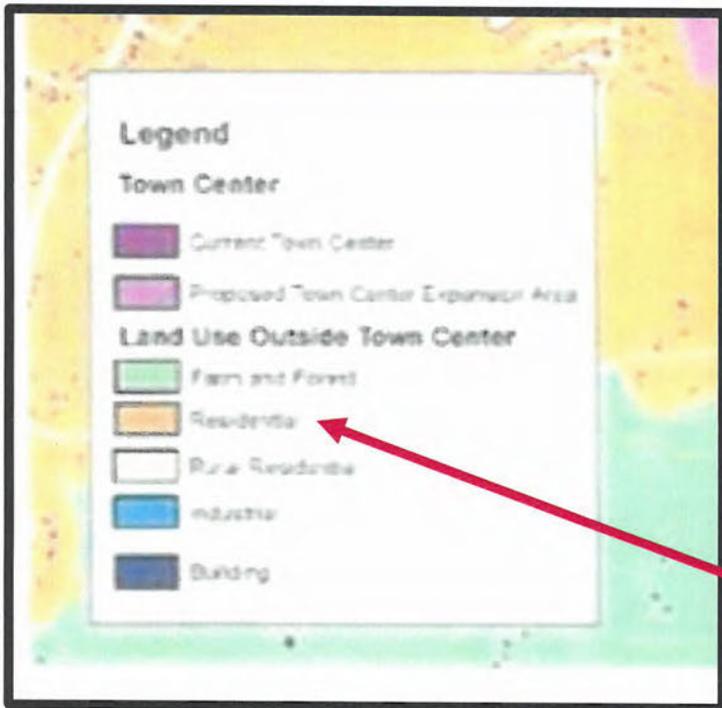
The 2040 Calvert County Comprehensive Plan proposed expanding the size of the Prince Frederick Town Center in two phases, Phase I and Phase II. At the conclusion of a public hearing on November 29, 2022, the Board of County Commissioners voted to eliminate the Phase II expansion – an action welcomed by many citizens.

There was no discussion at the hearing about future zoning adjacent to Prince Frederick Town Center, but the Comprehensive Plan proposes some significant changes, which we'll explore in this set of slides.

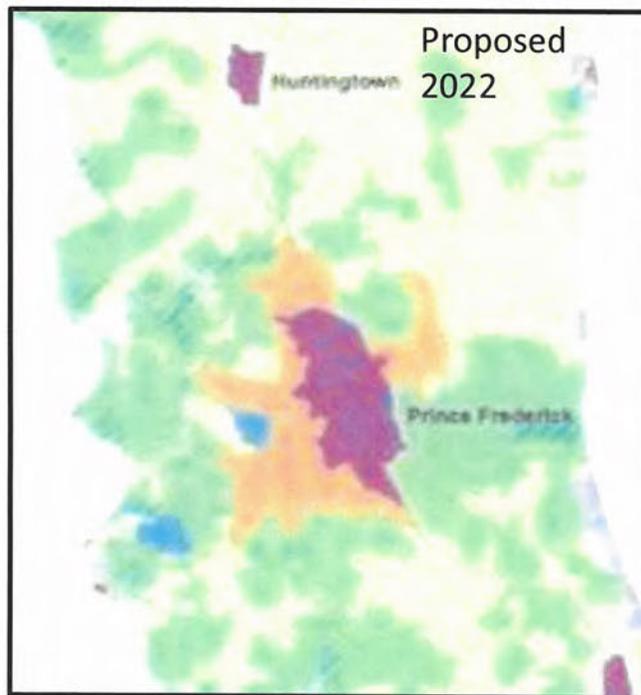
This slide was presented at the November 29, 2022 public hearing. The map on the left is the original, showing the Phase II expansion (in light blue). The map on the right is the proposed replacement.

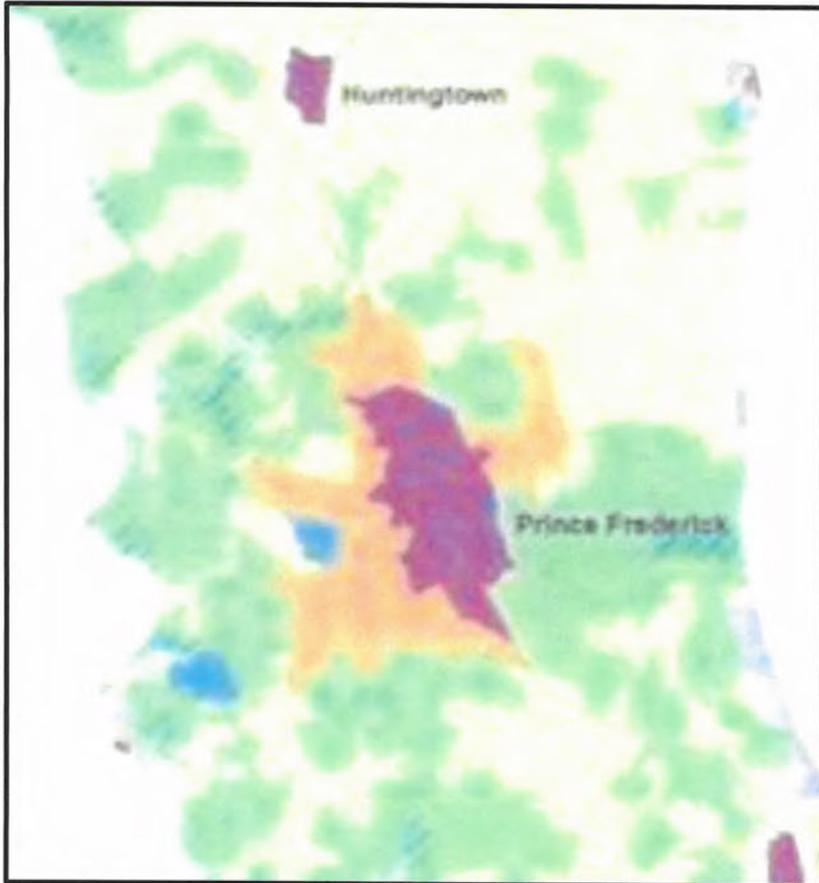


The area in orange is shown in the legend as proposed for residential use. It includes the area within the former Phase II boundary plus land outside the boundary.



Here's the same map showing the full extent of the area in orange proposed for residential use. Most of this area falls within one mile of the current Town Center boundary. Land within this "one mile radius" has been eligible for increased density with the purchase of transferable development rights (TDRs) since 2004. The 2040 Comprehensive Plan proposes following property boundaries rather than using a one-mile offset.

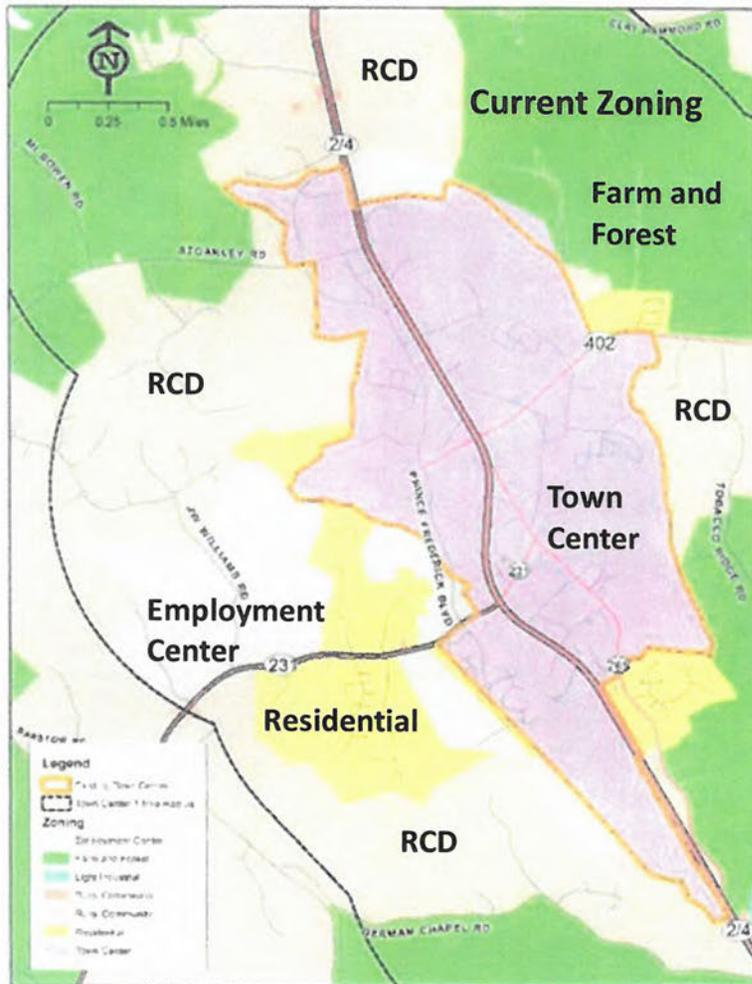




The 2040 Comprehensive Plan defines the word “Residential” as follows:

