

First Name	Last Name	City	Email Address	Comments
Anita	Brown	Dunkirk		<p>These remarks are being addressed to the County Commissioners,</p> <p>When you were running for election, you stated you wanted or supported controlled growth in the county. What is being proposed in the Comprehensive Plan does not represent controlled growth. Where are the roads, schools, water etc to support the type of growth being proposed in the updated Comprehensive Plan?</p> <p>The current density in some parts of Prince Frederick is 24 units per acre. Big box stores up to 200,000 sq feet are permitted. Removing the distinction between major and minor town centers as you have proposed in the draft Comprehensive Plan means that type of development will be allowed in Huntingtown and Dunkirk. The citizens DO NOT WANT THAT. We have made that very clear on numerous occasions only to be totally ignored in favor of the developers who will benefit financially from those changes. The losers will be the residents of the county who moved here for the county's rural character. If I wanted to live in uncontrolled sprawl and development I would have moved to Charles County. Charles County should NOT be our model.</p> <p>You have an opportunity and an obligation to represent the citizens who elected you, I encourage you to do so. Let's keep major and minor town centers in the Comprehensive Plan.</p> <p>Thank you.</p>
Michael	Kalnasy	Chesapeake Beach	michaelkalnasy@gmail.com	<p>I would like to see more input on the failing septic issues in the Highlands Subdivision of Chesapeake Beach and ensure that is included in the comprehensive plan that is approved or being considered for public sewer connection. While there is some general comments of the issues throughout the county, I do not see a defined vision for the community.</p>
Charlene Tobey	Kriemelmeyer	Dunkirk		<p>Dear Commissioner Hutchins,</p> <p>You assured me in your 5/02/19 email there would be a "tracking page one can compare to the December 2018 base document" available to the Public in the name of transparency and to help the public wade through comparing the December 2018 and the BOCC Drafts (July 2019) of the Calvert County Comprehensive Plan in two short weeks. I have begun to look at the July 2019 Draft of the Calvert County Comprehensive Plan posted yesterday and there is no mark-up or tracking page with it nor on the County site.</p> <p>Please post the Document as soon as you can to help citizens give accurate comments.</p> <p>In May you wrote:</p> <p>"When the time arrives that staff, in reviewing the plan based on the guidance we gave at the conclusion of the hearing, makes changes we will have a tracking page one can compare to the December 2018 base document. The document " (Comprehensive Plan Draft 12/18) " has been available on line and when the time arrives that requires a tracking mechanism then we'll ensure that is added."</p> <p>Also, it is VERY, VERY hard to locate the July 2019 Draft of the Calvert County Comprehensive Plan and the method of sending in comments on your new countywide site.</p> <p>Your email notification system also is not efficient. I do not receive notifications for several days after posting on your site and since we only have 2 weeks time is of the essence.</p> <p>Thank you, Charlene Tobey Kriemelmeyer</p>
Richard	Logan	Dunkirk	eddielogan@comcast.net	<p>I support the comprehensive plan as revised and submitted. The delay tactics by the Democratic party are ridiculous. This has been going on for 4 years. We need to put this document behind us and go on to the next item of business.</p>

Brenda	Smith	Dunkirk	Bbears4fun@gmail.com	I am against the removal of major and minor town center designations. Removing the designations opens the door for little control over the development and acreage when approving new development. Many like myself moved from neighboring counties in which we grew up because of the rural character and little development Calvert had. Over the years I've seen drastic changes in how Calvert County has been developed. It used to be a shock if you heard an emergency siren. Now when my husband and myself here them we simply say "There goes another one. Wonder where that accident is?" Sad to say that but with development comes increased traffic. Many Calvert County roads have not been improved since I moved here back in 1980. Roads that were one lane, windy and with many entrances and not been changed. With that comes accidents and deaths. Dunkirk in particular needs to remain a minor town center. Commuters are already dealing with increased gridlock in areas where traffic lights have been installed. Vote to keep the current major and minor town center designations.
Anthony Jeffrey Kristin Debbie	Olekson Martus Williams Standiffee	Solosomn Chesapeake Beach Owings Prince Frederick	aolekson@rabarrett.com jeff_martus@hotmail.com Loves2spend@gmail.com	I support the approval of the current comprehensive plan draft with dated changes as of June 25, 2019 I support the updated plan.
Laura Sarah Harriett	Peruzzi Hudson Millard	Dunkirk Prince Frederick Lusby	laura@theperuzziteam.com andlilymakes3@yahoo.com hrmill3@yahoo.com	I support the the final Adoption of the current revised comprehensive plan. I support the approval of the current comprehensive plan draft with dated changes as of June 25, 2019 I support the approval of the current comprehensive plan draft with dated changes as of June 25, 2019 This is to correct previous petition for change to the Comprehensive Plan dated April 29, 2019 regarding new policy for Calvert County Historic District Commission. Petition for new policy change does not involve Historic District Commission but is for Calvert County Department of Planning & Zoning Historic Preservation in order to resolve an inequity and cause Calvert County historic houses with public benefit to successfully achieve full potential by means of renovation, rehabilitation and restoration. Respectfully, this is to petition for addition of new policy to Comprehensive Plan Chapter 5-Heritage Section, pg. 5-2 authorizing Planning & Zoning Historic Preservation staff and correlated staff members to apply for Federal, State; Local government and associated public funds on behalf of private owners of Calvert County historic houses with public benefit which currently is not an option. Public benefit defined as educational, religious, community and economic vitality purposes. Expert historic preservation staff knowledge makes Planning & Zoning appropriate and highly qualified office to execute the petitioned for new policy change. Further, to provide oversight of Federal, State; Local government and associated public historic preservation funds awarded for renovation, rehabilitation and restoration of Calvert County historic houses with public benefit, this is to also petition for a new procedure to Comprehensive Plan Chapter 6-Housing, pg. 6-4 assigning that Calvert County Housing Authority manage historic preservation government grants and associated public funds for renovation, rehabilitation and restoration of Calvert County historic houses with public benefit. Housing Authority management of historic preservation public funds shall ensure accountability and compliance with requirements in accordance to approved applications, budgets, terms, operating expenditures and financial conditions of awards. Calvert County Housing Authority experience with managing several housing assistance programs makes office highly capable and qualified to carry out petitioned for new oversight procedure. Collaboration between Planning & Zoning Historic Preservation, Housing Authority and private owner of historic houses with public benefit shall effectively accomplish preserving, protecting and saving Calvert County private owned historic houses in compliance with and adherence to U. S. Secretary of the Interior's Standards.
Jonathan	Evans	Chesapeake Beach	jon.e13@hotmail.com	Hello, my name is Jonathan Evans and I have been a county resident for almost 2 years. Originally from Delaware, I have a wife and 2 young children and we all love living in Chesapeake Beach. My comment is directed towards commuting and congestion on Route 4. I travel north on Route 4 and take it to 301 S, which takes me about 35-40 minutes to get to work in Brandywine. I believe a lot of congestion can be mitigated by constructing a bridge somewhere across the Patuxent River between the Merkle Wildlife Sanctuary and King's Landing Park, cutting time off commutes and taking traffic off of Route 4. This would prevent the need for merging onto Route 4 from 260 for many commuters and prevent the need for traveling so far North or South to cross the Patuxent. Thank you for your work on the Comprehensive Plan and please take my idea into consideration.
Marcus Charlotte	McDowell Viland	Lusby Lusby		Please adopt the July 2019 draft with Huntingtown Option B. Please adopt the July 2019 draft with Huntingtown Option B
Kim	King	PRINCE FREDERICK	KSKING@QBHI.COM	I support the approval of the current comprehensive plan draft with dated changes as of June 25, 2019

Lisa	Williams	Prince Frederick	lisa.loveless3@icloud.com
Gabrielle	Loveless	Prince Frederick	
Abigail	Loveless	Prince Frederick	Abigail.loveless9@gmail.com
Marianne	Roberts	Huntingtown	mtroberts01@comcast.net

1. Please leave town decisions, especially new boundaries, for the Town Master Plans
 2. Although I appreciate the county's desire to increase commercial real estate space, the corner of Cox Rd and Rt 4 in Huntingtown is very impractical for any significant traffic.
 - a. The state (and those traveling route 4) do NOT want additional entrances/exits onto route 4.
 - b. The current entrance to the space to the north of Cox RD requires crossing Cox Rd for all those entering from route 4. Any waiting to cross Cox Rd has the potential to cause backups and accidents on route 4 north.
 - c. Cox Road is currently a winding road with long established residences. With all the roads and intersections in Calvert County needing improvement, Cox Rd should be a low priority.
 - d. Cox Rd backs up school mornings as busses, faculty and students approach Huntingtown High School.
 - e. Rt 4 northbound traffic backs up school mornings as busses and cars enter HHS.
 - f. The current Rural Commercial zoning for these lots seems appropriate from many points of view.
- Thank you.

