

# ATTENTION: CALVERT COUNTY CITIZENS

If you value your Quality of Life, please read on.

The County is in the process of adopting a new Comprehensive Plan that will determine future development of Calvert County. Keep Calvert Country is a bi-partisan citizens group who believes in an open government by the people and for the people. We love Calvert's rural character and want to protect Calvert's Quality of Life. We are not anti-growth, but we want Calvert to grow no faster than its infrastructure and environment can sustain. As our tagline states, we are "*Citizens for Responsible Growth & Government.*"

We have evaluated the new Comprehensive Plan and have several concerns, which are listed below. We have met with Planning & Zoning staff and several citizens groups, but feel the need to share our concerns with all Calvert Countians.

The County is currently seeking comments on the Plan from citizens.

## **Deadline for Submitting Comments**

**Friday, December 8, 2017 by 4:30 p.m.**

**Email your comments to: [pz@calvertcountymd.gov](mailto:pz@calvertcountymd.gov)**



### **INCOMPLETE PLAN**

The 1st Draft is incomplete in that it does not contain the "Implementation" section, which will state how the goals of the Plan will be achieved. We are requesting that the comment period be extended until the **complete Plan** is released and that we be given 90 days after the release to review and comment.



### **TRAFFIC**

No traffic studies were conducted in preparation of the new Comprehensive Plan. The Commissioners project traffic on MD 4 to increase from 48,600 trips per day to 83,600 in Prince Frederick by 2030 based on planned growth and expansion. But even this is not reflected in the Plan. If the Commissioners are correct, our traffic count would exceed current counts north of Waldorf on MD 5.



### **SEWER**

The Plan calls for "developer-funded" sewer expansion outside the Town Centers, into the proposed Residential Areas and Industrial Parks. What it doesn't explain is that the County will take over maintenance of these systems once they're installed. And what happens if/when these systems fail?



### **BUILDOUT PROJECTIONS**

The "buildout" provisions for the current Plan, which tie the amount of residential development to the availability of infrastructure (roads, schools, etc.). The new Plan does not base population growth upon infrastructure costs. The number of households in the County is currently 31,155\*. How much more growth can we sustain?



### **LAND PRESERVATION**

The new Plan weakens existing Land Preservation Programs by reducing the number of Transferable Development Rights (TDRs) required for development. These programs have preserved tens of thousands of acres of Calvert County farm and forestland. If the need for TDRs is reduced, farmers lose the incentive to preserve their land.



### **TOWN CENTERS & VILLAGES**

The new Plan proposes expansion of Town Centers and villages and eliminates the reference to appearance standards. The Prince Frederick Town Center will expand by approximately one-third of its current size, Owings will expand, and the Huntingtown Village will extend across Route 2/4 on all four corners of the intersection with Cox Road. No studies have been conducted to measure the impact of these expansions on infrastructure.



### **MISSING IN ACTION**

The new Plan does not include a Chapter from the current Plan — the "Heritage" section, which stressed the need to preserve the County's heritage, history, and cultural features. The "Government" section is also missing. It emphasizes the need for fiscal responsibility and transparency in our government.



### **CITIZEN PARTICIPATION**

The new Plan is being rushed through, and there is not enough opportunity for citizen participation, as evidenced by the fact that we are expected to comment on the 1st Draft despite the fact that it is incomplete. ***We need to Slow It Down and Get It Right!***

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The complete Comprehensive Plan and additional information can be found at:  
[www.co.cal.md.us/futureCalvert](http://www.co.cal.md.us/futureCalvert)