“Residential – Mapped areas within approximately one mile of the North Beach, Chesapeake Beach, Prince Frederick, Lusby, and Solomons Town Centers. 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.” *pg. 3-14*

**How does this definition compare to current zoning within this area?**



The areas labeled RCD on this map are currently zoned Rural Community District.

The RCD requires 20 acres per dwelling unit. Because the land is within a one-mile radius of Prince Frederick, the density may be increased to 10 acres per dwelling unit with the purchase of development rights.

Depending upon other factors such as the number of exception lots, the density may be further increased, but the intent is for land in the RCD to remain rural.

This map shows a section of the area currently zoned RCD along German Chapel Road. The yellow shaded areas are existing residential subdivisions. The green shaded areas are zoned Farm and Forest District (FFD). The parcels shown in white are zoned RCD and are held in relatively large tracts. Most are currently being farmed. Together they total about 356 acres.



German Chapel Road is a winding, hilly rural road with no shoulders.

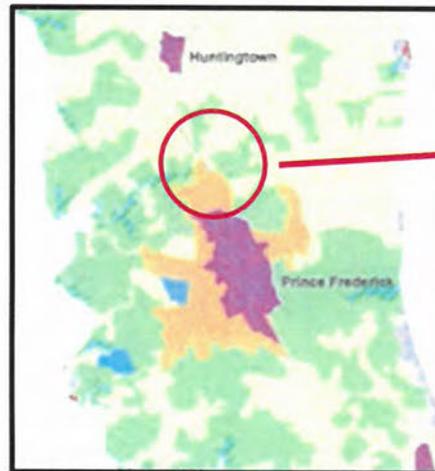


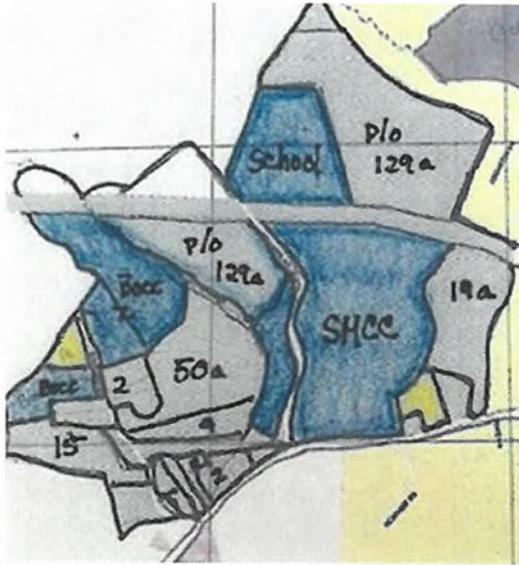
Under current zoning, 35-50 additional lots can be created along this roadway, enabling property owners to add some lots while retaining the current use of their properties. If this area is rezoned to allow up to 4 dwelling units per acre, more than 1,400 additional dwelling units could be built along this road.



This map shows the area north of Prince Frederick, along both sides of MD 2/4. The yellow shaded areas are existing residential subdivisions. The green shaded areas are zoned Farm and Forest District (FFD). The parcels shown in white are zoned RCD and are held in relatively large tracts. Most are currently being farmed. Together they total about 412 acres.

Under current zoning, a total of 40-55 additional lots can be created on these properties. If the area is rezoned to allow up to 4 dwelling units per acre, the maximum number of dwelling units could exceed 1600.





Former EC (Employment Center District)

This map shows the area that is currently zoned Employment District (EC). Approximately 148 acres are eligible for further development, of which 78 acres are proposed to be rezoned for Industrial (mainly public) use, leaving about 70 acres eligible for additional residential use.

“The intent is to not increase density beyond what is allowed except for a limited area in the vicinity of the college, at a low to medium density of five to 14 units per acre.” *County staff report*

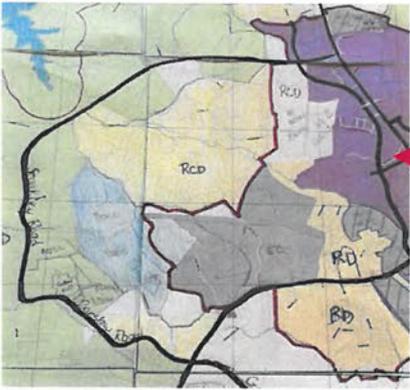


Southern Community College

Legend	
	Publicly owned
	Privately owned

5 units/acre = 350 dwelling units  
 14 units/acre = 980 dwelling units.

# How many acres currently zoned RCD (Rural Community District) are eligible for further development?

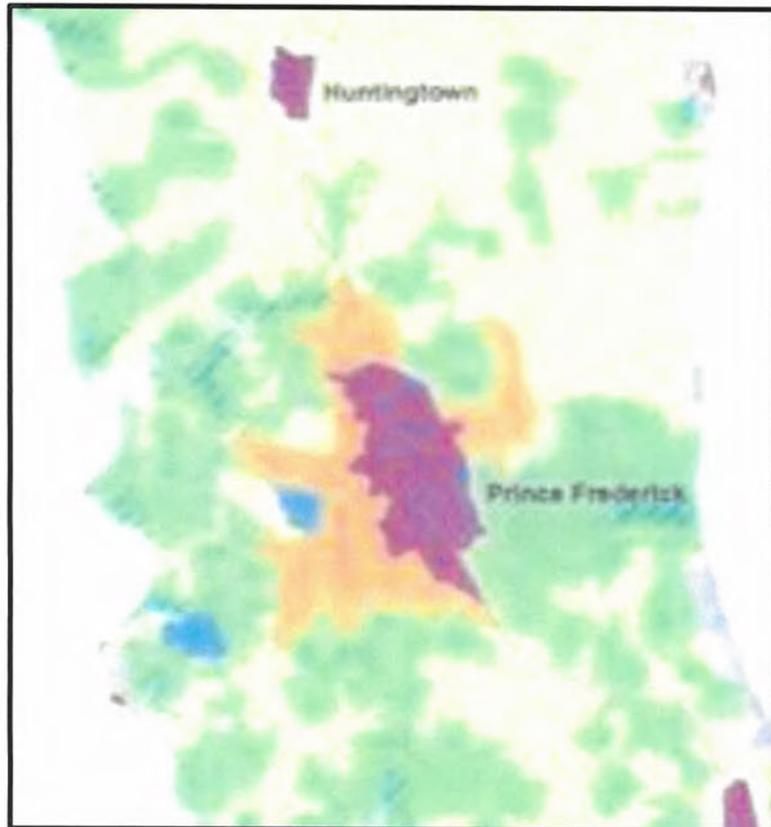


Location	# of acres
Along Stoakley Road and north of MD 231	183
North of Town Center along MD 2/4	412
Along German Chapel Road	356
East of Town Center	96
<b>Total eligible acres currently zoned RCD</b>	<b>1047</b>



- RCD
- Developed
- Publicly owned
- EC (see next page)

1047 acres within the area shown in orange below are eligible for further development.