Matthew	Oster	Lusby	Matteobeth@msn.com
Steven	Sabedra	LUSBY	stevesabedra66@gmail.com
Julie	Sabedra	Lusby	
Alex	Sabedra	Lusby	
Jordan	Sabedra	Lusby	
Zoe	Johnson	Annapolis	zoe.johnson1@navy.mil

I support the approval of the current comprehensive plan draft with dated changes as of June 25, 2019

Please adopt the July 2019 draft with Huntingtown Option B

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Please adopt the July 2019 draft with Huntingtown Option B

Please adopt the July 2019 draft with Huntingtown Option B

Thank you for the opportunity to review and provide comment on the Draft Calvert County Comprehensive Plan. I serve as the Community Planning Liaison Officer for Naval Support Activity Annapolis, which houses the Chesapeake Bay Detachment/Naval Research Laboratory south of Chesapeake Beach.

The current draft classifies the northern portion of the installation as "Waterfront Community" and "Residential" to the south. These designations are inconsistent with the current and planned future use of the federal land. Additionally, the Chesapeake Bay Detachment is federal property and not subject to local land use regulations or zoning.

NSA Annapolis respectfully requests the installation be designated as "Federal Property - Military Installation" or "Government/Institutional." This designation is consistent with the property's existing and future land use and will aid in documenting and communicating the existence of the installation to the public.

Respectfully,

Zoë Johnson
 Installation Community Planning Liaison
 Naval Support Activity Annapolis
 181 Wainwright Rd., USNA
 Annapolis, MD 21402
 Office: 410.293.1084
 Email: Zoe.Johnson1@navy.mil

John	Riffe	Chesapeake Beach
Wanda	Riffe	Chesapeake Beach
Mike	Richardson	Chesapeake Beach
April	Richardson	Chesapeake Beach
Amber	Yates	Huntingtown
Ted	Yates	Huntingtown
John	Boucouvalas	Solomons

I am writing to express my support of the new comprehensive plan.

I support the new comprehensive plan.

I support the new comprehensive plan

Please adopt the July 2019 draft with Huntingtown Option "B".

Sabrina	Hecht	Patuxent River	Sabrina.j.hecht@navy.mil	<p>Thank you for the opportunity to review and provide comment on the Draft Calvert County Comprehensive Plan. I serve as the Community Planning Liaison Officer for Naval Air Station Patuxent River (NAS PAX). The Navy Recreation Center (NRC) Solomons located in Calvert County is part of the NAS PAX complex.</p> <p>The current draft classifies NRC Solomons as a "Town Center". NRC Solomons is federal property and not subject to local land use regulations or zoning.</p> <p>NAS PAX respectfully requests the installation be designated as "Federal Property - Military Installation" or "Government/Institutional." This designation is consistent with the property's existing and future land use and will aid in documenting and communicating the existence of the installation to the public.</p>
Charlene	Kriemelmeyer	Dunkirk		<p>Attached is my 4 page pdf with my comments specifically in regard to the July 2019 Comprehensive Plan Draft. Please let me know that you were able to open, read it and enter it into the public record.</p> <p>Thank you, Charlene T. Kriemelmeyer Dunkirk</p>
Emily	Van Ness	Prince Frederick		<p>Please do not do this. We live in Calvert and want to continue living here because of the country and less population. Calvert does not need anymore big box stores. I love that Calvert is still considered country. Once we have more stores, the commute will worsen and people will want to stray away. Many people who live here want the quiet away from the city (such as DC and Annapolis). That's why so many commute Fromm calvert to DC.</p>
Mindy	Meyer	Chesapeake Beach	shayna715@aol.com	<p>Hello, Cluttering up main parts of the area with box store's, apartments and townhomes will congest our County.</p> <p>This is not one hugh town-center it is made up of many towns-centers and communities.</p> <p>I am against this comprehensive plan for Calvert County</p>
John	Kaiser	Dunkirk	j.p.kaiser@hotmail.com	<p>To the Calvert County Commissioners; I have lived in Calvert County for 42 years. I was here when the original comprehensive plan was suggested and after a few debates, the term of smart growth came to light. At that time I agreed with the concept of smart growth and the 1984 Comprehensive Plan. This commitment to the county's residents has been revised with only the smallest of changes, keeping the original commitment and plan in mind. What the current Commissioners are planning is nothing more than an abrupt turn a round and a rejection of what the people that live in Calvert originally wanted and voted for. Please remember that the folks of Calvert County do vote.</p> <p>I read today that Mr. Hutchins was instrumental in the development of Charles County, well we don't want to live in another Charles County. Many of us moved here to be far away from that type of development.</p> <p>Mr. McConkey, I understand that you are a business man and want to develop a few of your properties, to include the one on the corner of Brickhouse road and route 4, so this attempt to change the Comprehensive Plan could be viewed as a chance to line your pockets, and perception is everything.</p> <p>As a land owner in Calvert County and a voter, I suggest that your decision to try to change the Comprehensive Plan be tabled and forgotten.</p> <p>Thank You, John Kaiser</p>

Thomas	McClarren	Solomons	wncjazzman@gmail.com	<p>Commissioners Kelly D. McConkey (Vice President), Mike Hart, Thomas E. "Tim" Hutchins (President), Steven R. Weems and Earl F. "Buddy" Hance .</p> <p>Thank you for opportunity to express myself with regards to the comp plan. Any growth must be managed and balanced. An intelligent plan, that focuses on the wants and needs of the community at large, should be the driving force behind the plan. The end result should reflect what your constituents want.</p> <p>It is apparent, in Prince Frederick, that there was little planning in the past. The road system seems to have been accomplished using band aid fixes. Streets intersecting on a major highway with little thought. Particularly where Bank of America is. I am hopeful that the improvements will alleviate this unsafe intersection. Please don't build on the mistakes of yesterday to achieve your goals of today.</p> <p>Based on what I have learned to date, some of the commissioners have financial interests that would be impacted in a positive way if the current plan is adopted, and you are the ones who will vote on it. This presents a conflict of interest. I think those who have a financial interest should recuse themselves from voting on it. Perhaps a public referendum would work?</p> <p>I lived in the fastest growing county in the USA back in the late 90's. Douglas County Colorado was the fastest growing county for 5 years in a row. Urban sprawl was the result of poorly planned growth. A trip down I25 south of Denver will prove this out.</p> <p>If the comp plan here means moving development rights from the rural areas to town centers to achieve a balance of growth, than I am opposed to the plan. That will mean clusters of growth in already busy and congested areas, requiring more road improvements. I do not believe this will appease the "Keep it Country" folks. The rural areas will remain rural thus choking 2/4 at the Town Centers. The road improvements of 2/4 in Prince Frederick, are needed now, and almost complete. Have you considered how increased density in this area would impact those improvements?</p> <p>I live in Solomons. I moved there for the small town feel and being able to walk the town to get where I want to go. I do not want more development in Solomons. There is already a strip mall where Weis Grocery store is, as you know. There are many empty store fronts now. I have read that more strip malls would be encouraged to achieve your plans vision of commercial growth. This again, in my opinion is a bad idea.</p> <p>Your idea of Town Centers, where folks live, and can walk to where they want to go is a good plan, and the plan for the future. Surveys have shown that millennials are after that small town feel. They want to reside where merchants live and work in the</p> <p>Please read my comment on the attached 1 page pdf</p> <p>I would appreciate a reply.</p> <p>Thank you, Charlene</p>
Charlene	Kriemelmeyer	Dunkirk		

