

Calvert County Comprehensive Plan, Adopted August 2019
Proposed Amendments 2022
Comments Received from the Agencies
October 15 through Close of Business November 1, 2022¹

NAME, POSITION	AGENCY	DATE RECEIVED	# OF PAGES*
Alec Young, Community Planning Liaison Officer	NAS Patuxent River / Webster Field	10/19/2022	2
Keith Lackie, Regional Planner and Charles W. Boyd, AICP Director of Planning Coordination	Maryland Department of Planning	11/1/2022	5 (1 cover + 4 comments)
Pamela Cousins, President	Board of Education of Calvert County	11/1/2022	2 (1 cover + 1 comments)
Michael Funk, President and Paul Fenton, Chair, SMAR Government Affairs Committee	Southern Maryland Association of Realtors	11/1/2022	3 (1 cover + 2 comments)
Kat Lockwood, Planner I	Huntingtown Architectural Review Committee	11/1/2022	4

*See attached.

¹ Comments received by October 14, 2022 provided on a separate list.

Plummer-Welker, Jenny L.

From: Young, Alec CTR USN COMPACFLT N46 (USA) <alec.young1@navy.mil>
Sent: Wednesday, October 19, 2022 1:20 PM
To: Plummer-Welker, Jenny L.
Cc: Town Center Master Plan
Subject: NAS PAXR Review of 2022 Calvert County Comprehensive Plan

Good Morning Jenny,

I have discussed the 2022 Calvert County's Comp Plan Update with installation leadership, and we determined the proposal will not have any significant encroachment impacts on our Solomons Island Annex. We like the idea of the Town Center concept of creating a walkable neighborhood at Solomons and Lusby where it attracts more mixed-uses of housing, retail, restaurants, and businesses to the area. We hope your County's Zoning and Street Design Guidelines/Regulations will compliment and foster this Town Center vision for the community. In turn, this will increase the quality of life for the military and their dependents who work at or utilize the Annex for recreation. It might even draw more people from Pax River to visit and enjoy what Calvert has to offer. Thank you for including NAX Patuxent River in this important update, and we look forward to continuing a positive and cooperative relationship with your beautiful County. If you have any questions, please feel free to contact me at this email address or my cell phone below. Thank you for your time.

Respectfully,

Alec Young
Community Planning Liaison Officer
NAS Patuxent River / Webster Field
Email: alec.young1@navy.mil
Cell: (240) 725-8443

From: Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>
Sent: Tuesday, September 20, 2022 4:47 PM
To: Young, Alec CTR USN COMPACFLT N46 (USA) <alec.young1@navy.mil>
Cc: Town Center Master Plan <towncenterupdate@calvertcountymd.gov>
Subject: [URL Verdict: Neutral][Non-DoD Source] FW: Request to Review Proposed Amendments to the Calvert County Comprehensive Plan

Greetings,

The Calvert County Planning Commission is seeking comments on proposed amendments to the *Calvert County Comprehensive Plan*, which was adopted in August 2019.

At its meeting on August 24, 2022, the Planning Commission directed staff to distribute the proposed amendments to agencies and adjoining jurisdictions for review and notify the agencies and local jurisdictions at least 60 days in advance of the public hearing.

The public hearing has not been scheduled but will not be held before November 1, 2022. The public hearing date, time, and location will be posted on Calvert County's website (www.calvertcountymd.gov), or you may contact the Department of Planning & Zoning for details.

Please address comments to Ms. Maria Buehler, Chair, Calvert County Planning Commission. Comments may be submitted by email: towncenterupdate@calvertcountymd.gov; mail: 205 Main Street, Prince Frederick, MD 20678; fax: 410-414-3092; or hand delivered to 205 Main Street, Second Floor, Prince Frederick, MD 20678.

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

If you have any questions, please contact me at 410-535-1600, ext. 2333 or Jenny.Plummer-Welker@calvertcountymd.gov.

Sincerely,
Jenny

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

Plummer-Welker, Jenny L.

