

Discussion Summary 1: Preserving Calvert County's Rural Characteristics

To help guide the preserving Calvert County's rural characteristics discussion at the tables, the facilitators used the questions below to prompt responses from participants.

- a. How important is the preservation of Calvert County's rural landscape to you?
- b. Are there different characteristics in different parts of the rural landscape? What are they?
- c. What are the strongest forces for change to the rural landscape?
- d. How should Calvert County respond to those challenges?
- e. Are some areas more important to preserve than others? Where? Why?
 - i. Working farms/agriculture preservation
 - ii. Habitat protection
 - iii. Forest protection
 - iv. Nature parks and trails with public access
 - v. Historic sites

The responses below reflect the major points, issues, and concerns heard and are organized by broad categories of issues.

Defining Rural Character

- Participants listed the following items as elements of the rural landscape: family farms; tobacco barns; beach communities; waterfront heritage; waterman; making a living from farming; forested and wooded areas; peace and quiet; Chesapeake Bay and Patuxent River access; Calvert Cliffs; and the County's history, heritage, and historical sites.
- Overall, there was an expressed desire not to change the character of the County.
- Rezoning places that should be preserved and connecting preserved properties together to create a more consistent, non-interrupted rural landscape was suggested. Protecting the most productive farms should be the preservation priority was another suggestion.

Making Town Centers an Attractive Alternative to Rural Development

- Much of the discussion associated with preserving Calvert County's rural character expressed the desire to make the Town Centers more attractive for development so that people would want to live and shop there and businesses would want to relocate there. Many participants said that infrastructure was needed to develop the Town Centers as dense and walkable. Participants said that the Town Centers shouldn't be expanded until the existing Town Center areas are filled in.
- Participants suggested that regulations be changed and incentives provided so that developers build within the Town Centers rather than in the rural landscape. That is, you don't want to limit people from doing what they want, but you do want to make it easier for them to build what you want and where you want it.
- It was suggested that Town Centers not straddle MD 2/4 because it limits their walkability and accessibility.

Creating an Economy around Calvert County's Agriculture

- There was some discussion about increasing agri-tourism and developing the market to develop an economy around it.
 - One component focused on the preparation of local foods. For example, connecting local restaurants (five-star destination restaurants) with local farms to attract diners from Washington, DC. At a different scale, it was suggested that cooking classes be offered where local farmers provide the produce and chefs teach people how to prepare it.
 - As a first step, offering a year-round farmers market and increasing organic availability was identified. Chesapeake Bounty was identified as a success.
 - Another aspect was using festivals and social gatherings that support the rural landscape to attract people (for example, the activities at the Annmarie Sculpture Garden, Punkin Chunkin, and the Strawberry Festival). However, it was pointed out that there are many similar events in Southern Maryland and they compete with each other.

Transportation Improvements

- The future of MD 2/4 was discussed with little consensus. It shouldn't be widened. It should be widened properly at the right places. SHA's widening and development plans should be integrated with the County's plan. Recognition that too much development along MD 2/4 will restrict capacity and limit future ability to widen it.

TDRs

- There was some discussions about the TDR program. 1) Concern that it has slowed down so there is a need to re-incentivize it. 2) Feeling that there are limited areas to use TDRs, which makes it difficult for land owners who want to preserve their property. 3) Fear that it is raising the cost of housing, which is causing people to leave because housing is no longer affordable.

Financial and Market Considerations

- Participants recognized that there is value in maintaining the natural areas. However, it was noted that a rural lifestyle can be more expensive, and if you want to maintain that lifestyle you need to expect to pay for it.
- Some participants felt that it was important to encourage the younger generation to stay and to create affordable housing and a variety of housing types to keep them in the County, while others argued it was okay if they left when young, but came back when they were older and could afford it.
- Participants recognized the role money plays in the preservation of rural character and wondered how farm and forest could be saved while still maintaining economic viability. They also recognized that the value of the land can make it too expensive to farm.

Discussion Summary 2: Bringing Growth and Vibrancy to the Town Centers

To help guide Calvert County's Town Center discussion at the tables, the facilitators used the questions below to prompt responses from participants.