Paul	Russo	Huntingtown	pauljohnrusso@comcast.net	<p>TO: Calvert County Board of County Commissioners:</p> <p>I would like to voice my opposition to the proposed Comprehensive Plan that is scheduled for public hearing on July 23rd.</p> <p>Below are just some of the many reasons this Plan should not be adopted as written:</p> <p>ALL GROWTH CONTROL measures have been removed from the Plan and the population projections included in the Plan are grossly inaccurate.</p> <p>The Town Center boundaries are being expanded without first studying the impact on our roads, schools, water supply and environment.</p> <p>The Huntingtown citizens convinced the Planning Commission to NOT expand Huntingtown, yet it is once again proposed to be expanded to include Commissioner McConkey's rural-zoned property. Commercial development of that land will create a bottleneck of traffic at the Cox Road intersection and we should not be expanding any of our Town Centers across Route 4. How can you have a walkable town when you have to cross a 4-lane highway?</p> <p>It is important to maintain the designations of Major and Minor Town Centers so that Calvert County does not become just like every other jurisdiction with oversized retail chain stores and restaurants. That type of development is not appropriate in the existing Minor Town Centers.</p> <p>Important environmental standards have been stripped from the Plan. How do we measure progress in protecting our environment without them?</p>
JP	Sherkus	Dunkirk	jpsherkus@comcast.net	<p>It has been a long 3 years full of workshops, public forums, open houses and meetings presented by Planning and Zoning, the Planning Commission and now the BOCC. Hundreds of county residents have attended many of them, some of us have attended all. We have written comments and emailed them to the county as well as speaking at meetings when allowed. Mostly we have been ignored. We did manage to keep the town center designations of Major vs Minor until we were faced with a new BOCC who recently decided they knew better than the residents and did away with the distinctions between the two and now we have only "town centers". Commissioners who we elected to represent us are presuming they know better what we want for our county.</p> <p>In a poll available on the county's own website from November 2018, .. More than two-thirds of respondents said "Calvert County needs to remain a smaller community and protect its rural character." In contrast, he reports only 16 percent said "Calvert County needs to grow and take its place among the major jurisdictions in the region." An additional 9 percent were reported they would like to think that both apply to Calvert County, and that any growth would need to protect the rural character of the community today.</p> <p>http://www.co.cal.md.us/DocumentCenter/View/20740/Item10a-PollSmartGrowthMaryland?bidId=</p> <p>Many people moved to the county for its rural atmosphere and yet we have a BOCC president who flouts his record working in Waldorf. We don't want Waldorf. It is suspect that members of the BOCC continue to meet regularly with SBIG whose members are the main builders/developers in the county and then they don't understand why the citizens eye those contacts with suspicion especially when so much in the new Comp Plan favors the builders/developers.</p> <p>All the meeting alerts sent out by the county regarding the Comp Plan urges citizens to send their comments and attend the meetings. I can tell you that we are all "Comp Plan weary" as well as disappointed and frustrated that despite all the work we have put into participating in the process, we are disregarded, ridiculed and condescended to. Frankly this stinks! This is not transparency.</p> <ul style="list-style-type: none"> -We are no closer now to controlling growth that would keep us within what our infrastructure will sustain. (Schools, roads, etc.) -Aquifer levels (levels dropping 2-4 feet per year " eventually we will lose access and have to drill deeper and arsenic levels will continue to climb.) -Roads and traffic (The traffic study is due out in 3 weeks " why the rush to pass the comp plan before the study is out????
Michelle	Sacks	Prince Frederick	michelle.sacks@yahoo.com	<p>I support the approval of the current comprehensive plan draft with dated changes as of June 25, 2019</p>

James Aikman Dunkirk james.l.aikman@gmail.com

My family and I have lived in Dunkirk almost 30 years. I have experienced how the comprehensive design plan has evolved over the years. Unfortunately the vision of a minor Town Center in Dunkirk that serves local residents has changed drastically. The commercial development has really increased compared to the residential population in Dunkirk which has actually dropped over the past 10 years. I have a few comments on the comprehensive design plan they are primarily focused on Dunkirk. I did quickly read through the 200 + page document and appreciate the individuals and committees that spend time formulating it.

I agree with the comments:

Establish road and sidewalk/path connectivity requirement based on block length in designated areas and for residential and commercial subdivisions above a certain size to help reduce traffic congestion and improve walkability, especially in Town Centers. The challenge with Dunkirk is the sidewalks are disjoint, maybe add a pedestrian bridge or tunnel to cross route 4. And add a walk to Dunkirk District Park. Of course there is a cost associated with it so it may not be the highest priority now.

Continue to improve the appearance of Town Centers by emphasizing Town Center Master Plan Capital Improvements Projects and Architectural Review.

Do not permit additional commercial and retail development along highways outside Town Centers.

I do not agree with the comments:

Streamline the development review process in Town Centers. Maintain a fast-track permitting process for targeted businesses. All review processes should follow the same guidelines.

Provide flexibility in the zoning regulations related to business development. Zoning regulations should be followed the same for all entities.

Allowing multi-family units within Dunkirk Town Center.

Expansion of Town Centers

The latest draft of the Comprehensive Plan (July 2019) eliminates the concept of the Minor Town Center. As addressed in an accompanying email, we are strongly opposed to eliminating the Minor Town Center concept and treating every Town and Community with the same vague objectives and limitations.

In addition we are opposed to the expansion of many of the previously designated Minor Town Centers.

The most distasteful of these changes is the expansion of Huntingtown to include the High School and the adjacent property including the property of Commissioner McConkey. First, because such an act is blatant cronyism. Second, because, such a change will change the character of Huntingtown. Unlike Dunkirk where development has gone against the original design of a town center off of Route 4 (creating a strip shopping center town), Huntingtown has been able to maintain and develop a commercial area that parallels Rt. 2/4 and limits strip zoning. To make the east side of Route 4 included within the Town Center will only result in more strip zoning. In addition, there is no reason to make the High School a part of the Town Center. (Certainly, no one is considering making Northern High School or Mt Harmony part of the Owings or Dunkirk Town Centers.) Such a decision is only a sham to change Commissioner McConkey's property.

In the same regard, there is no reason to include Dunkirk Park and the Park and Ride as part of Dunkirk Town Center. Both Parks and Park and Rides are traditionally located outside of Commercial and Residential areas. The inclusion of these is again only an excuse to expand the Town Center and justify treating the town as a Major Town Center. Dunkirk Park is not a City/ Town Park; it is a County Park. (Again, King's Landing is not part of Huntingtown Town Center.)

As for the Lusby/ Solomon's Town Centers it appears to us that this is again simply a way of expanding strip zoning between the Lusby and Solomon's Island Town Centers. But that is one that we would leave to the people of South County to address as they are better aware of the character and needs of their community.

Sincerely,

Gordon Burton Dunkirk pokipoki@verizon.net

Gordon Burton Dunkirk pokipoki@verizon.net

Eliminating the Designation of Minor and Major Town Centers
Citizen Input in Comprehensive Plan

Personal perspective:

We have observed the effects of County growth from a population of less than 20,000 to its present 90,000 over the last 50 years. From the very beginning, citizen input has been critical in the development of the Comprehensive Plan. Even with all the growth that has occurred over the years, (some desirable, some not), a reasonable balance has generally persisted.