From: Keith Lackie -MDP- <keith.lackie@maryland.gov>
Sent: Tuesday, November 01, 2022 8:55 AM
To: Town Center Master Plan; Plummer-Welker, Jenny L.
Cc: Chuck Boyd -MDP-; Joseph Griffiths -MDP-; Tracey Gordy -MDP-; Susan Llareus -MDP-; Sarah Diehl -MDP-
Subject: Planning letter for Calvert County Comp Plan Amendment
Attachments: MDP Rev Ltr Calvert Co 60-day Review-2022 Town Center Revisions.pdf

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Good morning,

Attached, please find the Maryland Department of Planning (Planning) response cover letter, with attached comments. Planning requests that this letter and attached comments be entered into the public record at the Planning Commission's public hearing scheduled for November 2nd, at 7:00 p.m.

Have a good day, Keith

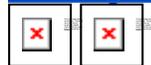
Keith



Keith Lackie, Regional Planner
Maryland Department of Planning
Lower Eastern Shore Regional Office
201 Baptist Street, Suite 24
Salisbury, MD 21801
(410)713-3464
keith.lackie@maryland.gov

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Planning.Maryland.gov





Maryland DEPARTMENT OF PLANNING

October 31, 2022

Maria Buehler, Planning Commission Chair
205 Main Street
Prince Frederick, MD 20678

RECEIVED
11/1/2022
PLANNING & ZONING

Dear Ms. Buehler:

Thank you for the opportunity to comment on the *2022 Draft Amendment (Draft Amendment)* to the *2019 Calvert County Comprehensive Plan, adopted August 6, 2019 (Comprehensive Plan)*. The Maryland Department of Planning (Planning) feels that good planning is important for efficient and responsible development that adequately addresses resource protection, adequate public facilities, community character, and economic development. Please keep in mind that Planning's attached review comments reflect the agency's thoughts on ways to strengthen the *Draft Amendment*, as well as satisfy the requirements of Maryland's Land Use Article.

The Department forwarded a copy of the *Draft Amendment* to several state agencies for review including, the Maryland Historical Trust and the Departments of Transportation, Environment, Natural Resources, Commerce, Housing and Community Development, and Agriculture. To date, we have received comments from the Department of Transportation, and these comments have been included with this letter. Any plan review comments received after the date of this letter will be forwarded upon receipt.

Planning respectfully requests that this letter and accompanying review comments be made part of the county's public hearing record. Furthermore, Planning also asks that the county consider state agency comments as revisions are made to the *Draft Amendment*, and to any future plans, ordinances, and policy documents that are developed.

Please feel free to contact me at (410) 767-4500 or Keith Lackie, Regional Planner for the Lower Eastern Shore, at (410) 713-3464.

Sincerely,

Charles W. Boyd, AICP
Director of Planning Coordination

Enclosures: Comments on the Draft Amendment for Calvert County.

cc: Jenny Plummer-Welker, AICP, Calvert County
Joseph Griffiths, Manager – Planning, Local Assistance and Training
Tracey Gordy, Director - Planning, Lower Eastern Shore Regional Office



**Maryland Department of Planning
Review Comments**

2019 Calvert County Comprehensive Plan – 2022 Draft Amendment

General Comments:

The Maryland Department of Planning (Planning) has reviewed the *2022 Draft Amendment (Draft Amendment) to the 2019 Calvert County Comprehensive Plan (Comprehensive Plan)* and offers the following comments for your consideration. These comments are offered as suggestions to improve the *Draft Amendment* and better address the statutory requirements of the Land Use Article. Another state agency, as noted below, has contributed comments. Still others may have comments submitted under separate cover. If comments from other agencies are subsequently received by Planning, they will be forwarded to the county in a timely manner.