If they remain zoned RCD (Rural Community District) , 150-160 additional lots could be created.

If they are rezoned to RD (Residential) 4,188 additional lots could be created.

Add 350 dwelling units if the EC district is rezoned to allow 5 units/acre or add 980 dwelling units if the EC district is rezoned to allow 14 units/acre.

Total: 4,538-5,168 additional dwelling units

Time to Rethink?

Maybe Prince Frederick isn't all that well suited as a center for residential development. It's nearby roads are hilly, winding and narrow; the landscape is highly dissected, making connections between outlying communities and the town center expensive and difficult. It's soils are highly erodible and drain into streams that are still nearly pristine. A congested highway splits the town center in two.

Maybe it's time to explore Prince Frederick's potential as a kind of regional "trailhead", providing access to extensive forests to the east all the way to the Chesapeake Bay and extensive farmland to the west all the way to the Patuxent River

*To be continued....*

[REDACTED] [REDACTED]

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**From:** Matt Scarborough <mattscarborough14@gmail.com>  
**Sent:** Wednesday, May 31, 2023 1:19 PM  
**To:** Zone Ordinance Update  
**Subject:** Zoning Comments  
**Attachments:** Zoning Comments.pdf

**This Message Is From an External Sender**

This message came from outside your organization.

To whom it may concern,

Attached are my comments on the draft zoning ordinance.

Thank you,

Matt

--

Matthew T. Scarborough

[REDACTED]  
[mattscarborough14@gmail.com](mailto:mattscarborough14@gmail.com)

#### A. Agritourism Enterprise

Activities conducted on a working farm and offered to the public or to invited groups for recreational or educational purposes in order to experience, learn about, and participate in various facets of a farm operation. Examples include farm tours, hayrides, corn mazes, classes, and picnic facilities.

**1. Such activities shall relate to on premises agriculture and the activities shall be incidental to the agricultural operation.**

**The above highlighted section is vague and may lead to interpretation issues between businesses and Planning and Zoning.**

#### B. Campground, Farm

An area of a farmland where tent campsites are rented or leased or held out for rent or lease for the use of camping parties.

1. The campground shall be located on a property at least 20 acres in size.
2. No more than 10 designated campsites are permitted and no more than 6 people are permitted per campsite.
3. The designated campsite areas shall be located at least 300 feet from any adjoining properties and roads.
- 4. Only tent camping is permitted (recreational vehicles and travel trailers are prohibited)**
5. No permanent structures are permitted with the exception of tent platforms and cooking grills.
6. Temporary restrooms and potable water shall be provided within 75 feet of the campsites.
7. Shower/bath facilities, **electricity**, and telephone lines shall not be permitted in conjunction with the campground.
8. The use shall have direct access to a publicly-owned and maintained right-of-way. If this standard cannot be met, the Department of Public Works shall review the access and impose appropriate construction standards where applicable.

**It does not make sense to only allow tents and not trailers on farmland. This regulation has no grounding in land preservation.**

**Why would electricity not be allowed if available on site?**

#### D. Commercial Kitchen, Farm

A food preparation facility not associated with an eating establishment used for the preparation of foods for sale for human consumption. A commercial kitchen (farm) may be attached to a farm stand.

1. The total gross floor area of the kitchen **shall not exceed 2,000 square feet.**

2. Goods produced shall incorporate farm commodities produced on the farm where the kitchen is located.

**Why would we want to limit a farmer's ability to have a kitchen larger than 2,000 square feet if it is needed to facilitate their operation?**

I. Farm Alcohol Production Facility

A facility for the production and packaging of alcoholic beverages, such as beer, wine, spirits, cider, and mead, using ingredients produced on the farm where the facility is located for distribution and consumption on-premises. Facilities include a tasting room and may include retail areas for the purchase beverages manufactured on-site and related items.

**Does this new classification combine the previous farm brewery, farm winery, and farm distillery zoning classifications?**

P. Short-Term Rental

A residence or private dwelling that offers sleeping accommodations to the transient public for rent for less than 30 days per client per stay

**Why would APD landowners be prohibited to rent out their home/accessory private dwelling? Would this apply to platforms such as Airbnb, VRBO, etc?**

E. Country Club/Sportsman Club

An establishment open to members, their families, and invited guests organized and operated for social and recreation purposes and which has indoor and/or outdoor recreation or sporting facilities, eating and drinking establishments, meeting rooms, and/or similar uses.

1. The country club/sportsman club shall be in association with a golf course.

**Why would an owner of a rental facility on APD be prohibited to create a private club to facilitate the use of that structure?**

2. Public Events/Public Assemblies on Farmland

**A special event held on a farm not related to farm activities.** Such uses include performing arts and concerts. This use is considered an agritourism use as it pertains to Section 18-1.R of this Ordinance.

a. Approval from the Historic District Commission is required for properties in the Historic District and approval from the Agricultural Preservation Advisory Board is required for properties

located in Agricultural Preservation Districts. Where applicable, approval from the Agricultural Preservation Advisory Board and/or Historic District Commission shall be required prior to special exception approval by the Board of Appeals.

b. **No more than two events per year are permitted** and each event is limited to a maximum timeframe of 14 days.

c. The sale and/or serving of alcohol not produced on the farm is permitted for on-site consumption in accordance with the State and County alcohol laws and regulations of the Calvert County Board of License Commissioners.

d. The use shall have direct access to a publicly-owned and maintained right-of-way. If this standard cannot be met, the Department of Public Works shall review the access and impose appropriate construction standards where applicable.

**The special event definition is vague. Has resulted, and will continue to result in zoning disputes between businesses and Calvert County Government.**

**Limiting properties on APD to only two public events per year is an unnecessary limitation that does nothing to promote the preservation of the land. As an example, a property in APD can have an approved rental facility that could host an unlimited number of weddings/private events per year, but could only host two public events per year. This legislation does not make sense. This legislation will also limit the ability of facilities on APD from hosting and supporting charitable events.**

[REDACTED]

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**From:** ROBERT Estes <bbbestes@comcast.net>  
**Sent:** Wednesday, May 31, 2023 3:30 PM  
**To:** Zone Ordinance Update  
**Cc:** ROBERT Estes  
**Subject:** Comments on 2023 Zoning Ordinance sections A3- A9 Estes  
**Attachments:** Comments on 2023 Zoning Ordinance sections A3- A9 Estes.docx

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Sending this a second time as I did not receive a return indicating it was sent (via the Cc to me).

## **Introduction**

The Comprehensive and Town Center Master plans set forth visions and goals for County and town centers' future including land development. To implement the visions and goals more detailed documents such as the Zoning Ordinance (ZO) are required. The ZO is a critically important document for the safeguarding of Calvert County's future and should reflect the will of the citizens. I can guarantee the majority of the County's citizens are counting on the government to protect the County from becoming overdeveloped and from development which harms the majority of the citizens while enriching only the few.

Calvert County at or near a tipping point for population. Even small increases in population may not be sustainable in terms of services provided by the County and the precious character of the County. It is well known across the country that population growth is not sustainable on its own without the increase in revenues from businesses or tax increases. Dwelling units (DUs) do not pay for the services they consume (see the results of a search at this web address: <https://www.bing.com/search?pglt=43&q=do+development+units+pay+for+themselves&cvid=a4d41d56662a4d73a2128a428a541045&aqs=edge..69i57.12346j0j1&FORM=ANNTA1&PC=HCTS> ) In Calvert County the yearly deficit in what DUs contribute to County finances and the services consumed is roughly \$2000 every year.

Adequate public facility (APF) may slow development in the short term but eventually a developer can just wait until the facilities are built or the waiting period expires. Only limiting the total buildout (potentially legally difficult) or controlling density have a chance to both attain sustainability and maintain the County's character.

