

Comments on the Calvert County Comprehensive Plan, December 2018 Draft
Additional Comments through March 17, 2019

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Harrod, Felicia R.

From: Thomas Mero <tjmero@comcast.net>
Sent: Friday, March 15, 2019 9:22 AM
To: Planning and Zoning
Subject: Comments on the Draft Comprehensive Plan

Dear Chairman Kernan, Members of the Planning Commission,

Thank you for the opportunity to provide comments and recommendation regarding the latest version of the Comprehensive Plan. I also appreciate the work of the Planning Commission including slowing down the process to allow more citizens input and involvement.

The Planning Commission has received extensive public comments so I will try to be brief and focus on two issues. The premise included in the draft Plan indicates the County's current slow growth is a problem and that our Town Centers are not vibrant. Neither is true and certainly does not reflect the views of the citizens of Calvert. This premise does, however, illustrate the heavy-handed input of the SBIG that the previous BOCCs encouraged during the development of the Plan. Many SBIG members, builders and developers, stand to make millions at the expense of the quality of life in our county.

Page 1-5. Create Vibrant Town Centers - Dunkirk is a great example of a vibrant town center. A third major shopping center recently opened. Other town centers also continue to flourish and add new businesses. We have vibrant town centers so this is clearly not an issue that requires major expansion of town center boundaries to meet the needs of our county residents.

Page 2-2, Slow Growth – promote “an influx of jobs and houses” – Calvert continues to grow at a manageable rate compared to previous years. Returning to the higher rates of growth would be a major problem for our county. The explosion of high-density residential proposed in the Plan would erode our tax base, return us to building additional schools and create more traffic gridlock. Route 4, our only main highway through the county, cannot handle any significant increase in traffic. A comprehensive traffic study should be completed before any decision on expanding TC boundaries. I recommend Planning Commission members sign up for Nixle alerts to see the accidents along Route 4 on a daily basis. Below are traffic alerts from the last few days which illustrates the pain our many commuters face with current traffic volumes.

- 3/12 SB Rt4/Lower Marlboro Rd. accident.
- 3/10 NB Rt4/Old Field closed, accident.
- 3/6 TJ Bridge Backed up.
- 3/4 NB Rt4/Old Field Ln closed, accident.
- 2/25 NB Rt4/Plum Pt Rd one lane, accident.
- 2/23 580 Main St. PF closed, accident.
- 2/20 NB Rt4/Parkers Creek closed, accident.
- 2/20 SB Rt4/Dale Ln shut down, accident.

Wednesday's Recorder article indicates "**Calvert ranks 5th in the nation for costliest commute**". Implementing the current draft plan with the lack of adequate growth controls and its expanded Town Center boundaries would certainly move us closer to the top of this list!

I urge the Planning Commission to listen to the citizens of the county. Make a concerted effort to revise the current draft, so we don't destroy the quality of life in our county. There is still plenty of time. Please do not turn Calvert into Waldorf or Annapolis with traffic gridlock, overcrowding, and higher crime rates.

Sincerely,

Thomas & Joan Mero
11224 Lakeview Dr.
Dunkirk, MD

Harrod, Felicia R.

From: David Bury <burydav@gmail.com>
Sent: Friday, March 15, 2019 11:33 AM
To: Commissioners
Cc: Planning and Zoning
Subject: Concern about County Transportation Priorities

Resending since original submission may have had formatting problems.

Dear Sirs

The agenda for the 19 March 2019 Board of County Commissioners meeting includes an agenda item to review and approve Calvert County transportation priorities that will be sent to the Maryland Department of Transportation (MDOT). The draft BOCC letter to MDOT (page 18 in the package submitted to you by Planning and Zoning) includes a request that future State funds "continue to keep the long-term plan to widen MD 2/4, from just south of Prince Frederick to the Calvert/Anne Arundel County line, moving forward."

I respectfully request that the BOCC delete this specific request from the letter to MDOT for the following reasons:

- Expansion of MD 2/4 to three or more lanes each way, running all the way from Prince Frederick to the Anne Arundel County line, would greatly harm the beauty and rural character of Calvert that we all seek to preserve;
- It would involve extensive State seizures of private property under eminent domain. This would be deeply unpopular and almost certainly involve the County in lengthy and expensive lawsuits by property owners at taxpayer expense.
- The extensive, years-long construction required would greatly disrupt the every-day lives of the large number of County citizens who regularly use those sections of MD 2/4;
- The fact that the County would remain on record proposing this MD 2/4 expansion would also increase the possibility that the State will ultimately select Calvert for a second Bay Bridge.

At your 19 March meeting, can you please publicly discuss the pro's and cons of continuing to propose that the State widen MD 2/4 all the way from Prince Frederick to the Anne Arundel line and, as I hope, vote to remove this language from the Transportation Priorities letter?

Very respectfully

David Bury
4310 King Fisher Ct

Harrod, Felicia R.

From: trish weaver <tderweaver@gmail.com>
Sent: Friday, March 15, 2019 3:27 PM
To: Planning and Zoning; Commissioners
Subject: Comprehensive Plan

Dear Friends,

I am writing to oppose the expansion of the Prince Frederick Town Center as written in the Comprehensive Plan 2040. I believe the citizens of Calvert County and Prince Frederick need to see extensive studies of traffic, Population growth caps, transportation, health care, education, senior services, water table and water supply, sewer services, trash/other county services before an expansion can ever be considered.