- a. What does "Town Center" mean to you? Look like to you?
- b. Does Calvert County need Town Centers (vibrant or not)?
- c. What are the good examples of Town Centers in Calvert County? What are examples from elsewhere?
- d. Do you know that Calvert County has designated seven unincorporated Town Centers? Do you know where they are? Should they be treated the same? If not, how should they be different?
- e. Do you think the Town Centers are as successful as they could be/should be? If not, what do you think should be done to encourage development in them?

The responses below reflect the major points, issues, and concerns heard and are organized by broad categories of issues.

General Comments on Town Centers

- There was consensus to focus future growth in the Town Centers.
- Some were not aware that there were seven Town Centers, and do not know where they are on a map.
- Concerns were raised about how the State's new Growth Tier system will impact growth patterns.
- Spot zoning is how new development in Town Centers takes place – this should occur according to a vision/overall plan for how each Town Center should grow, and not on a case by case basis.
- Participants suggested that public sewer and water not be introduced where it isn't currently provided.
- More public transportation options to get to the Town Centers were requested.
- More residential development in Town Centers is desirable, particularly for the younger population.
- Some mentioned that they would move to the Town Centers if there were more housing opportunities.
- More emphasis should be placed on office development, rather than additional retail in the Town Centers.
- Housing costs are very high in Town Centers.
- Mixed-use development is desirable in the Town Centers (residential located over retail).
- Connections to the Chesapeake Bay waterfront are few and should be enhanced and strengthened.

Design Issues

- The Town Centers are generally not meeting the needs of County residents and visitors because they lack what a Town Center traditionally has—walkability, places for people, parks, plazas, and a variety of pedestrian and bicycle amenities.
- There is a need for more public spaces, parks, and places for people in the Town Centers.

- Most Town Centers only have big box retail with large parking fields; would like to see more attention paid to streetscape design, walking paths, and public spaces.
- Site design standards should be improved for commercial development in the Town Centers (i.e., buildings built to the sidewalk edge, more crosswalks and pedestrian/bicycle amenities.)
- There should be more opportunities to walk between shops, rather than having to use a car between stores.
- There is too much design anonymity in new commercial construction in the Town Centers. Should be more context-sensitive.
- The Town Centers need more offerings for seniors and children, including affordable multifamily housing (for seniors and empty nesters), parks, and community recreation centers.
- It is important to lean on developers to provide more community amenities associated with their developments to incrementally improve quality of life in the Town Centers.
- There should be better walking paths or connections between the rural areas and Town Centers.
- Town Centers are becoming ubiquitous—too many chain establishments and not enough locally rooted retail sales and services.

Specific Points with Focus on Specific Towns/Places

- Solomons, Chesapeake Beach, North Beach, Annapolis, Columbia, and Leonardtown are good analogues for desirable development patterns for the Town Centers.
- Lusby and Owings are too small to be a Town Center. Rethink designation.
- More retail variety is needed in Solomons and Huntingtown.
- Commercial development in Dunkirk is designed for the automobile and doesn't reflect the kind of site design and pedestrian friendly development desired in the Town Centers.
- If public sewer and water is not introduced, growth will not occur—particularly in Dunkirk.
- Dunkirk should be re-designated to a major Town Center.
- There should be a business park in Dunkirk to provide more high-value commercial property and employment opportunities.
- Repurposing underutilized properties in Prince Frederick, and restoring the vitality that was once there are suggested.

Discussion Summary 3: Strengthening Calvert County's Economic Vitality

To help guide the strengthening Calvert County's economic vitality discussion at the tables, the facilitators used the questions below to prompt responses from participants.

- a. What are Calvert County's best opportunities for economic growth?
- b. What are the biggest challenges facing Calvert County's economic vitality?
- c. Where should future jobs be located?
- d. How important is active farming to Calvert County's economic future?
- e. What balance needs to be struck between attracting jobs and businesses to Calvert County and remaining a bedroom community of about 100,000 residents?

The responses below reflect the major points, issues, and concerns heard and are organized by broad categories of issues.