The process:

You are now presenting the County with a new, and major, milestone with the "Calvert 2040 Comprehensive Plan". The entire preparation process has changed. From the beginning it has had the appearance of an orchestrated, contrived document being developed to justify positions already determined. Instead of being developed with internal County resources, the process was contracted out, with the result that a "cookie-cutter" approach was presented by people who didn't even understand the dynamics within the County. "Public participation" at "workshops" was farcical and Planning and Zoning poster sessions were most disappointing. Attempts to mute public participation didn't work, and vociferous objections have thankfully resulted in modifications to the first draft (which was incomplete in itself).

Primary Concerns with Current Draft: The Draft now being considered is an improvement in some respects. But there are still serious concerns for the future of the County:

The elimination of a delineation between Major and Minor Town Centers removes a significant process for controlling growth and suburban spread. One implication of this is that the dwelling density for a formerly "Minor" Town Center (such as Dunkirk) has increased from 300 to 1200. And from the way we read the Plan, the use of the one-mile radius for smaller towns such as Dunkirk and Huntingtown located on Route 4 would be major contributors to suburban spread. Any quantitative limits on future dwelling density and development have been removed in this current Draft.

The entire Draft seems to present "controlled growth" as an ambiguity. It reads well, but in fact leaves open any specific control limits on type and density of use. For example, consideration of APFs have been expanded, but there are no set dates for review or any set limitations.

Von Willey Huntingtown vonwilley@mac.com

Updating the Calvert County Comprehensive Plan, from the beginning of the process until this moment, has been a farce of ridiculous proportions. Special Interests have provided input from removing key growth control measures to expansion of Town Centers and the removal of Major/Minor designations for those town centers, among other just as egregious input. All of which has been included in the Planning Commission's "approved draft", and now the BOCC "marked up draft" of the Calvert 2040 Comprehensive Plan. The resulting document does NOT reflect any input of citizens, other than correction of grammatical errors, and this "marked up" draft is a vision of Calvert County laden with dollar signs to fatten developer bank accounts while emptying the pockets of every tax paying citizen of this county.

Factual and current data, studies, citizen input and state agency reviews have NOT been acknowledged or included in the "marked up draft" of the 2040 Calvert Comprehensive Plan. Achieving the goals of sustainable growth, preserving our unique rural character and irreplaceable natural resources, and the creation of vibrant, "walkable" town centers have all taken a backseat to the BOCC priority of pursuing a method of economic development that has been repeatedly proven by professional planning organizations nationwide and within Maryland to INCREASE costs beyond the scope of revenue this type of growth will bring to Calvert.

There is little to no mention within the "marked up draft" of the 2040 Comp Plan, nor in any public meeting or open house, information regarding any projected costs of providing and maintaining adequate public facilities for the proposed town center expansions that will enable high density residential growth. Without data driven financial studies of the implementation of policies in this draft all but ensures failure of any objective within the plan, rendering this draft of the Comprehensive Plan an expensive fantasy paid for by taxpayers.

Land Preservation, Land Use, Removal of Major/Minor Town Center designations, Expansion of Town Center boundaries and the one mile radius of Residential Zoning adjacent to those boundaries, Aquifer Viability & Sustainability, Environmental Impacts, Transportation Impacts, Residential Growth tied to Adequate Public Facilities, are all concerns which have kept me engaged in this update process. For the record, I concur with every comment made at the last BOCC public hearing, as well as with every submitted comment from The Sustainable Calvert Network and every member of the citizens action organization, Keep Calvert Country.

Thomas	Mero	Dunkirk	TJMero@comcast.net	<p>Testimony on the Draft Comprehensive Plan Public Hearing July 23rd, 2019 Submitted by Thomas Mero Dunkirk, MD</p> <p>As the Planning Commission reviewed the Comprehensive Plan there was pressure from a commissioner and others to make Dunkirk a Major Town Center. Planning and Zoning, as well as some commissioners, failed to honestly describe a key difference between a Major and Minor Town Centers. That is, Major TCs have sewer to support an explosion of high-density residential development like in Prince Frederick. In other words, town houses and apartments that would crowd our schools, create more gridlock on Rt 4, and, with all but senior housing, result in a net loss to our tax base.</p> <p>The Planning Commission listened to the outcry from the citizens of Dunkirk and county residents that must drive through Dunkirk on a daily basis and voted to keep Dunkirk as a minor town center. So what does our new BOCCs do, in a split decision they voted to just get rid of this pesky minor town center label that would preclude or limit high-density residential development in Dunkirk. It is games like this, driven by pressure from developers, that helps explain why even the Calvert County Republican Central Committee spoke out against our all Republican BOCCs and the current version of the draft Comprehensive Plan.</p> <p>The Comprehensive Plan process has been flawed from the start with citizen's views and recommendations taking a back-seat developers and business. As I see it, Commissioner Weems and Hance are listening and working to protect our quality of life. Commissioner Hutchens is ignoring citizens and want to develop every inch of commercial property and turn Dunkirk into a Tech Center over the objections of Dunkirk citizens. Commissioner Hart does whatever business/developers want. That leaves Commissioner McConkey, who will likely be the swing vote. I urge you, Commissioner McConkey, to listen to the voters, protect our county, and reject this current draft Comp Plan. If passed in its current form, I predict we will again see one or more incumbent commissioners get "Primaried" come next election. Votes will see an explosion of high-density housing, more traffic gridlock and vote out the commissioners who failed to listen to them.</p>
Lili	Sheeline	Port Republic	lili.sheeline@longandfoster.com	<p>Please see the attached comments. I emailed it to Jenny Plummer-Welker at 4:30 because I couldn't find out quickly enough how to submit on this new website. Now that I've found it, I'm submitting it here as well, and I'll let her know.</p> <p>Lili Sheeline</p>
Athena	Crabtree	Dunkirk	ajwcrabtree@verizon.net	<p>BOCC,</p> <p>As a registered voter in Calvert County, I have grave concerns about some of the proposed plans. I do not support changing the town designations nor most of the planned growth for the county.</p>

Cynthia	Vecchio	Dunkirk	f.vecchio@comcast.net	<p>Calvert County does not need any more Major Town Centers. It is imperative that we keep the Minor Town Centers "minor." Dunkirk has seen a lot of growth over the past few years. It does not need to get any bigger. Neither does Huntingtown or Owings. You cannot remove the major and minor designations from the town centers and make them all the same. We don't all want to be like Prince Frederick or Solomon's or North Beach/Chesapeake Beach.</p> <p>There are so many vacant buildings now that can hold businesses without having to build new buildings. Why leave those vacant and build new when they can be used? As far as residential, we purposely bought our house on an acre of land so we wouldn't be on top of our neighbor. So many developments today build big houses but they are on top of each other. What a turn off. Talk about bringing down home values. The poor wildlife have less and less space to roam and wind up getting hit by cars out on the road.</p> <p>Traffic is bad enough on Rt. 4. I have two daughters who drive Rt 4 on a regular basis, one who just got her driver's license. It scares me every time she leaves the house. There have been so many accidents on that road. I drive to DC and back everyday and rush hour is awful now and continues to get worse.</p> <p>We moved here to Calvert to enjoy the rural atmosphere, the good schools & churches, the open space, and friendly people. My husband works in Waldorf and hates it. We moved from Bowie when it started to over develop and get too crowded. Calvert has been a great place to raise our family. I hope it stays that way. We hope to be able to stay in Calvert to enjoy the same reasons we came here.</p> <p>Please keep your county citizens in mind and vote NO for this Comprehensive Plan update.</p>
Casey	Begley	Lusby	Begleywellness@gmail.com	<p>I am not in favor of the new comp plan. I believe you all are destroying our county and not listening to residents at all. You even took away time for county residents to send comments in. You all are horrible to be letting this happen to our county. Stop the plan. Revise to allow residents to be happy.</p> <p>I vote against this. I do not want expansion in Calvert.</p> <p>I am not in favor of this plan and I request the board give deep consideration to the impact of the proposed growth plan.</p> <p>I lived in Bowie, MD between 2004 - 2014. I saw first-hand how Bowie transformed over 10 years due to their growth plan and it drove me out of the city. I chose to relocate my family to Calvert County specifically because it was "country" and not over-developed.</p> <p>The thing with the commercial and residential growth is that the infrastructure is not expanded and extended accordingly. This has a direct impact of traffic and the ability to attract new residents. Everyone I know is/was attracted to Calvert specifically because it is close enough to D.C., Annapolis, Baltimore for work, but maintains its "county" feel. The county has access to commerce via Prince Frederick, Bowie, and Waldorf -- and no one wants to see extensions of commerce or residential growth in other parts of the county.</p> <p>I will consider voting out those who vote in favor of this plan come the next election. Please reconsider this growth plan proposal.</p>
Megan Robert	Zebron King	North Beach Owings		