My comments will focus on two broad areas: the actual articles (A3 – A9) and the process for involving citizens in the production of the new ZO. Inasmuch as the citizens have not been given detailed information and tools presented in an understandable form related to the subject ZO articles it is difficult to intelligently assess the new version of the ZO. There is no detailed comparison of significant changes (not organization and verbiage) of the old vs new ZO. There is no direct linkage given for how the changes relate to the Comprehensive plan. There is no comparison between the old and new zoning maps. There is no analyses given to show the growth potential due to the new ZO vs the old. There is no study of how the new ZO will impact Calvert's future. How can the interested citizen evaluate the new ZO without the sort of information I've mentioned? I'm hope the staff has this information and can make it available to the citizens in an understandable form.

## **Specific questions/comments on the articles**

1. There seems to be a very large jump for the transfer zone densities between the Rural District's (RCD) maximum of 1 DU/5 ac and that of Rural District's 4 DU/ac. That is a 20X difference between the two. What is the reason and impact for the large step in densities?
2. The transfer zone density of the Rural District's 4 DU/ac is way too high. This density is not rural at all and could easily lead to a disastrous spike in population near town centers. Please comment.
3. The RCD and RD zoning allow 30,000 sf lots without sewer. I thought that one needed 1 ac for lots not served by sewer. This is only .688 ac and would allow a 45% increase in density. Why are smaller lot sizes now allowed and how does this impact our rural areas?
4. What is the reason for the new zoning categories?

### Questions/Comments about the public review process

1. There is public participation plan for the new ZO review. It does not appear that the staff is even remotely following this plan as seen in the **Excerpts** below. Why?

Excerpts from the document titled *Calvert County Comprehensive Plan and ZO Rewrite Public Participation Plan* was developed by Mark Volland in 2016. I have included my own numbering and lettering to facilitate references to individual parts presented here. The current staff is certainly aware of this plan. I'm not sure if all of the current County Commissioner are.

#### **Excerpts**

1. Purpose: Ensure early and continuous public participation during the Calvert County Comprehensive Plan update process.

2. Goals

a) Ensure broad participation by identifying key interest groups and soliciting input from the general public.

b) Provide equal opportunity for public participation through a variety of methods to ensure all community segments are included.

3. **Methods**

Public outreach methods may include, but are not limited to, the following:

a) **Comprehensive Plan update website** – Community Planning and Building, with Public Information support, will periodically update its website with relevant documents, schedules and notices on upcoming public involvement opportunities.

b) **Media relations** – Public Information will prepare and distribute press releases on relevant issues to local papers and online news outlets. Staff will also encourage press coverage of important topics.

c) **E-mail** – Community Planning and Building will maintain a list of stakeholder groups to be used for disseminating announcements and notices. Public Information will include announcements in the monthly BOCC e-newsletter.

d) **Direct mail** – Postcards will be mailed to relevant organizations and/or individuals to promote public meetings, presentations and hearings.

e) **Online news flash** – Community Planning and Building, with Public Information support, will publish regular news flashes on the Comprehensive Plan update website. Residents, stakeholders and others can sign up to automatically receive the news flashes via email.

f) **Comcast Channel 6** – Regular messaging and updates on Comprehensive Plan efforts will be included in the weekly bulletin board slide show on Channel 6.

2. If you truly wanted citizen participation not only would you have followed your participation plan, you would also have made it easier for the citizens to understand the new ZO, its impacts on the future and its linkage to the Comprehensive plan.

3. Three weeks is not enough time especially with the lack of easily accessible information.

4. It is out of order to not have a new ZO town hall on A3-9 before closing the comment period.

5. The Planning and Zoning main web page has a banner advertising tree sales. This is a worthy cause but has no where near the importance of the new ZO. There should be something like this for the new ZO perhaps on both the County and the P&Z main web page.

6. The interactive ZO Draft Map is useful but there is no legend and no way to print other than a screen shot (might be OK, I've done that many time before). There should also be a similar map of the current zoning including a legend. I know there are changes to the nomenclature for zoning so an easily accessible table or link should be provided on the same web page as one gets access to the maps.

Thank you for considering my questions and comments.

Bob Estes



[REDACTED]

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**From:** Catherine Cretu <ccretu@comcast.net>  
**Sent:** Wednesday, May 31, 2023 4:44 PM  
**To:** Zone Ordinance Update  
**Subject:** Public comment due May 31

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I am writing to object to the closing of public comment on the first sections of the Zoning Ordinance changes BEFORE a public hearing is held. I request that the deadline be extended to allow for a public meeting before closing comments.

I have been told that some of the changes make it significantly less likely that we will be able to stay within our county's growth targets. I am not knowledgeable enough to understand or comment on specific provisions of the changes. However, many residents in the county are qualified to understand, question, and explain in a way that makes it possible for other county residents to understand what issues are involved and what potential consequences of changes might be. When they speak at public meetings, their comments help clarify technical details for the ordinary resident, so that residents may weigh in. Residents DO know what they envision for the county's future.

The documents as presented do not make clear what the changes are, or what the possible consequences of those changes might be.

I have lived in the county for 37 years. I remember in the past receiving draft documents that were mailed to every resident, and post cards announcing public meetings where proposed changes were discussed and debated before citizens were asked to weigh in. Increasingly I get the feeling that some county staff prefer to complete their work without the bothersome questions of residents, and push the process forward as quickly as possible to minimize the hassle of having to explain their work in lay terms, or take a lot of public questions and commentary into consideration as they do their work.

I've lived here a long time. My children and grandchildren live here. Changes we make will determine the character of this county long after I am gone. I believe this process deserves the time and scrutiny it takes to make thoughtful and carefully considered changes. It is a waste of precious county resources to exclude the contributions of our most knowledgeable citizens at a point in the discussion when their expertise is available to the public and to the commissioners before closing off comment, and therefore, meaningful public discussion.

If we believe in open government and transparency, we need to slow down. Again, I ask the the process be revised to hold a public meeting BEFORE comments are closed.

Catherine Cretu

[REDACTED]  
Owings

**From:** Cynthia Gonzalez <cegon17@gmail.com>  
**Sent:** Thursday, June 1, 2023 1:38 PM  
**To:** Zone Ordinance Update  
**Subject:** A3-A9 comments

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A8 - I like the provision for older industrial buildings to be used as non-industrial uses. Very smart.

- 1) There was a very short time between the announcement (May 19) and deadline for comments about A3-A9. My comments are "late" and I'm sorry for that.
- 2) You want to reduce the flow of traffic in residential districts by reducing the commercial uses. How about reducing traffic by adding options for transit between districts?
- 3) There seem to be very few options for mixed-use neighborhoods. Could there be more?

Thanks!  
Cynthia Gonzalez  
resident and voter

[REDACTED]

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**From:** Cynthia Gonzalez <cegon17@gmail.com>  
**Sent:** Wednesday, June 21, 2023 1:24 PM  
**To:** Zone Ordinance Update  
**Subject:** sections A 22, 23, and 24

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A22:

page 8 K.1.b. still published in paper? Any other notification? Local paper digital copy does NOT contain notices required by law.

page 12 "practicable" Why not "practical"?

A23:

I know our aquifers are used by many. It is not appropriate at this time to consider desalination infrastructures. At some point their use may be required. Outflow (residue) is very salty. Other countries have determined a healthy way to return that ultra-salty water to the local body of water. Please research well before approving such a use.

A24:

Good work! Hope 4' height is all that's needed. Might have to revise ZO before 2050. Is that the plan?

Cynthia Gonzalez  
Calvert County resident

**From:** Kristin Kerns-D'Amore <kristin.kernsdamore@gmail.com>  
**Sent:** Wednesday, June 21, 2023 6:02 PM  
**To:** PZupdate@calvertcountymd.gov; O'Shea, Rachel D.; Hager, George W. "Will"  
**Subject:** Public comment: Concern re: proposed zoning updates

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You have not previously corresponded with this sender.