Residents' Quality of Life

- Participants identified that there should be more conveniences and services for the people who live here and this is important.
- Increased shopping and entertainment variety will help keep more money at "home in Calvert," and improved shopping options such as Trader Joe's and Sonic were mentioned.
- Others used the Eastern Market in Washington, DC as an example of the type of artisan businesses to encourage.
- Recommendation heard repeatedly was the need for more family restaurants (not just fast food and not chains) and restaurants that serve healthy foods.
- Entertainment facilities and farmer's markets were also frequently mentioned.
- Some participants requested that the County should not concentrate on big box stores, but that mid-size stores or small businesses be encouraged instead. However, others said that big box stores can provide more variety and that the size of Walmart was not adequate.

Development in Town Centers

- Participants constantly commented on development and revitalization of the Town Centers being important to economic development. The Town Centers are the best opportunity for development.
- Using parking garages to maximize commercial development in the Town Centers was raised.
- It was suggested that downtown centers have higher density development, including apartments.
- Overall, participants encouraged smart Town Center development instead of strip malls in order to create Town Centers that are charming and walkable communities with townhomes/apartments in a mixed use setting. They feel this will draw people to those centers. Jobs should be adjacent to and in Town Centers' periphery.
- In general, participants would like to keep Town Centers intact and not expand them, except for Prince Frederick.

Calvert as Bedroom Community

- Participants stated that people who live in Calvert County don't mind commuting.

- While some believe that bedroom communities do not create revenue, they feel that people will continue to live in Calvert County and commute out because of Calvert County's proximity to Washington, DC.
- Calvert may need to accept that it may always be a bedroom community for Washington, DC.

Attracting Young People and Building on Retirement Communities

- Participants felt that the lack of younger people entering Calvert County is a problem. They believe that young professionals are lured by jurisdictions with amenities Calvert County does not provide (e.g., restaurants, bars, etc.) all within walking distance. It is felt that Calvert County will not gain population like other areas because of this.
- Participants felt that the retiree communities in Calvert County are an economic asset and that Calvert County needs more places like Asbury. That is, condos and other retirement communities that cater to the senior demographic.

Creating Housing Affordability

- Participants would like to increase housing affordability throughout the County; however, there is not consensus on this issue.
- It is felt that offering homes that are affordable would bring younger people to the County.
- One participant noted, "Kids coming back from college need places to live and the younger generation is leaving."
- Others believe that it would be better to have high paying residents who can afford the single family homes.

Boosting Tourism

- Participants repeatedly commented on the need to increase tourism.
- Participants felt that Calvert County needs to promote itself and dare to be different.
- It should capitalize on its water and beach access and to consider an ecotourism focus that maintains the nature of the County and its rural aspects.
- Another set of comments involved expanding Calvert County's agri-tourism reputation.
- It was felt that there is room for a resort and not just hotels.

Emphasizing Farming

- Farming is a critical issue for Calvert County and should be a major part its economic improvement strategy.
- Diversification of farming in vineyard and breweries could be more marketable.
- Participants suggested the County help with farming by identifying the most profitable crops and encouraging farms to become more active.
- An increase in farming should also boost agricultural-based and supportive businesses.

Business Retention and Attraction

- Participants would like the County to have job opportunities beyond big box retail jobs.
- Participants shared their thoughts on the types of industries the County should be attracting.
 - Information technology and Science, Technology, Engineering and Math (STEM) jobs may be a way to attract younger people.
 - Others said healthcare, construction, and renewable energy industries should be encouraged.

- Multiple people suggested a government entity satellite office or a university satellite campus.
- Participants suggested that incubators for start-ups and small investments should be supported and that small business manufacture on small scale (service not retail) should be allowed in more places. The County should create incentives to attract a diversity of businesses such as niche, specialty, or exporting businesses.
- Participants would like to see more focus on the industrial parks development with a strong emphasis on filling the Patuxent Business Park in Lusby. Patuxent Business Park may be too limited and doesn't allow enough development.