Maryland Department of Planning Introductory Comments:

- Planning notes that the county's *Draft Amendment* is limited to amending the text and/or maps within the *Comprehensive Plan's Executive Summary, Land Use Chapter, and Transportation Chapter*, in furtherance of the *Draft Amendment's* intent to amend four (4) of the *Comprehensive Plan's* town centers. More specifically:
 - Huntingtown – Remove the expansion area in its entirety,
 - Prince Frederick – Remove the phase 2 expansion in its entirety,
 - Lusby – Retain the northern expansion area for the Lusby town center and remove the potential expansion area between the Lusby and Solomons town centers, and
 - Solomons – Remove the expansion area from the eastern side of the town center.

Executive Summary:

- Page ES-3: The first full paragraph under the *Future Land Use Plan* heading appears to identify the *Future Land Use Plan* (Page ES-6) as Figure ES-1; however this map is not labeled as a figure.
- Page ES-3: With respect to *Table ES-1 – Projected Households and Growth Rate 2020-2040* within the *Draft Amendment*, Planning has available, updated county level population and household projections. Planning recommends the county update this table with the most recent data, found at https://planning.maryland.gov/MSDC/Pages/s3_projection.aspx.

Land Use:

- The *Comprehensive Plan's Water Resources Element (Goal 3, Objective 1)* indicates that the county should “[m]inimize new sewerage service areas for residential use outside of town centers.” As the *Draft Amendment* proposes to reclassify large areas (currently designated as town center land use) to residential, rural residential, or industrial land uses, the county

should reevaluate its tier map against the proposed future land uses and associated sewer policies and make any updates necessary to ensure conformance to the statutory mapping criteria in Section 1-508 of the Land Use Article. Should the county revise the adopted Growth Tier Map, under Section 1-504 of the Land Use Article, the county must notify and provide Planning with all information necessary to allow for the department's detailed review, as required under Section 1-505 of the Land Use Article. If requested, Planning can complete a detailed review of any proposed tier map amendment before this *Draft Amendment* is adopted, which could then be incorporated into a single (and, perhaps, a better informed) comprehensive plan amendment.

- Planning is unable to evaluate if the proposed amendments to remove the Huntingtown expansion area will result in reductions in water/sewer capacity as the anticipated reduction in growth is not specified in the proposed amendments. Planning is also unable to evaluate if the *Draft Amendment's* removal of the Lusby/Solomons potential expansion area will result in reductions in water/sewer capacity since the water/sewer projected demand, and capacity numbers, within the *Comprehensive Plan* are provided for generalized areas. The county should determine if the *Draft Amendment* will result in reductions in projected water/sewer demand compared to the 2019 Plan's projected in the *Draft Amendment* projected growth areas, and revise the *Draft Amendment*, accordingly.
- Planning notes that Land Use Strategy 3.4.3.1 in the *Comprehensive Plan* states that the county should "not permit additional commercial and retail development along highways outside Town Centers". As this amendment proposes to significantly reduce future Town Center areas in the county, Planning suggests that the county consider how it plans to accommodate demand for future commercial and retail development in the reduced Town Center area footprint, or if this strategy as currently written, still applies. Planning commends the county's desire to avoid strip commercial development. However, if this amendment is adopted, commercial and retail growth areas will be diminished, while community demand may not be.

Transportation:

- Page 7-8: The plan indicates ".....38,275 vehicles per day by 2030....." Please note that [the current FY 22- FY27 Maryland Consolidated Transportation Program \(page SHA-C-2\)](#) shows the projected 38,275 average daily traffic by 2041 for the Thomas Johnson Bridge. Please consult with the Maryland State Highway Administration for an updated traffic projection for the Bridge.
- Page 7-10: Referencing the *Functional Road Classification Map*, it appears that the segment of MD 2/4 in the Solomons town center is shown as "Collector", while the *Comprehensive Plan* indicates this section of road as "Arterial." Please clarify the functional classification for MD 4 and MD 2 in the Solomon's town center area on the map.
- Page 7-11: In referring to the "Chesapeake Bay Crossing Study," Planning suggests that this section of the transportation chapter be revised to reflect current circumstances and best available data. Currently, the Maryland Transportation Authority (MDTA) has completed the Chesapeake Bay Crossing Study - Tier I NEPA. Currently, the MDTA is undergoing the Chesapeake Bay Crossing Study-Tier 2 NEPA *which would not include any bay crossing*

location in the county. For more information on the Bay Crossing Study, please access this link: <https://www.baycrossingstudy.com/>