(I received a bounce-back error when I initially emailed [PZupdate@calvertcountymd.gov](mailto:PZupdate@calvertcountymd.gov); including Mr. Hager and Ms. O'Shea to ensure receipt.)

To Whom It May Concern,

I'm writing to express concern and opposition to the recently proposed zoning expansions. Keep Calvert Country research estimates up to 5,000+ additional dwelling units as a result. We need to prioritize the sustaining the natural environment, adequacy of infrastructure and amenities (including schools and traffic mitigation), and maintaining Calvert County as a desirable place to live. For example, increasing agritourism could balance these priorities while encouraging economic growth. On a less positive note, I've learned anecdotally that the reputation of the CalvertHealth hospital in Prince Frederick is pretty much abysmal. As a result Calvert residents are traveling outside the county to receive quality healthcare. That needs to change. There are healthier ways to improve Calvert than simply adding more dwellings.

Thanks for your consideration.

Best,  
Kristin Kerns-D'Amore  
Owings, MD

**From:** vogtpr@comcast.net  
**Sent:** Thursday, June 22, 2023 12:54 PM  
**To:** Hager, George W. "Will"; Zone Ordinance Update; O'Shea, Rachel D.  
**Subject:** Questions for the forum tonight  
**Attachments:** Questions for June 22, 2023 Public Forum.docx

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Hi Will and Rachel,  
I hope you will address the questions in this attachment tonight.  
I'm also sending copies to the BOCC and PC.  
Thank you,  
Randi Vogt

## Questions for the June 22, 2023 Public Forum

### 1) Industrial Park

The Industrial Park on MD 231 is proposed to be rezoned to a new category called I-MU (Industrial Mixed-Use) District. The Industrial Park was established back in the 1970s to provide space for light industrial uses “free from other uses which might affect such development”. These other uses were primarily retail commercial uses.

The draft ordinance completely reverses current policy. It allows shopping centers, home improvement centers, restaurants (including drive-thru restaurants), taverns, bars, nightclubs, and **adult entertainment enterprises**. Adult entertainment enterprises are currently not allowed anywhere in the County. Please explain the thinking behind this new zoning category.

### 2) I-2 Industrial District

The draft Zoning Ordinance proposes a new I-2 Industrial zoning district which allows heavy manufacturing. Heavy manufacturing is currently not allowed anywhere in the county. Please explain why this category has been added and discuss the potential impacts.

### 3) The Former “One Mile Radius” around Prince Frederick

Much of the land within a mile of the Prince Frederick Town Center boundary is proposed to be rezoned from Rural Community District (RCD) to Residential District (RD). This change increases the potential number of dwelling units within the RCD district from roughly 150 dwelling units to 5,000 dwelling units.

Please discuss the reasons for this proposed change and the potential impacts, particularly on a) German Chapel Road, which is currently a winding, hilly two-lane scenic road with no shoulders, b) MD 231, which is already carrying more traffic than it can safely accommodate and c) MD 2/4 north of the Town Center, which will have to accommodate more road and driveway entrances, which will, in turn, further increase traffic congestion.

### 4) Waterfront Community Districts (WCD)

This new zoning category covers existing small-lot waterfront communities. Most were developed before zoning. Short Term Rentals (STRs) are listed, for the first time, as a Permitted Use within this new zoning district. Some communities are OK with STRS and some are not. Please explain why these uses will be permitted in the WCD. They are not proposed to be permitted in Town Centers.

Thank you,

Randi Vogt, Port Republic

[REDACTED]

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**From:** Sheri Conley <sheribuff@verizon.net>  
**Sent:** Thursday, June 22, 2023 3:36 PM  
**To:** Hager, George W. "Will"; O'Shea, Rachel D.  
**Subject:** New zoning designation

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Hello,

Will the new zoning designation of WCD affect my homeowners insurance or make me change the deed to my property? I plan on watching the meeting tonight on Zoom. Please do not use my name in the meeting.

Thank you,

Sheri Conley

[REDACTED] [REDACTED]

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**From:** Ivy Kline <klineivyl@gmail.com>  
**Sent:** Thursday, June 22, 2023 3:49 PM  
**To:** Zone Ordinance Update  
**Subject:** Zoning Ordinance Update

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Good afternoon,

Is it possible to publish on the County's website a version of the proposed zoning ordinance update in black line so that the public can easily identify the suggested revisions?

Thank you for the opportunity to review and comment!

Ivy Kline

[REDACTED]

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**From:** Laurie Foster <lauriefoster@comcast.net>  
**Sent:** Thursday, June 22, 2023 4:03 PM  
**To:** PZupdate@calvertcountymd.gov; Hager, George W. "Will"; O'Shea, Rachel D.  
**Subject:** New Zoning Districts

**Importance:** High

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I noticed you have proposed some new districts on the planning and zoning map. Specifically I am interested in the Waterfront Community District (WCD). There seems to be no information as to why this was created or what it means to those of us who now live in one. Does it mean more restrictions when making modifications to property or dwellings? Does it mean higher taxes? To what end was this district created? It's hard to have public comment when we don't know what this means.

Laurie Foster

[REDACTED]  
Lusby, MD 20657  
apparently Cove Point WCD

[REDACTED]

---

**From:** robert midkiff <phnt5@hotmail.com>  
**Sent:** Friday, June 23, 2023 6:27 AM  
**To:** Zone Ordinance Update  
**Subject:** Waterfront community

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Will the re zoning of Long Beach to be a waterfront community cause an increase to property taxes?

Sent from my iPhone

████████████████████"

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**From:** Lila West <lilaevewest@yahoo.com>  
**Sent:** Friday, June 23, 2023 6:58 PM  
**To:** Zone Ordinance Update  
**Subject:** comments on Zoning Update

**This Message Is From an External Sender**

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Please explain the reasons and possible effects of the I-MU, I-MU, and I-1 zoning changes south of Lusby. Explain Changes between Lusby and Solomons.

Also please explain the 1 mile zone around Prince Frederick being rezoned RD.

Also are there new RD zones between Lusby and Solomons? Please explain the reasons and possible effects.

Lila West

[REDACTED]

---

**From:** Amanda <tmb0408@aol.com>  
**Sent:** Tuesday, June 27, 2023 12:00 PM  
**To:** Zone Ordinance Update  
**Subject:** Question in Reference to the Proposed Zoning for WCD

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Good Afternoon,

In reference to the town halls conducted in reference to the proposed new zoning of the following communities Dares Beach in particular, I live off of Dares Beach Road but not in the neighborhood and my address shows up on this new proposal. What does this new proposal actually mean to property owners ? I ask that because it isn't explained in full length how it will affect the property owner. Also, why classify as waterfront when not all addresses are actually water front, if a new zone proposal was suggested I would think those that are actually water front homes be rezoned due to the name of the new proposal, not those that are not.

Please explain what this actually mean to the property owner, what effects does it have, does taxes go up for these properties ?

I appreciate any information that can be given to address these concerns.

Thank you,

Amanda Kirby

[REDACTED]

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**From:** Ken Page <lynneken2000@yahoo.com>  
**Sent:** Wednesday, June 28, 2023 3:59 PM  
**To:** Zone Ordinance Update  
**Subject:** New Zoning

**This Message Is From an Untrusted Sender**

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One of my neighbors found Calver County info about the zoning ordinance changes. She shared the information.

As my property is in one of the area in question - WCD district, i would like to be contacted with any future information / meetings/ etc. I do NOT access Facebook.

Is there a mailing list? Locations/websites for official future contact?

our email - lynneken2000@yahoo.com

Thank you.

[REDACTED]

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**From:** Sheri Conley <sheribuff@verizon.net>  
**Sent:** Friday, June 30, 2023 12:58 PM  
**To:** Zone Ordinance Update  
**Subject:** New zoning districts

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Hello,

I had send some questions to Mark Hager and Rachel O'Shea regarding the new waterfront community district designation and received no response. So I am reaching out to you.