I ask you to remove the expansion from this plan. There is so much to consider that has not been addressed as yet.

I appreciate your time and effort in this challenging task, and hope that in the future a citizen roundtable can be included in the decisions on plans (as in previous Master Plan/Comprehensive Plan updates).

Sincerely,

Trish Weaver

Prince Frederick

Holt, Judy C.

From: Planning and Zoning
Subject: FW: AGAINST THE COMP PLAN DRAFT AS IT NOW STANDS

From: Terry Pennington [REDACTED]
Sent: Saturday, March 16, 2019 11:17 AM
To: Planning and Zoning <pz@calvertcountymd.gov>; Commissioners <COMMISS@calvertcountymd.gov>
Subject: AGAINST THE COMP PLAN DRAFT AS IT NOW STANDS

Dear Honorable PZ and Honorable Commissioners:

I am AGAINST the comprehensive plan draft as it now stands and I am AGAINST town center expansions for the reasons below:

- 1.) TRAFFIC. Lack of traffic studies. Expansions will bring incredible traffic.
- 2.) INFRASTRUCTURE. Lack of infrastructure to handle the expansion. No link between expansion and adequate public facilities in the draft
- 3.) AQUIFER. Precarious declining aquifer
- 4.) EVACUATION ROUTE LIMITATIONS. Only one clear evacuation route out and too many people to fit on that route
- 5.) CITIZENS DISLIKE IT. Obvious citizen engagement in fighting AGAINST this current draft as it stands. Citizen's intelligent engagement and concern.
- 6.) Adding those extra people means more infrastructure, schools, roads, traffic, much more COST to all taxpayers.
- 7.) DEBT. Why do we want to move the county facilities in an **ERA of TELEWORK and virtual workplaces**. Technology will only IMPROVE enabling more and more work-at-home and **saving of county precious resources**. Please consider that this technology is coming quickly and the way we do work is changing.

8.) PROTECT THE TREASURE THAT WE HAVE!

We have a rural jewel that people from surrounding crowded communities would love to come and spend their money in or purchase our goods/services. WE have farmland that can feed these cities or provide recreational opportunities. Let's keep our beautiful ambiance and view. Let's keep our amazing farmland. We have it, why let it go? Why build on it? We can't get it back once it is gone. The cities will only get more crowded and the farmland more scarce. Let's protect it as if our lives depended on it. People want locally grown and farm-to-table is just beginning. Let's build up our agritourism and

our water access/sports and attract tourists who have less than an hour to drive to visit. Let's have people make a trip HERE. Instead of worrying about money leaving the county for a trip to home depot, let's attract money here any way we can in terms of VISITORS who do not stay. Let's make our community friendly to folks open **bed and breakfasts or airbnb!** If we fill our county up with town expansions, what draw does this have for anyone visiting? It's just more generic American yuck.

We have something very special and something very rare in America. Those who went before us protected it for us. Why should we not protect it for the future? We are lucky to have a rural county with 'ma and pa' hardware and other stores/services where people know your name and what you do to help. Our county has not yet been overrun by corporate America. It's a very unique gem to be protected from population and developer pressures so that we can market it and appeal to those nearby who would love to discover us and visit for awhile. We can generate increased revenue by marketing our gem.

9.) BRIDGE. Even stronger wording against the bridge.

Thank you,
Sincerely,
Terry L Pennington
Huntingtown, MD

Holt, Judy C.

From: Planning and Zoning
Subject: FW: Request For Studies BEFORE Growth

From: JoAnn Roberts <keepcalvertcountry@gmail.com>
Sent: Saturday, March 16, 2019 2:28 PM
To: Planning and Zoning <pz@calvertcountymd.gov>
Subject: Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

As you are aware, Maryland Law requires that:

"A Planning Commission shall prepare a Comprehensive Plan by carefully and comprehensively surveying and studying the present conditions and projections of future growth of the local jurisdiction."

While the current draft of the Comprehensive Plan includes information about "present conditions", it lacks evidence that "projections of future growth" have been "carefully and comprehensively studied".

Therefore, I am requesting that no growth be proposed in the Plan until studies are conducted to determine the effects on traffic, schools, the environment, water supply, budget, etc. before the Plan is approved.

Specifically, the Plan should first answer the following basic question:

1 - How many households are projected if the growth in the Town Centers and Residential Areas are approved and if water and sewer is allowed to maximize density, as proposed?

Based on the answer to the above, the following additional questions should be answered:

2 - How much traffic will be generated by the projected households? Can our roads accommodated the additional traffic? If not, what road improvements are needed? How will those improvements be funded?

3 - How many additional schools will be needed? How will they be funded?

4 - What impacts will the proposed growth have on our environment? How will those impacts be mitigated?

5 - Can our aquifers adequately supply water to the projected households? If not, what is the solution?

If studies have in fact been conducted, I request that the results be added to the Plan and that they be shared with the public and the Planning Commission in a public presentation, with adequate time for review, questions and comments.

If studies have not been conducted to answer the above questions, I request that the Planning Commission direct the Consultant and staff to conduct the necessary studies and that the results be presented to the Planning Commission and the public, with adequate time for review, questions and comments, before approval of the Plan.

Thank you.

JoAnn Roberts

riverosprey@yahoo.com

Owings