- Should the county adopt the *Draft Amendment*, Planning suggests the county consider revisions to the 2040 Calvert County Transportation Plan (Transportation Plan), as needed and appropriate, since the proposed changes to several town center areas may warrant updates to related transportation strategies and recommendations in the Transportation Plan.
-

Maryland Department of Transportation Comments:

The Department of Transportation (Transportation) has no substantive transportation facility-related comments. Transportation asks that the following general observations be provided to the county.

- All mention of “SHA” or “State Highway Administration” should be replaced with “MDOT SHA” or “Maryland Department of Transportation State Highway Administration.” The MDOT’s other transportation business units (excepting the Maryland Transportation Authority (MDTA)) should be treated similarly.
- The county should continue to use its annual transportation priorities letter, submitted to MDOT, to emphasize which projects it most heavily prioritizes for development and implementation.
- The *Draft Amendment* proposes to change the future land use map for the Solomons town center. MDOT SHA recommends the county review MDOT SHA’s online *Climate Change Vulnerability Viewer* to evaluate the vulnerability of planned improvements to storm surge, nuisance flooding, and sea level rise. This public tool may be used to identify and assess potential hazards of storm events and other types of extreme weather. Should the county have questions, or further wish to coordinate climate change matters regarding these improvements, they can contact Jessica Shearer at 410-545-5656 or ippd@mdot.maryland.gov.

Plummer-Welker, Jenny L.

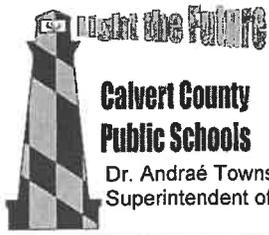
From: Maxey, Karen <MaxeyK@calvertnet.k12.md.us>
Sent: Tuesday, November 01, 2022 9:31 AM
To: Town Center Master Plan
Cc: Cook, Mary Beth
Subject: Comprehensive Plan Update Rewrite
Attachments: Calvert County Public School Comments 110122.pdf

This Message Is From an External Sender

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Attached please find comments from the Board of Education of Calvert County Public Schools regarding the proposed amendments to the Calvert County Comprehensive Plan.

Karen Maxey
Administrative Assistant to the Board of Education
Calvert County Public Schools
443-550-8006



November 1, 2022

Ms. Maria Buehler, Chair
Calvert County Planning Commission
205 Main Street, Second Floor
Prince Frederick, MD. 20678

RECEIVED
11/1/2022
PLANNING & ZONING

Re: Calvert County Comprehensive Plan Proposed Amendments

Dear Ms. Buehler:

On behalf of the Board of Education of Calvert County, I write to offer comments related to proposed amendments to the Calvert County Comprehensive Plan.

The proposed amendments to the 2019 Comprehensive Plan update continue to hold up as a core value, a focus on preserving the rural landscape of Calvert County and creating vibrant Town Centers. Defining characteristics of a Town Center still include a mix of services including potential for expanding cultural opportunities as well as convenient access to services for county residents. Additionally, in the proposed amendments, Commercial and Industrial Areas (Page 3-26) are still desired to be planned within Town Centers: "Calvert County promotes a broad mix of commercial, office, residential, public, and quasi-public development within Town Centers."

However, the proposed amendments to the Comprehensive Plan strike out language from the 2019 update that included incorporating the Huntingtown High School parcel into the Huntingtown Town Center and instead, propose retaining the Huntingtown Town Center boundaries to the current location. As a result, Figures ES-6 and 3-4 (Future Land Use Plan) propose that the Huntingtown High School property remain under a rural residential designation.