Improvements in Infrastructure

- Participants said that infrastructure improvements are necessary to improve the County's economic vitality.
- Transportation improvements suggested included park-and-ride lots, a new Thomas Johnson Bridge, transit including light rail, and bike paths, sidewalks, and trails. Problems with traffic of MD 2/4 raised concerns with some participants.
- Technology improvements to broadband, fiber optics, and cell service was seen as improving the ability to work from home/telework or digital commuting to get people off the roads (and causing traffic problems) and attract younger people.
- Lack of sewer was identified as an issue for bringing designed development to the County.

Workforce Development

- Workforce development is a concern and there needs to be better dialog to ensure skills are adequate for the types of jobs the County should be attracting. This means better communication between schools, the community college, and businesses.
- Also need to start teaching workforce skills in high school (in term of technology) to prepare kids better to enter the workforce.
- The County has excellent schools but they are underutilized in the south and over utilized in the north.

Balancing Growth

- Participants expressed interest in limiting sprawl and would like the County to be cautious.
- Don't want to create "overgrowth." Instead, need to balance rural character with growth.
- Participants said that people have relocated to Calvert County because they don't feel like they need the amenities of high growth areas.
- They feel that Calvert County's rural nature and bedroom community will never change and that development will have to be on these terms.
- Some participants, who are opposed to additional development and want to keep Calvert County's rural character said, "We don't have space for growth."
- Others felt that the process needs to be made easier for developers and pointed out that after the Growth Tier map process there will only be three areas to build out (Prince Frederick, Solomons, and Lusby).
- Finally, it was noted that Calvert County cannot be everything that urban centers are and that the County should focus on being good at what it can be. In other words, compromises are necessary.

Economic Development in Solomons and Southern Calvert

- Overall, Solomons has a lot to offer but it should have more festivals and maybe another museum. They said people from out of town ask, “Is this it?”
- Participants believe that Solomons is ripe for repurposing. Specific ideas include a cruise port in Solomons and an aerial gondola ride between Solomons and St Mary’s. The County should work with St. Mary’s to create opportunities for both.
- However, there were concerns raised over parking availability in Solomons.

Economic Development in Dunkirk and Northern Calvert County

- Some participants felt Dunkirk should be expanded so that it creates a gateway – similar to Solomons—at the northern end of the County and people don’t have to travel to Prince Frederick.
- They expressed support for mixed use development and did not want Dunkirk development to be a standard box store.
- Participants believe that the northern part of Calvert County should be where jobs are located because of its proximity to the Washington, DC area.

Economic Development in Prince Frederick and Middle Calvert County

- The participants felt that the Armory Square project is right and in the best spot with nice shops, housing, etc.
- Participants seemed unaware of the farmers market in and around Prince Frederick and recommended that one be provided.

Discussion Summary 4: Improving Tourism and Recreational Opportunities

To help guide the improving tourism and recreation opportunities discussion at the tables, the facilitator used the questions below to prompt responses from participants.

- a. What are Calvert County's tourism attractions? Do you think that they are being promoted well? What more could or should be done?
- b. What types of tourism activities should the County encourage? Where in the County should they be allowed?
- c. What recreational opportunities are lacking in Calvert County? How should we fix that?
- d. How important is it to increase public access to the waterfront for recreation purposes?

The responses below reflect the major points, issues, and concerns heard and are organized by broad categories of issues.

Promoting the Opportunities Calvert County Has

- Participants felt that Calvert County has some great local and regional attractions that the County needs to do a better job at promoting the following:
 - Solomons
 - Calvert Marine Museum
 - Annmarie Sculpture Garden
 - Battle Creek Cypress Swamp Sanctuary
 - Chesapeake Beach
 - North Beach
 - Jefferson Patterson Park & Museum
 - Kings Landing Park
 - Flag Ponds Nature Park
 - Calvert Cliffs State Park (including hunting for shark teeth)
 - Chesapeake Beach Water Park
 - The Chesapeake Bay and the water in general
- At the local level, activities such as the summer programs and movie nights at North Beach were called out as being positive recreational opportunities.
- Participants mentioned that there should be a more promotion of musical groups and performing arts activities.
- Expanding the tourism impact of locally grown produce and crops was suggested including pumpkin patches, wineries, breweries, and produce markets. This could be done through creation and/or promotion of winery tours and wine and dine weekends.
- The County has many natural and historic areas that could be better utilized including American Chestnut Land Trust (ACLT) trails, Parkers Creek for birding, Jefferson Patterson Park and Kings Landing Park.
- Authentic experiences such as Biking for Hunger, Dragon Races, Polar Bear Plunge, and fishing charters could be better promoted.
- There is an impression that many of Calvert County's attractions are not well promoted. If it takes newcomers a while to be aware of them, how can the County expect out-of-County visitors to find them when they choose to visit?