My questions are:

- 1) Will my taxes increase?
- 2) Will my insurance increase?
- 3) Will my deed change?

Thank you,

Sheri Conley  
[REDACTED]

Sent from my iPhone

[REDACTED]

---

**From:** Amy Plummer <amyplummer@aol.com>  
**Sent:** Wednesday, July 12, 2023 8:38 PM  
**To:** Hager, George W. "Will"  
**Cc:** hoffmanken@mac.com  
**Subject:** public comment draft zoning article 5

**This Message Is From an External Sender**

This message came from outside your organization.

Dear Mr. Hagar:

Thank you for your time and attention during our meeting on the 11<sup>th</sup>.

I have reviewed the changes to the proposed zoning designations that effect my property at [REDACTED] [REDACTED] Huntingtown. This change would replace my current zoning of Residential with Rural Community District.

Although the addition of the word community is somewhat disconcerting, I see that it is actually a more protective designation.

My primary desire is to not allow **short term rental** to be listed as a permitted use in the Rural Community District draft ordinance.

However, I understand that this is a sensitive topic and many homeowners would like to avail themselves of this potential source of income.

I therefore argue that it should be changed from "**permitted**" to "**permitted with conditions**".

This would serve multiple purposes.

- 1.) It could require registration with the county.
- 2.) This would allow for inspection to assure the property is up to code. (That all fire and other safety measures apply to the rental space).
- 3.) It would allow MDE to request registration and compliance with title 6 subtitle 8 of the Environmental Article, Annotated code of Maryland regarding lead testing for properties constructed before 1978.
- 4.) The county would have the information needed to consider tax implications to these rental properties.

I hope this will be given consideration as you fine tune the proposed zoning changes.

[REDACTED] [REDACTED]

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**From:** Mary Burton <pokipoki@verizon.net>  
**Sent:** Monday, July 17, 2023 8:02 PM  
**To:** Zone Ordinance Update  
**Subject:** Question

**This Message Is From an External Sender**

This message came from outside your organization.

Does the new and/or existing Zoning Ordinance include or exclude grandfathered development rights from before 1967?

**From:** Cynthia Gonzalez <cegon17@gmail.com>  
**Sent:** Friday, July 21, 2023 8:58 PM  
**To:** O'Shea, Rachel D.  
**Subject:** changed dates for public comment

**This Message Is From an External Sender**

This message came from outside your organization.

THANK YOU for changing the dates. I don't know who did or how, but bless that person! It was REALLY hard getting through A22, plus the other two, by June 21. (I did it; I was following the old schedule until tonight.)

I'm so grateful to have ample time to review the map along with 6 sections. A due date of November 3 gives me TONS of time to finish those. THANKS again!

Cynthia Gonzalez  
reader and commenter  
Calvert County resident

[REDACTED]

---

**From:** LINDA CALVERT <renniec@aol.com>  
**Sent:** Friday, August 18, 2023 3:59 PM  
**To:** Zone Ordinance Update  
**Subject:** Participation in the Calvert Co Zoning Ordinance Update Process #1

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Hi,

For managing growth in our county, what are the current and future capabilities of the mapping database? Would planners and residents be able to run scenarios by changing parameters such as density and loss of shoreline to see what the effects are on our narrow peninsula? How is the accuracy of the database information checked? When? The information in the database does not reflect our correct property lines, even though a survey was done 5 years ago. How can it be corrected?

Thank you.  
Linda Calvert

Sent from Linda Calvert

Sent from Linda Calvert

**From:** LINDA CALVERT <renniec@aol.com>  
**Sent:** Friday, August 18, 2023 4:33 PM  
**To:** Zone Ordinance Update  
**Subject:** Participation in Planning and Zoning Ordinance Update Process #2

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Hi,

What are the Smart Planning and Growth Criteria that guide P&Z and BOCC decisions? For example, at a recent BOCC meeting a planner presented another gas station in Lusby without a statement of need, without identifying the proximity of 5 existing ones, and without an impact statement on noise and dirty runoff. I have lived in Lusby since 1990 and have not seen any of these at maximum capacity. I am against having another gas station.

Thank you.  
Linda Calvert

Sent from Linda Calvert

**From:** renniec@aol.com  
**Sent:** Tuesday, August 22, 2023 8:31 PM  
**To:** Zone Ordinance Update  
**Subject:** Participation in the Calvert Co Zoning Ordinance Update Process #3

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Hi,

Planning for the Critical Areas:

What studies will be performed before Article 22 is developed? For example, studies on the impact of rising water levels on the current developed areas and preservation of low and income housing. In the Solomons area, while the newer housing being built is well-designed and well-built, the older residents are no longer able to stay in their homes. And what is the current density and what future density will be permitted?

The Calvert Marine Museum has already performed studies on the impact that rising water levels will have on their current buildings and planned ones.

Thank you.

Linda Calvert

**From:** renniec@aol.com  
**Sent:** Tuesday, August 22, 2023 8:42 PM  
**To:** Zone Ordinance Update  
**Subject:** Participation in the Calvert Co Zoning Ordinance Update Process #4

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Hi,

All planned Zoning changes must be identified to the public with the following information at least 14 business days before the proposed zoning change is presented to the Board of County Commissioners:

- Current zoning regulation
- Future zoning regulation
- Reason for change
- Map of current and future zoning changes
- Impact of the proposed change(s)

Thank you.

Linda Calvert  
Lusby, MD

[REDACTED]

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**From:** Mackall, Judy J.  
**Sent:** Wednesday, August 23, 2023 7:21 AM  
**To:** Hager, George W. "Will"; O'Shea, Rachel D.  
**Subject:** FW: Zoning Update

See attached comments

*Judy Mackall*  
*Deputy Director*  
*Planning & Zoning 205 Main Street*  
*Prince Frederick, MD. 20678*  
[judy.mackall@calvertcountymd.gov](mailto:judy.mackall@calvertcountymd.gov)  
*410.535.1600 ext.2643*

**From:** CATHERINE MAYO <cmayo05@comcast.net>  
**Sent:** Tuesday, August 22, 2023 4:11 PM  
**To:** Mackall, Judy J. <Judy.Mackall@calvertcountymd.gov>  
**Subject:** Zoning Update

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Comments for consideration:

I just found out that the email [ZOupdate@calvertcountymd.gov](mailto:ZOupdate@calvertcountymd.gov) that was put on a notice I received does not work. Maybe I typed it wrong but I know this is not lpast the time for comment but wanted to send it anyway.

Re: Updating County's Comprehensive Plan

Date: August 22, 2023

From: Resident in Dares Beach

Sorry this is so late and not put together. [REDACTED]

[REDACTED] I now found out that I have no more time to bring my thoughts/questions to your attention and I have several items I would like to bring to your attention for consideration in regard to updating the Comprehensive Plan. [REDACTED]

[REDACTED] but I do have something to say.)

Legal lots-change in size. Hopefully the small lots will be grandfathered in with all the rights to reduce setbacks as are allowed at this time through the process of board of appeals. Will the water dependent structure setbacks be grandfathered? Will the lateral line setbacks be grandfathered? Will the setnbacks be increased with the increase of the lot sizes? If not, will small water-front lots be taxed at a lower rate if they cannot access the water?

Definitions: Please add the following definitions:

Confidential - need definition (see below)

Anonymous - need definition (see below for reasons)

Organic material (as concerns compost piles, burn barrels)

Compost piles/pits - need definition, setbacks and materials allowed and who pays to eradicate

the rodents drawn to neighboring properties and control odors emitted  
Burn barrels/pits - need definition and what can and cannot be burned and when and under what circumstances burning may or may not take place and work with all fire departments.