Robert	Pfeiffer	Port Republic	banjorobert@gmail.com	<p>Regardless on what you call it, there should be a set of standards for what we currently refer to as Town Centers. I firmly believe that all Town Centers, regardless of "size" should have public sewer and water. Without public sewer and water you can not possibly meet any increases in density. I know that this does not bode well with the folks in Dunkirk but it is time to bite the bullet and take on the challenge. You only have your seat in the next election to lose (remember Hagner Mister).</p> <p>I am strongly against expanding the Huntingtown Town Center across MD Route 4, but not for the reasons that most give. I'll let you deal with the ethics at a later date. You are only giving credence to a major mistake by the BOE's Director of School Construction in years past. Prior to the construction of HHS, there was a concerted effort to keep schools off of MD Route 4 to allow for better traffic flow. Now that we have HHS on the northbound side of MD Route 4, during the school arrival time, there is a traffic jam that will only get worse if you take the town center across the highway and add to the turn lanes on our only through route of travel by allowing for more commercial development; development that could be addressed just as well within the existing town center.</p> <p>You might dust off the traffic study conducted by RK&K several years ago and see if that might be a better fix to your vision for Huntingtown. See the first paragraph above regarding sewer and water and make sure that this and all town centers meet the new standard.</p> <p>thanks and best of luck Bob Pfeiffer Port Republic</p>
Ron	Cooper	Saint Leonard	ron_e_cooper@hotmail.com	<p>I support the growth objectives of the current Comprehensive Plan. Calvert County is likely to experience a major fiscal experience similar to that of Cambridge, MD if we do not achieve the objectives of the Economic Study that was completed in Sep 2017. Our school enrollment is down which correlates to a loss of federal dollars, recent high school and college graduates are having to leave Calvert County because they cannot afford housing in Calvert County, young families are not coming to Calvert County because good paying jobs are not available.</p> <p>I am aware that some businesses refuse to do work in Calvert County because of attitudes of some in the county. I am also aware of some Calvert County natives who do not want to see anything other than corn or tobacco when travelling on Route 4.</p> <p>We were raised on a dairy farm. Therefore, we know and want to privacy afforded being in the country. However, we must think about the long-term fiscal viability of Calvert County. Are those who oppose growth thinking only in the near-term? It appears so.</p> <p>While we are transplants to Calvert County, we hope we have the right to call Calvert County "our county." We hope we can stay here for the rest of our lives. However, if Calvert County starts to fail fiscally, we will be forced to move. We do not want that.</p>
James	Arthur	Owings	Jimarthur@outlook.com	<p>I oppose the change to the comprehensive plan. James Arthur</p>

Dorn	Carlson	St. Leonard	dornwcarlson@gmail.com	<p>My wife and I live in St. Leonard, and we strongly oppose changing the Comprehensive Plan to encourage or allow more growth in this area. We oppose removing the distinction between what are now called Major and Minor Town Centers, and we especially oppose changing St. Leonard's status in any way that allows more or larger stores or apartments than are allowed now. The use of the term "Minor Town Center" (or substitution for a different term, such as "Village") is one way the Plan protects St. Leonard and other small communities from improper development or improper manipulation of TDRs, by ensuring the broadest possible review under clearly stated county goals, before any individual development plans are vetted or passed as part of an individual master plan.</p> <p>The separate designation also prevents the sliding of St. Leonard;s activity center from creeping into becoming an ill-defined commercial corridor with specs and expectations more appropriate to a town the size of Prince Frederick.</p> <p>We moved to Calvert County over 20 years ago because we loved that we could still live a fulfilling, relatively rural life, here close to farmlands, undeveloped waterways and still parkland, while we also had towns like Prince Frederick close enough that we could get whatever supplies we needed conveniently. The county was, and still is, a gem in the greater DC area for this reason.</p> <p>Changing the Plan to allow more or larger stores or apartment complexes will net some quick profits for some land developers, it is true, but it will lower the quality of life for those of us who choose to live here because of the life style that Calvert County, and especially St. Leonard, offer us now. The Commissioners would be ill-advised to allow the lure of quick profits cause them to make a decision that is not in the County's long term interest. Once its pristine waterways and natural parks have lost their rural buffers, and the roads to them are clogged with big box stores and new malls (which the history of Lusby has taught us may not be easily filled), there will be no easy way to bring back the County's legacy of beauty.</p> <p>The fact that St. Leonard is relatively undeveloped now is not a misfortune, or an oversight, or a lost opportunity. It is the hard-fought result of its residents' repeated efforts to conserve its rural nature and natural beauty, in the face of many proposals over the years to sacrifice all that to the short-sighted vision of developers.</p>
Kathy Kelli	Delio Williams	HUNTINGTOWN Owings	jkdelio@verizon.net Klwilliams64@gmail.com	<p>I am totally against the new Calvert County Comprehension plan. We have been Calvert County residents for about 30 years. We moved here because of the responsible growth and low crime rate. It was a fabulous place to raise our kids. One of them graduated from the United States Air Force Academy and is still serving. Thank you very much Calvert County Public Schools.</p> <p>The ELECTED officials are elected for the people by the people to represent their jurisdiction. I feel that majority of these commissioners are just looking at the dollar signs from the developers. I was here when they booted out Hagner Mister for threatening to put water and sewage in Dunkirk.</p> <p>I am a registered voter who feels that having a right to vote is a privilege and will make sure the next group of commissioners are looking after their people and not their wallets.</p>
Delores	Brown	Dunkirk	brownhill1@msn.com	<p>Please listen to the good citizens who elected you. This plan is not what the majority of Calvert County wants. SHAME! SHAME! SHAME!</p>