Retaining this language from the 2019 adopted plan would be in keeping with the guiding vision and goals of the document and meet the Town Center characteristics outlined therein. Additionally, the inclusion of Huntingtown High School within the Town Center would locate the property within a Priority Funding Area (PFA) designation, which can have potential future benefits for associated project requests at the State level. PFAs receive priority of funding over areas that are not PFAs. If Huntingtown High School were located within the Huntingtown Town Center, the County's and Board of Education's chances for State funding would be greater.

We appreciate the opportunity to provide comments on this important process to plan for the future of Calvert County.

Sincerely,

Pamela Cousins, President
Board of Education of Calvert County

Plummer-Welker, Jenny L.

From: Zach Hill <zach@somdrealtors.com>
Sent: Tuesday, November 01, 2022 11:00 AM
To: Town Center Master Plan
Cc: Paul Fenton; Jacqueline Alexander; Richard Marshall
Subject: Written Testimony On Amendments To Calvert Comprehensive Plan - SMAR
Attachments: SMARTestimonyComprehensivePlan.pdf

This Message Is From an External Sender

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Good morning,

Please find the attached letter of opposition to the proposed amendments of the Calvert County Comprehensive Plan, to be submitted for the public record on behalf of the Southern Maryland Association of Realtors.

If possible, please confirm receipt of this email.

Sincerely,

--

Zach Hill
Advocacy and Communications Director
Southern Maryland Association of REALTORS®
8440 Old Leonardtown Road
Hughesville, MD 20637
301-274-4406(ext. 125) · 240-254-2107 (fax)
zach@somdrealtors.com
www.somdrealtors.com



Southern Maryland
Association of REALTORS®

**Opening
Doors**



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November 1, 2022

RECEIVED
 11/1/2022
 PLANNING & ZONING

Dear Chair Buehler,

On behalf of the Southern Maryland Association of Realtors®, representing over 2,000 businesses and members across the region, we respectfully submit our opposition to the proposed amendments to Calvert County’s Comprehensive Plan.

Not only does this proposal move the county backward from its previously established goals, but it also hinders economic development, moves several schools out of a priority funding zone, forces infrastructure sprawl, prices more possible homeowners out of the market, and exacerbates the ongoing housing shortage we are faced with in Calvert County.

In the *Calvert County Economic Development Strategic Plan Update* for 2017-2022, it was determined that “the cost of living in Calvert County is relatively high,” saying “this is largely attributable to high housing costs.” Calvert County’s median monthly homeowner costs are approximately 7.5% higher than the rest of Maryland and 40.6% higher than the rest of the country.

These amendments will have a direct negative impact on housing affordability. It will make it more difficult for any potential home buyers to move into Calvert County and increases the financial strain on current residents to continue living in the county.

We believe that the American dream of homeownership should be available and achievable for anyone who desires and works for it. Unfortunately, many younger buyers who were born in Calvert County are forced to move into neighboring counties because they can’t afford to live in the county where they were raised.

Equally important is the impact on the current and potential businesses located in Calvert County. These proposed changes will force county residents and business owners to relocate and engage with more business-friendly neighboring counties. That inevitable loss will result in additional tax burdens on the remaining property and business owners in Calvert County.

As housing prices and rents continue to rise, we will continue to see a declining business and personal tax base. Going from low growth to virtually no growth is unwarranted and, as previously stated, will have many economic consequences.

The Calvert County citizens and government officials worked hard over many months developing the current plan, and now is not the time to drastically scale it back with no alternatives. People still need a place to start their lives, and we worry these amendments will force more people to start and grow in other communities.



“The Voice for Real Estate in Southern Maryland”
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President-Elect
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Immediate Past President
 Gregg G. Kantak

CEO
 Richard J. Marshall

Targeting smart growth and expansion in Calvert County town centers is a good plan – now keep to that strategy. Don't shrink the only places in the county where growth is encouraged.

Let businesses and families continue to grow in Calvert County.

If we can be of further assistance, please contact our office by calling 301-274-4406.