Definitions:

"Anonymous" and "Confidential." Either remove any reference that property owners may make anonymous or confidential complaints or define those terms and put in writing what the ramifications will be for any employee who violates the policy. You need to reinforce what that means and make certain that employees, especially those long-term employees, understand what that means. For example, when an e-mail that was made as a "confidential" complaint to P&Z or Enforcement, it should remain "confidential." When the County Attorney's office produces documents in a court case or FOI, you must redact any references (name, e-mail, address, phone numbers, etc.) that identifies or could identify the complainant. I personally have been subjected to employees violating the county's policy (in the county attorney's office, in the health department, in public works, enforcement and P&Z). You cannot not just print the e-mail and send it to the defendant in a civil enforcement case by someone who is careless and irresponsible and just copies it and it ends up getting passed around a neighborhood, especially when it is clearly marked "confidential" across the face of the document. This is against the County's policies and causes retaliation occurs against the person who thought they were making a confidential or anonymous complaint or request. Even prior to the County filing an enforcement action against a property owner, when a health department or zoning enforcement representative visits a property, they are not supposed to be revealing the identity of the property owner or contractor who called in the complaint or request to inspect. To me anonymity and/or confidentiality must prevent the county employee from making reference to the name, address, pointing to the complainant's house, giving the address of the complainant, referring to a complainant as "your next door neighbor," "the one who owns the big house or "Taj Mahal." You know what I am talking about and if this is too difficult for the county to deal with or employees to follow then do not tell property owners they may make anonymous or confidential complaints or request inspections. Some who work in the department of public works are very close friends with other residents and run to their friends to tell them what is going on or who is asking about something. There needs to be redactions on documents and retraining of personnel. Give them standard responses that they are limited to using when responding to a property, etc. "I'm sorry, I cannot make any comment on who complained." No nodding or pointing in response to questioning by the subject of the complaint. You want proof or me to name names of employees, contact me. All I am asking for is our County employees to act and be professional.

Health Department - On-site sewage/septic systems and drain fields

Mandatory inspections of on-site sewage/septic disposal systems and drain fields when a system is 35 years or older?

Graywater disposal - how to enforce? People still draining or diverting greywater away from their drain fields; connecting and disconnecting the piping from their home's sewage drains.

Bay Restoration Fund/Fee:

We are charged on our real property taxes for the BRF.

We are ALSO charged again on our water bills for the BRF. Is this legal?

SET-BACKS for:

On-site residential burn barrels/burn pits.

On-site residential composting piles/pits/debris piles.

Fences - may be questionable but could be proportionate to the open space between houses on larger lots versus a small lot.

Trees/Shrubs. Planting of Trees so as to not interfere with the enjoyment of small lots or require adjoining property owners to pay to trim their neighbor's tree or be denied access to trim when you have a 5' setback.

Planting of Shrubs so as not to interfere with the enjoyment of small lots, likewise the adjoining property owner can harass a smaller lot owner and cause them to be forced to trim their bushes back and when you are 70 years old you can kill yourself getting onto a ladder to trim your neighbor's bushes. Also setbacks from planting trees on cliffs (I'm not talking about under story trees.) this privilege, especially in communities with small lots and pay-to haul trash and yard debris. My mom's neighbors put in a burn pit (they have 3 lots, 120' wide) within 5 feet of the property line. They burn vines, branches, lawn and yard debris. The smoke poured into her house through open windows and screen doors. She dies of respiratory failure and was suffering from respiratory issues while this was happening. Fire department won't do anything and you get a different answer from different people you speak with at the engine company. Her dog was enveloped in the smoke, especially when they would burn damp or wet debris. They also drained their pool on the property line, which ran into her yard and flooded her "rain garden" and dog kennel. I called MDE about the pool, and they came out and sent the owner a letter about not being allowed to drain pool water like that and instructed them to dig a dry well or something filled with gravel so that the water would drain on their own property and not into her's or into the storm drain. They had to report their drainage to MDE. The new owners drain the pool anywhere they feel like it, except onto their own property.

COMPOSTING-Creation of definition and rights, responsibilities, restrictions and minimum setbacks for on-site residential compost piles. I came across some information that Maryland is moving to or already has passed legislation regarding composting. We have many small communities in Calvert which are platted for small lots and small setbacks. Some properties are on more than one lot and may abut a small parcel. No one wants to be hit with the smell from a neighbor's compost pile or have to eradicate the rodents drawn to the food. For example, my lot is only 40' wide and the side setbacks are 5' for the house. One nextdoor neighbor has a double lot (80') with the same 5' setbacks and the other nextdoor neighbor has their house on 3 lots (120'). One of my neighbors puts a compost pile in their front yard on the property line next to my garden. Deposited into the compost pile leaf litter, coffee grounds, egg shells, some type of excrement and who knows what else. I have birdseed in feeders in my backyard, so there is bird excrement and seed husks in the yard. The other neighbor has put in raised beds for vegetables. In her vegetable garden, she puts dead fish and who knows what else, and her raised beds are up against our fence which is 5 feet from my house. A lot of birds and mammals are drawn to her garden as well as other animals hunting the animals feeding out of the garden ... We need some type of setbacks for on-site residential composting piles and a definition of what is allowed to be composted. Also, perhaps they should be in proportion to the entire width of the total width of the other property to prevent my loss of the right to quiet enjoyment of my property. Set backs for trees and shrubs (Charles County has set backs for shrubs and fences, between 2-5 feet but I'm not sure about trees. My neighbors can put up trees immediately next to the property line which grow 7 to 14' a year (sugar/swamp maples). They put in shrubs that quickly grow up and over into my yard. Under Maryland law, my only recourse is that I can pay to trim back to the property line. However, if there was a setback for shrubs and trees and fences, this could improve the quality of life for those of us who live on 40' lots. I have spent almost \$12K in repairs and for trimming my neighbors trees hanging over my yard that damage my car and house and are going to fall over the cliff and remove lateral support to my property. You should restrict the planting of overstory trees within 10 feet of the cliff and cause owners to remove volunteer overstory trees that they allow to grow close to the cliff.

Draft I was working with:

Definitions:

Confidential - need definition

Anonymous - need definition

Organic material (as concerns compost piles, burn barrels)

Compost piles/pits - need definition, setbacks and materials allowed and who pays to eradicate the rodents drawn to neighboring properties and control odors emitted

Burn barrels/pits - need definition and what can and cannot be burned and when and under what circumstances burning may or may not take place and work with all fire departments.

Health Department - On-site sewage/septic systems and drain fields

Mandatory inspections of on-site sewage/septic disposal systems and drain fields when a system is 35 years or older?

Graywater disposal - how to enforce? People still draining or diverting greywater away from their drain fields; connecting and disconnecting the piping from their home's sewage drains.

Bay Restoration Fund/Fee:

We are charged on our real property taxes for the BRF.

We are ALSO charged again on our water bills for the BRF. Is this legal?

SETBACKS:

At home Burn barrels, fire pits, etc., residential. Require setbacks from property lines and/or structures and the weather conditions as to when it is safe or unsafe to burn. Fire Department will not enforce and some fire fighters and chiefs don't even know the answer and what materials may not be burned. I have neighbors burning treated lumber or throwing it into the Bay.

Likewise, At-home Composting piles, pits, etc.

What materials (organic - specifically state) may be used in a compost pile.

Setbacks need to be required for placement, allowed materials/organics, for at home composting and regulating the disposal/clearing of at home/residential compost piles and what needs to be done and who is responsible for rodent control. Note Maryland passed law in 2021-2023 regarding the right to compost.

See: <https://ilsr.org/new-maryland-composting-policies/>

For Example,

DOES CALVERT HAVE LAWS GOVERNING COMPOST PILES/PITS?

State of Maryland:

At-Home Composting

The (Maryland) law outlines that HOAs may not prohibit or unreasonably restrict lot owners from composting organic waste for household use, provided that the composting activities are conducted in an area to which the lot owner has exclusive usage rights.