Charles	Sadler	Huntingtown	charlessadlerjr@gmail.com	<p>Thank you, once again, for the opportunity to submit comments on the Calvert County Comprehensive Plan Update (CCCPU). Several months ago, I submitted comments to the county office of planning. I followed-up with additional comments at your last hearing several months ago. At this time, I will reiterate the major thrust of my previous comments. Let me preface the comments by saying that I assisted my brother and his wife moving from Montgomery County, MD to Huntingtown in approximately 1979. While they both encouraged me to join them, in order to enjoy the laid back lifestyle, I did not move at that time, but eventually did follow them in 2004. My brother has since passed, but the county that he loved, has retained to a remarkable degree, its rural character. In 1979, St. Mary's and Calvert counties were very similar. Rampant growth in St. Mary's, occasioned by the funding of the navy base had not yet occurred.</p> <p>The development that has occurred in Lexington Park is a harbinger of what could occur in Calvert if we follow the opening up of the town centers as presented in the most recent iteration of the CCCPU. While I understand the need to enlarge the county tax base, and provide additional housing to newcomers, it should not occur in opposition to the will of the community as expressed in print and at numerous CCCPU hearings. Prior to opening up the town centers to development, I implore the Commissioners to conduct the following:</p> <ol style="list-style-type: none"> 1. An analysis of the capacity and quality of county aquifers and their capacity to meet future needs. I have read reports indicating the presence of harmful substances in our water and need assurance that we will protect future generations from arsenic and other poisons in our aquifers. In addition, I have witnessed that the water quality in at least one recent housing development (referenced in comments provided to the planning committee) have required new home buyers to install water filter systems in order to ensure safe water for their families. We need an objective report of the current state of the county aquifers in order to guide future development. 2. An analysis of the transportation needs for the county. As someone who drove and took the commuter bus into the city for over a decade, while my brother commuted into the city from Huntingtown, and then Lusby, for over three decades, we clearly need a blueprint for how more travelers will be able to commute up and down route 4 in the coming decades. Any plans for growth should be closely tied to how the county plans to meet the transportation needs accompanying this growth.
Richard	Logan	Dunkirk		<p>I was interrupted last night, and lost my train of thought, so I wanted you to understand what I was trying to say. I was not allowed to interact with the audience, but wanted the BOCC to understand that the same people are showing up to the Public Forums, each and every time and they are not Republicans. There are a few, but the majority are mostly made up of retired Democrats that lost the election and are scared to death that the republican party will enforce their beliefs on them as Calvert County citizens. Unfortunately, the democratic party could not muster enough votes to elect their candidates, so here we are. You as the BOCC have to endure the crazy comments in Public, on Social Media, and in the biased Recorder. However, rest assured that the majority of the people in Calvert county are NOT represented by 300 screaming individuals that show up to every Public Forum. Someone yelled from the crowd last night while I spoke, "Where are the republicans tonight?" I responded that they are taking their children to soccer practice, or still working, or even having dinner. Definitely not worrying about attending a Public forum. However, that same republican did find the time to show up last November to get all the current commissioners elected. Isn't that how it works? I truly believe that the 5 current commissioner are the best suited people to tackle today's issues, so you need to get some really thick skin. The next 3 years and 4 months will be filled with comments, threats, and commissioner bashing, but you need to stay true to yourself and understand that the loudest individual in the public forum does not represent the majority, they represent the scared minority, that have proven, will do anything and everything in their power to slow your decisions down, so they have a chance to get their party reelected. Do not fall into their trap, and do your best.</p> <p>Last but not least I wanted to comment on the Kelly McConkey issue. Whoever subtracted the North East Corner of Huntingtown/Rte 4/Cox Rd, from the town center plan did not have all the facts. It obviously should be included in the Huntingtown master plan, and I totally support the addition of this parcel to form a more contiguous town center for Huntingtown. It is a travesty that it was removed.</p>
Brandi	Elliott	Huntingtown	branichel@gmail.com	<p>I do NOT want Huntingtown expanded across Route 4, which creates a transportation boondoggle, and which has NO benefit.</p>

Ben	Banyasz	Huntingtown	<p>Good evening,</p> <p>My family and I have followed this for years and are simply burnt out and disappointed with the lack of leadership, understanding, listening and simply lack of ethics our Commissioners have shown consistently.</p> <p>Not sure why I'm even sending this, because it doesn't seem like it will even matter. They haven't listened for years now why would it change now...</p> <p>My wife are in our early 30s with 2 kids and a 3rd on the way. We live in Htown, work both ends of the county and have grown up it here. Weve seen our county certainly grow. We aren't against growth, but it needs to smart, thoughtout and contained. NOT what these commissioners are consistently pushing. Leads me to wonder, and hope it's not the case, about the unethical possibilities.</p> <p>We are AGAINST the FULL PLAN, not just Huntingtown.</p> <p>Thanks, Concerned Clavert Citizens</p>
Tawnya	Sherbondy	Huntingtown	<p>tawnya_s@comcast.net</p> <p>As a military family, living in Calvert County took some getting used to when we moved here. But after about 2 years (we have been here 10 years now) I âœgot itâ€. Keep Calvert country is a great way to look at it. Iâ€™m not opposed to some smart growth. Maybe a store or two in Dunkirk, Prince Frederick or Lusby. Some new restaurants. But NOT at the Cox Rd and Route 4 intersection. That is NOT the place to grow. I do think itâ€™s very suspect that the land is owned by a commissioner and he would benefit from the expansion. Please leave Huntingtown alone!!! Thereâ€™s enough changes in the âœexpectedâ€ areas that I mentioned already. But Huntingtown canâ€™t handle any more growth or TRAFFIC! Please listen to your residents. Thousands are being vocal. You have a duty to listen! Thank you.</p>
Diane	Bachek	Chesapeake Beach	<p>flyingbunnies@verizon.net</p> <p>I strongly object to your proposal to increase the Town Centers and decrease the preserved lands in Calvert County. Iâ€™m a new resident and have moved from Howard County and Long Island to escape the horrible over-crowding, traffic conditions, and high taxes found in both places. Zone changes now open the door for further changes where developers can cram as many townhomes, apartments, and houses on postage stamp sized properties as they can. This creates increased population, increased traffic (which then requires additional roads, traffic lights, sewers, septic systems, sewer plants, parking lots, etc.), over populated schools, increased work load for all emergency service providers, increased pollution from car exhaust & roadway water runoff, increased driver aggravation & stress, and more items there isnâ€™t room to list.</p> <p>In Howard County, traveling 3 miles on Routes 108 & 175 in Columbia can take 15-20 minutes, Routes 29 and 100 in HoCo are completely backed up during morning and afternoon rush hours. I still work in Columbia and the worst part of my commute is in Howard County.</p> <p>HoCo residents were just informed that due to increased housing and business developments, their taxes were being substantially raised to pay for new fire stations, vehicles, and staff. Theyâ€™ve also had tax increases to cover new schools & staff, road improvements, increases for police protection, and many other amenities covered by county taxes. Increased tax revenue from the increased population does not and will not pay for the needed improvements, property taxes go up. They have also built affordable housing in some areas, but higher taxes make it more difficult for everyone to afford living there.</p> <p>In Calvert, traffic in Chesapeake and North Beaches is already too much in the summer months. A huge, monstrosity of a parking garage was built on Rt. 260 that obliterated the beautiful view of the bay. Rt. 2/4 in Prince Frederick is lined with stores and has 4-6 lanes which get backed up. Do you really want more of this? Do you really want to give away more of our precious preserved lands for buildings, roads, and parking lots? Your vision (and that of the developers) for our communities does not align with our vision. You are making a decision not just for today, but for future generations. Hopefully your decision will be one where our children and grandchildren can enjoy their rich heritage. Calvert County (thankfully) is NOT Howard County! We should take pride in being a unique, more rural county where neighbors know and care about each other in smaller communities, instead of creating over-crowded, mini cities that mimic the look of every other average place and neighbors donâ€™t know each other.</p> <p>Respectfully submitted.</p>