Respectfully Submitted,

Michael Funk

Michael Funk

President, Southern Maryland Association of Realtors®

Paul Fenton

Chair, SMAR Government Affairs Committee



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 Member – National Association of REALTORS® and Maryland Association of REALTORS®
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**CALVERT COUNTY
ARCHITECTURAL REVIEW COMMITTEE**

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

Board of Commissioners
Christopher J. Gadway
Earl F. Hance
Mike Hart
Kelly D. McConkey
Steven R. Weems

November 1, 2022

Maria Buehler, Chair
Planning Commission
205 Main Street
Prince Frederick, MD 20678

RE: Request for Comments: Calvert County Amendments to Comprehensive Plan (Adopted August 2019)

Dear Ms. Buehler:

I am writing on behalf of the Huntingtown Architectural Review Committee. The Huntingtown Architectural Review Committee met on October 13, 2022, to review and discuss the proposed amendments of eliminating or reducing the Huntingtown, Prince Frederick, Lusby, and Solomons Town Centers in the Calvert County Comprehensive Plan (Adopted August 2019).

The Huntingtown Architectural Review Committee directed staff to submit to you the Committee's two previous letters submitted to the Planning Commission for the draft Comprehensive Plan, letters dated October 1, 2018 (comments on the May 2018 draft plan) and February 11, 2019 (comments on the December 2018 draft plan), which recommended retaining the Town Center's current boundaries and thus in favor of not expanding the Huntingtown Town Center.

Thank you for the opportunity to comment on the Calvert County Comprehensive Plan proposed amendments.

Sincerely,

A handwritten signature in blue ink that reads "Kat Lockwood" followed by "gp-11-1-22".

Kat Lockwood
Planner I

Planning & Zoning

NOV 01 2022

RECEIVED

cc: Huntingtown Architectural Review Committee

Attachments:

1. Letter Dated October 1, 2018
2. Letter Dated February 11, 2019



**CALVERT COUNTY
ARCHITECTURAL REVIEW COMMITTEE**

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

Board of Commissioners
Mike Hart
Tom Hejl
Pat Nutter
Evan K. Slaughenhoupt Jr.
Steven R. Weems

October 1, 2018

Planning & Zoning

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

OCT 01 2018
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RE: Request for Comments: Calvert County Comprehensive Plan (May 2018 Draft)

Dear Mr. Kernan:

The Huntingtown Architectural Review Committee met on September 13, 2018, to review and discuss the Calvert County Comprehensive Plan (May 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 (May 2018 Draft) dated August 2, 2018. The Committee members requested that I submit these comments on their behalf.

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 further expand the Town Center 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 (May 2018 draft).

Sincerely,

A handwritten signature in blue ink that reads "Judy Holt".

Judy Holt, Planner I
Long Range Planning

cc: Huntingtown Architectural Review Committee Members: Frank Arbusto, Darryl Hatcher, Mary Ballard-Jenkins, Tom LaMoure and Tom Sasscer



**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
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February 11, 2019

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

**Planning & Zoning
FEB 11 2019
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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

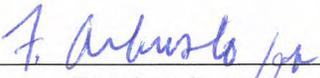
Sincerely,

Huntingtown Architectural Review Committee Members

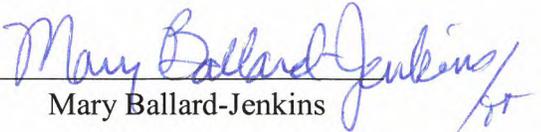
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FEB 11 2019

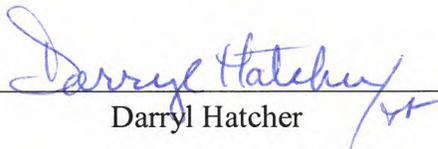
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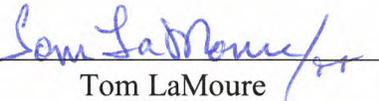
Frank Arbusto



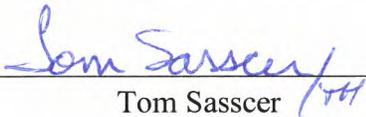
Mary Ballard-Jenkins



Darryl Hatcher



Tom LaMoure



Tom Sasscer

cc: BOCC
HARC file/jch