"Section 11B-111.8

(B) A recorded covenant or restriction, a provision in a declaration, or a provision in the bylaws or rules of a homeowners association may not prohibit or unreasonably restrict a lot owner from:

(1) Composting organic waste materials for the lot owner's personal or household use, provided that the lot owner:

(i) Owns or has the right to exclusive use of the area where the composting is conducted; AND

(ii) Observes all laws, ordinances, and regulations of the state and local jurisdiction that pertain to composting;"

Increasing lot size (If it only applies to new builds, disregard)

Grandfathering existing built-out lots as they are currently grandfathered?

Pre-existing Permitted Uses (piers, bulkheads, timber ramps,

Recorded plat

Marine Facilities

Setbacks

Lateral Line Setbacks

Pre-existing non-conforming lots, structures

Maintain authority and purposes for P&Z Board of Appeals

Base Rate for Tax Assessments on small lots:

Proportionate reduction in tax assessment for non-conforming small lots

Cliff/Waterfront:

Add Setbacks and Restrictions for:

/ Planting of trees and shrubbery, etc., so as not to impete onto or over or into an adjoining lot - depending on the projected size of the foilage drip line and root system

Cliff/high bluff areas:

Restrict planting of trees within 20 feet of a property line or the edge of cliffs and steep slopes; mandatory removal of volunteer trees which start growing within 20 feet of a cliff or steep slopes and or property lines

STORMWATER - DARES BEACH needs to be mapped and redone. Map in Zoning shows drains that do not function (only holes in ground; never hooked up) and shows drains where the drain is NON EXISTENT. We are suffering with flooding on non tital areas. Management makes the situation worse.

Thanks for your time and consideration,

Catherine Mayo

[REDACTED]

Prince Frederick, MD 20678

[REDACTED]

**From:** Craig Cameron <tank.cameron@gmail.com>  
**Sent:** Thursday, August 24, 2023 1:50 PM  
**To:** Zone Ordinance Update  
**Subject:** Calvert County Zoning Changes

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Hello

I was unable to attend the August 22 meeting but against major changes to Dunkirk. What I have are concerns that there is no updated information available on the County website. We can't see the maps of areas in consideration of changes because the map fails to load on the County website.

This just sounds way to suspicious. I expect that our elected officials become more transparent and disclose any previously back room deals. There should be no way Elected officials can make these decisions without a vote by the public, specifically these zoning changes.

1. Allowing staff or even elected officials to make or approve expansions without accountability would be a major tragedy. If you find yourself tempted back room deals to line your pocket have the decency to quit or recuse yourself. We will find out who the crooks are because the people always do.
2. Expanding residential zones will stress our already low water tables.
3. What we do need is infrastructure like sidewalks or a bridge to Dunkirk District Park to the other side by McDonald's. I witness young and old trying to navigate crossing the road. I'm even all for a speed camera at that intersection to pay for it. The posted speed limit and no one follows it because they are running red lights.
- R. How awesome would a bicycle / walking trail the entire route 4 of Calvert County.

Feel free to contact me if I can provide any other assistance.

Please keep farm and Forrest the same.

Kind Regards  
Craig Cameron  
Yellow Bank and Judith Lane

I see the words variance, except and exempt often in this draft. The language is sometimes vague and open to interpretation. Who will write and interpret the details?

One of the goals is to improve the quality of runoff from developed areas and to accommodate additional development of the type and intensity designated by the local jurisdiction provided that the water quality is not impaired. This goal makes no sense. Runoff from parking lots is always polluted. Have you seen a parking lot anywhere that is not oil and gas stained? Have you not noticed all the plastic and other garbage that gets washed into the nearest stream when it rains? It all ends up either in the Chesapeake Bay or the Patuxent River.

You further say “Minimize the expansion of intensely developed areas into portions of the Critical Area designated as Habitat Protection Areas.” What does that mean? The runoff and other pollution generated by high density housing does not remain on the property. It runs off into the nearest stream and you know the rest.

It is offered to “Conserve and enhance fish, wildlife and plant habitats to the extent possible, within intensely developed areas.” Again this makes no sense. Fish and other wildlife do not live in intensely developed areas.

“Encourage the use of retrofitting measures to address existing storm water management problems. Encourage who? Most of the existing runoff problems were created by the planning board, planning and zoning and prior members of the BOCC with their recommendation and approval of all the shopping centers and high density housing. All under the myth that they were managing growth.

There were at one time, rules in place to prevent the destruction of the county but they have slowly been rolled back. Fox Run for one example.

Let me sum it up so I do not bore the reader. You will never clean up the Chesapeake Bay and Patuxent River unless you address the root cause which is the parking lots and high density housing and large neighborhoods. City sewer and water is not the answer. What ever goes into a sewer must come out someplace. Where is that someplace going to be? Sewer systems lead to nothing but large developments with ¼ acre lots. They are also prone to spills. See Chesapeake Beach.

I find Calvert County unique in its location between two important waterways; therefore it requires more protection from development than the average Maryland County. The county is a mere 35 miles long and 9 miles wide with deep slopes and ravines everywhere. The storm water runoff in Prince Frederick does not remain in Prince Frederick, so just addressing water front property and wet land does not get it done. I have no faith that planning and zoning will have any positive impact on the Bay or River. I believe they serve special interest groups not the tax paying citizens. Either that or the leadership is just plain naive. I am constantly hearing that there is no affordable housing in Calvert County. I say there is plenty of affordable housing but tax payers are already living in them. It is not the counties job to provide low cost high density housing to every

individual that wishes to move to the county. The Bay and River just can not handle anymore growth. The county is full.  
Thank you

**From:** Zone Ordinance Update  
**Subject:** RE: Participation in the Calvert Co Zoning Ordinance Update Process #1 Revised

**From:** renniec@aol.com <renniec@aol.com>  
**Sent:** Wednesday, August 30, 2023 4:09 PM  
**To:** Zone Ordinance Update <zouupdate@calvertcountymd.gov>  
**Subject:** Re: Participation in the Calvert Co Zoning Ordinance Update Process #1 Revised

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Rachel,

My top recommendations for Planning and Zoning Ordinance Update are 1) to continue to update this GIS mapping capability on the MyCalvertMap website so that it becomes more of a key planning tool used by the P&Z Office, the BOCC and public reviewing all new proposals, zoning changes, and assessments of changes on our land and water, and 2) to develop Smart Growth Evaluation Metrics for assessing the best opportunities for the future growth of Calvert County.

Specifically to develop GIS mapping scenarios capability so that the P&Z, BOCC, and public can run scenarios to determine the impact of changes to the land and water in Calvert County. I know that this capability has been available for a long time. The weather service using this capability.

At one of the previous BOCC meetings a planner from your office talked about how he uses this mapping capability and identified where to find instructions on how to use this website.

Please also publish a process for correcting errors like our incorrect property lines in this database. All of us should be responsible for the integrity of the data.

I look forward to the public hearings for the new Zoning Ordinance update. As a longtime resident of Lusby(1990) and member of the LWCCC and ACLT, I am following these developments closely,

Thank you for the information.

Regards,

Linda  
Linda Calvert

**From:** Zone Ordinance Update  
**Subject:** RE: Participation in Planning and Zoning Ordinance Update Process #2

**From:** renniec@aol.com <renniec@aol.com>  
**Sent:** Wednesday, August 30, 2023 4:31 PM  
**To:** Zone Ordinance Update <ZOupdate@calvertcountymd.gov>  
**Subject:** Re: Participation in Planning and Zoning Ordinance Update Process #2

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Rachel,

Thank you for your response.

During the Planning Office's presentation on another gas station in Lusby to the BOCC a few weeks ago, I heard no statement of need, identification of other gas stations located close by, or impact statement to help guide the BOCC and public's decision. Please add these to the Comprehensive Plan so that all proposals include them going forward.

We have to be smarter in managing future growth in Calvert County. I participated recently in a review of the Zoning Ordinance Update given by Greg Bowen, Executive Director of the ACLT. I concur with his assessment and recommendations. I am a long-time ACLT member, and long-time Lusby resident (1990)

Thank you.

Regards,  
Linda

Linda Calvert