Mark L.	Power	Chesapeake Beach	mpower1112@comcast.net	<p>Dear members of the BOCC:</p> <p>I am an artist, a former art school teacher and a writer. I don't understand bureaucracy or the ins and outs of zone regulations but in the course of 82 years, I have lived in many communities in the North, Massachusetts and Maine, in the South, Virginia (my native state) Texas and South Carolina, not to mention I went to school in Leonardtown (which I realize is not in Calvert County).</p> <p>For the last three years I have been a resident of Breezy Point Beach and my wife and I love it. The sky, the bay, the rolling hills, the seafood, the friendly people I encounter; you can't beat it. So my main contribution is not only appreciation for what I have but constructive criticism for what I wish was better which I hope is not misunderstood.</p> <p>You go south of breezy Point on Rte. 4 and you come to Prince Frederick, a dispiriting selection of gloomy strip malls and generic franchise businesses that would discourage anyone from wanting to settle there. I've gotten to know PF a bit better and it has a pleasant town center, but a lot could be done to make the center a showpiece " now the strip malls predominate in the mind, if not in fact. Liquor stores, fast food places, nail shops, etc. seem to predominate.</p> <p>In general, generic franchises seem to define commercial life in much of the County which is unfortunate. Yes, they provide jobs, but minimum wage jobs with little future. Independent businesses on the other hand contribute much to local life as has been pointed out by others.</p> <p>Dunkirk in the other direction in rte 4 seems like a nice town with a few more independent businesses and it doesn't seem down in the heels which is the impression you get from Prince Frederick. Does it need more development? I would at the very least hope a traffic study has been done before any decision regarding that is made.</p> <p>Go north of Breezy Point and you come to Chesapeake Beach. What can you say? Evidently, the Rod and Reel conglomerate has swallowed the town whole. Their philosophy is to wall the bay off with their towering structures so you're forced to visit their facilities in order to enjoy the water. Look at that hideous garage, the symbol of growth without thought or planning. Yes, I am writing to ask that the BOCC not expand the Huntingtown town center across route 4 at this time. Although smart expansion will be needed, this particular move is badly timed and shrouded in political deception (for lack of a better word). I think we need plans in place, or at least ideas in place, that will actually help the community before taking this step. Thank you for your time.</p> <p>Lacey Thompson Huntingtown resident.</p>
Lacey	Thompson	Huntingtown	Lacey.m.thompson@gmail.com	
Maile	Davis	owings	maile.davis@icloud.com	<p>Hello,</p> <p>My name is Maile Davis and I am 13 years old. I am a resident of Owings and have lived here my entire life. I attended the meeting last night and I enjoyed hearing everyones opinions on the growth of Calvert County. Many of the people that spoke were not from my generation, but I feel as if my age group's opinions must be heard. In the year 2040, my generation will be out of college. Many of us will be finding jobs and starting families. A large percent of my age group will move back to Calvert County after college, and I want to make sure that we can have a good environment to raise our kids. Buying clothes, having a wide variety of restaurants to choose from, or going to fun, kid friendly activities are things that are limited in Calvert County as of right now. Most people from my generation that will move back here after college want growth. My age group wants to come back to this county after college and have new town centers and places to shop. My generation is the future of Calvert County. I thought it was extremely important for my age group to be represented. It is very important to us that we have a town that is thriving when we have jobs and raise kids in the future.</p> <p>Thank you, Maile</p>
Chris	Heiska	Lusby	Yardsalequeen@hotmail.com	<p>I adamantly oppose the expansion of the town centers and also oppose removing the major and minor town designations. If the BOCC approves the plan, we will all know that the good ole boy backward political network is alive and well in CalCo. As a registered Republican, I am very disappointed that the Democrats I voted for are not currently on the BOCC. SHAME ON YOU if this plan gets approved. The only people who would benefit from this change is the commissioners who own property. I am disgusted by it.</p>

Michelle Williams Huntingtown gorgeousma@man.com

My family and I do NOT want the Huntingtown Town Center expanded across Route 4.

We moved to Huntingtown from DC because of its peaceful and quiet country feel and love how Huntingtown doesn't have many businesses clogging the area up.

We have a Child with Autism and Epilepsy and the serenity of this area is beautiful and keeps us calm.

We hope you don't expand the town center. We live off Cox and have to get onto it from Route 4. Expansion would cause chaos and anxiety for our son going home.

Thank you

RUTH MCCARTHY Huntingtown ruthless55@gmail.com

I have lived in Huntingtown for 25 years and attended many of the 2040 Comprehensive Planning meetings in recent years, including the July 23 meeting yesterday. I agree with the 60 or so residents who spoke last night in favor of not approving the current draft and of taking more time to get this right. I have the following specific comments/concerns:

1) Please do NOT expand Huntingtown Town Center across Rt 4. There is already much congestion at Cox Road, and we don't need or want more businesses in HTown and increased traffic crossing over.

2) Please wait for the traffic study in 3 weeks and consider their findings to adjust the plan. Rt 4 is already overcrowded and getting worse all the time. One thing that hasn't been mentioned is that traffic has increased so much in HTown that those of us in the ~150 houses in Walnut Creek have difficulty entering and exiting our development on a daily basis. We do not have a direct crossover and must wait in the median up to 5 minutes for a break in traffic every time we make the U-turn to get in/out of our subdivision. This is dangerous and will result in more accidents/injuries.

3) Please do NOT change the major and minor town center distinction, increase the town center boundaries, and remove all other limitations to growth. Infrastructure requirements, including traffic, schools, safe water supply, and other environmental implications need to be studied first to determine what growth can be sustainably supported.

4) Finally, please do NOT accept the 2040 comprehensive plan until you have considered and incorporated the overwhelming requests to carefully manage our growth that I have heard at all of these meetings. It isn't too late to come together and have a plan that supports smart growth in our beautiful county.

Thank you for the opportunity to provide feedback.

Sincerely,

Ruth McCarthy

Edward	Willey	HUNTINGTOWN	edwilleyjr@gmail.com	<p>I am against the changes that have been proposed in the new draft plan. Specifically I am opposed to the expansion across route 4 to include the land adjacent to Cox Road and owned by Commissioner McConkey. Reverting back to the 2017 map instead of using the 2018 map is frustrating to the County Residents and will create even more issues with traffic flowing through that intersection.</p> <p>I am also opposed to the changes made eliminating the designation of minor and major town centers. This will lead to increased residential density buildout and will eventually lead to the major artery in the County to become unreasonable congested. Growth is good but only a controlled growth will benefit the residents of the County. This change alone shows that the current BOCC is catering to the development community versus the actual residents. There are many public comments that show there is a large percentage of the population that is against this. change. This plan eliminates most of the controls put in place in past comp plans that ensured residential and commercial development were controlled based on the infrastructure in place that is necessary in order to support that growth.</p> <p>Once again I am against the adoption of the comp plan that has been briefed to the County Residents. The current path the BOCC is choosing to follow in the adoption of this plan as written will lead to the over development that will cause unrepairable harm to the County, the residents and the rural character that Calvert County is known for.</p>
Elizabeth	Dunlap	Chesapeake beach	E_dunlap12@yahoo.com	<p>Good evening, I am someone whose family stays in Calvert county because it lacks the busyness of the constant shopping centers. I am someone who cringes every time I see that eyesore that is the parking garage at rod n reel. Or the new shopping center that was built only to included more of the same. What are we benefiting then from taking away the small town feel? Nothing. We love the rolling fields. It's nice when you hit that stretch from Dunkirk to prince Frederick that doesn't have long lines of traffic and traffic lights. I love the nature and lack of crowds here. We love to support the local business more than the big chains. Please reconsider adding an unnecessary shopping center in huntingtown, let alone northern Calvert period. Fill the vacant building spaces we already have! Give local business the chance to expand! Keep the country living life we all move here and stay here for. Thank you for taking the time to read this.</p>
Rhonda	Baumgartner	Prince Frederick	Rhbaumg@gmail.com	<p>I do not agree with the continued expansion of the county. The commutes on route 4 are ridiculous and if we keep up with the current growth it will be unbearable. Look at the rest of the corridors leading to DC and the rate the current creep into the county has increased. Calvert shouldn't be a part of that hot mess of traffic and crime. That's why most of us have lived here for a long time!</p>
Christy	Bredahl	Owings		<p>If that way of life leaves.... it's time to go# McKonkey should recuse himself from the vote, such a conflict of interest here! Please plan smart growth and interesting and diverse development if you have to. We are better than the mediocrity that is here, aren't we?? -lifelong resident and Huntingtown business owner</p>
Debbie	Erwin	Huntingtown	Derwin1951@gmail.com	<p>Please let us use common sense, i.e., please reconsider expanding the town center in Huntingtown across Rte 4 at this time! We are destroying our rural existence throughout this county, brick by brick up and down Rte 4 and along the bay! The bottlenecks and more accidents, thus the loss of lives, are inevitable.</p>

Dee	Rumford	Huntingtown		<p>Calvert County Commissioners,</p> <p>I have lived in southern Maryland for 28 years and in all three counties.</p> <p>Calvert County is the most beautiful because previous planning commissions and elected officials worked together to preserve our quality of life. We have the privilege of living between the river and the bay and where rural farmlands can be seen as we drive up and down the main corridor of Route 4.</p> <p>You were voted in to represent the citizens of Calvert County and while you all ran as Republicans -- Democrats, Independents and Republicans alike are overwhelmingly united on this position and not in favor of you voting to push through this Comprehensive Plan.</p> <p>I urge you to listen to your constituents and take our input -- work with us to preserve the small town/rural character of our beautiful county.</p> <p>Dee Rumford</p>
Virginia	Isaacson	Huntingtown	Tmisaacson@aol.com	<p>As a citizen living in Huntingtown, I am opposed to the current proposal to expand the town center designation for Huntingtown across Route 4. Huntingtown should remain a minor town center to preserve the rural character of the county. The intersection at Cox Road along with all the subdivisions that feed onto RT 4 in that area make it inadvisable to make the area across route 4 more commercial due to increased traffic and safety concerns.</p>
Nancy	Beardsley	Huntingtown	Beardsleynj@yahoo.com	<p>I do not want the Huntingtown town center to be expanded. We currently have a hard enough time trying to turn onto Route 4 North from our development. I believe that will be virtually impossible if the town center is expanded.</p>
Von	Wiley	Huntingtown		<p>In years past, Calvert had a planning staff with credentialed and nationally recognized professional planners who chose to live here and served the citizens of Calvert County with dedication to the preservation of our unique rural character. Calvert County had Commissioners who appointed community members to the Planning Commission who held a wide variety of life experience and the shared commitment to the stewardship of maintaining the high quality of life county residents have long enjoyed. Previously the process of updates to the Calvert Comprehensive Plan were conducted ethically, transparently and included opportunities for citizens to review information and ask questions which were ANSWERED respectfully.</p> <p>Now we are here. The prior BOCC stripped away the best of those who served on the Planning Commission and gutted Planning & Zoning, removing and replacing people intimately familiar with the Comprehensive Plan, Zoning Ordinances and the desires of citizens of Calvert County. The prior Board chose to replace the invaluable experience and professional knowledge base of those dedicated individuals with recommendations from land developers and input from the lawyers necessary to ensure the line of legality was not crossed in preparation for the state mandated update of the Calvert Comprehensive Plan. The "marked up draft" of the Calvert 2040 Comprehensive Plan being considered at this time is the end result of the collaboration between land development entities, strategically placed appointees to the Planning Commission, inexperienced Planning & Zoning staff, along with members on the prior BOCC. The level of corruption and greed involved in this land grab is beyond anything most have experienced in their lifetimes. People who understand the importance of the Comprehensive Plan and how it informs the Zoning Ordinance in order to most effectively meet the unique challenges of Calvert County have been relegated to the sidelines, their insightful, researched input ignored, even as they continue to work diligently as engaged citizens to protect the rural character, natural resources and beauty of the place they chose to make their home.</p> <p>My hope is that each member of the Board of Commissioners will have foremost in their minds the weight of the responsibility to get this right. My hope is that members of THIS BOCC have the humility and intelligence to question the information they have been given, to do the work of reading and studying that input to ensure the policies they are considering for adoption will not lead to the eventual destruction of our quality of life, the rural character and natural resources of a place like no other in the state of Maryland.</p> <p>Time will tell exactly who benefits from this draft if it is adopted...the tax paying citizens of Calvert or those who chose special</p>

Andrew (After Record Closed)	Clark	Huntingtown	andrewclark940@hotmail.com	<p>I have previously submitted comments to this comprehensive plan but I will submit yet another. As a lifelong resident of Calvert County I love my home, I love its people, its culture, its healthy way of life, schools, public services, and its public commitment to maintaining what we all love so much about this little peninsula.</p> <p>What I find truly astonishing is the County Commissioner's statements and attitudes regarding these comprehensive plan changes. What for the last 30 years has been heralded as a smart and inclusive plan guiding Calvert County's development is now to be jettisoned because as Comm. Tim Hutchins: expressed concern that they [attendees] largely missed on the removal of major and minor town designations. He stated that the distinction is discriminatory in its nature and arbitrary in its application. Going on to explain it, discriminates in terms of age, income, and, consequently, in terms of race.</p> <p>Reading the original comprehensive plan I find no mention of any of those terms Comm. Hutchins refers to. I think what he has offered is what he feels is an intelligent sounding but bogus defense. If the original plan was constructed and finalized with meaningful public support then how could it be discriminating against every person in the county? If the citizens of this county who bothered to show up and voice their opinions largely missed the point of these changes then YOU as a governing official have failed to properly explain it.</p> <p>If the comprehensive plan is not clear, articulate, and plain in its explanation and intent then it is a bad plan, plain and simple. Our county relies on workers that must commute outside of the county. Unrestrained development will not only seriously impact our quality of life it will be a strangle hold on our future financial sustainability as highly paid workers and their families choose to relocate outside of the county. We need only look across the river to our sister counties in Southern Maryland to see how quickly bad planning and zoning can spiral out of control and make once beautiful areas, places to be actively avoided. Our county is facing pressing needs for affordable housing, access to sustainable jobs, elder services/housing, public transportation, and access to the environmental resources and our beautiful river and bay shores. This altered plan does not appear to address any of those issues in any meaningful way.</p> <p>What this plan does appear to do is designate thousands of acres in the county in such a way to make them beneficial to private business interests. This is not and never has been a direct benefit to residents who pay taxes to maintain the infrastructure for these current and future changes.</p> <p>Their intentions are built on fallacious ideas that industry/business needs public assistance to thrive in the county, it doesn't, and never has. If there is money to be made and jobs to be filled in the county, private business will find a way to accommodate</p>
Andrew (After Record Closed)	DANIELS	Owings		<p>I am very concerned about the proposed change to the Town Centers. Being less developed is what drew my family to Calvert County 17 years ago. In no way, shape or form do i want Calvert County to become another Charles County/Waldorf scenario. Although I would like a couple more options for sit-down restaurants around Owings/Dunkirk, I do not want it at the cost of the area losing it's true suburban feel and increased crowding and traffic.</p>
Natika (After Record Closed)	White	Huntingtown		<p>Please do NOT expand the Huntingtown boundaries across route 4. It isnt necessary and the gain doesnt outweigh the risk.</p>
Susan (After Record Closed)	Muscolino	Prince Frederick	Susan.muscolino@comcast.net	<p>I am NOT IN FAVOR of extending Huntingtown Center across RT 4 to Cox Rd. This will be a nightmare for traffic that is already bad!</p>
Barbara (After Record Closed)	Ferrenz	Owings	bferrenz@comcast.net	<p>My concerns regarding the Comprehensive Plan are largely related to the minimal impact studies completed with regard to the environment and resources, including traffic, schools, and existing local businesses. Of particular concern is the effect on the water table. In these days, we must be careful to address issues that could affect climate change and the many natural resources in the county. I would like to see a plan that included more low cost housing, rather than more developments full of big houses that people can barely afford. I'm okay with public water and sewage. Widening the roads to relieve traffic is so 1960s. We need more public transportation and walking communities.</p> <p>I do not belong to any organizations that protest the Comprehensive Plan. The Plan appears to be focused on businesses and development, which is fine to a point. Taking the necessary steps to be sure that we don't make irreparable mistakes doesn't seem like too much to ask. I would like to see a plan that also encourages our young people to stay and enhances the beauty of our community. I found the Commissioners' response to the community in the Calvert Recorder to be unprofessional. That kind of thin-skinned name-calling convinced me to leave the silent majority and join the "un-silent" majority.</p>

Christopher (After Record Wilde
Closed)

Huntingtown

cdw311@hotmail.com

Most Calvert residents have been opposed to growth in the county. Waldorf was a good example of overgrowth, the crime and decreased value of property that followed. If this does go through, I don't see the supporters keeping their seats in the government. Also, this would be a good running strategy to overturn this incompetent decision. You should put it to a vote on the next ballot and this would prove where the people of Calvert stand on this matter.