- Participants felt that it is difficult to know what is going on in Calvert County unless you have children. And while the County papers promote activities, there should be more commercials on TV and advertisements in AAA magazine and brochures.
- It was felt that there needs to be a public relations/advertising campaign to attract DC-based tourism dollars.
- Keep the tourism centers open and letting people get their information from those was also raised as a suggestion.
- Participants recognized that social media is important, but noted that it doesn't reach everyone.
- The signs at Dunkirk District Park are informative and more banners from Parks & Recreation were identified as an opportunity for promoting activities and attractions.

Creating New Opportunities

- Participants had many thoughts about creating new tourism and recreational activities. They felt that Calvert County needs a vision to develop and promote tourism rather than be a bedroom community only.
- They suggested that the County partner with commercial businesses to build something together and to use Public/Private Partnerships (P3s) to develop tourism sites and campgrounds.
- Improving the local shopping and dining scene, especially in the Town Centers and capitalizing on locally-sourced food, was mentioned several times.
- Creating more walkable/ bikeable and connected Town Centers was also raised.
- Promoting St. Leonard to Solomons as the Star Spangled Banner Trail was an idea that was suggested.
- Running a ferry between the western and eastern shores: Tilghman Island, Easton, and St. Michael's. One participant said, "If Calvert County doesn't do it. St. Mary's will!"
- Running weekend shuttles from DC to attract car-free residents to visit was suggested.
- Expanding the offerings and hours of the existing community centers and keeping parks (especially the dog parks) open later in the evening were recommendations that were made.
- Improving biking, walking, and transit access throughout the County was raised as a way to provide teenagers access to recreational activities while parents are at work.
- Participants suggested many additional activities and services they would like to see available in the County, including:
 - Large indoor sports center with indoor soccer, volleyball, rock climbing, ballet, and Zumba classes
 - Converting Offsite Area A (Dominion) into a mega sports complex
 - Ice rink
 - Dancing centers
 - Adult sports leagues
 - Gyms
 - Bowling alleys
 - Theaters
 - Playgrounds for families to meet and play together
 - Indoor pools
 - Expanded golf course
 - Additional practice fields

- Indoor and outdoor archery and sports gun range
- Trampoline center
- Horseback riding
- Off-shore powerboat and sailboat racing
- Dinner cruises
- Sand sculpture festival
- Winter boat parade
- Conference center
- Performing arts center
- Open amphitheater like Wolf Trap; there is a natural bowl on Ward Farm
- Resort in Solomons similar to the Chesapeake Beach Resort & Spa

Providing Access to the Water

- Providing more and better access to the water was discussed, and it was pointed out that Calvert County is the missing link to the Chesapeake Bay.
- Participants felt that the County needs to invest in water activities and access for canoes and kayaks.
- People recognized that private ownership and limited public ownership of water access is an issue without an easy solution. As such, the County needs to better promote what it has and expand the available usage of what it does have. For example, King's Landing Park is only open 8-5, which does not support ideal fishing times (i.e., early and late hours) and public land is not being advertised to be used for fishing or viewing of the Chesapeake Bay.
- There needs to be better signage to boat ramps.
- Building a dock at Annmarie Garden was suggested, as was creating areas in Solomons, other than under the bridge, to launch kayaks.
- In addition to limited water access, there is not a lot of beach access, and it was felt that pricey beach fees are a detraction.
- Although Calvert County is surrounded by water, it is difficult for a visitor to experience the Chesapeake Bay, creeks or rivers.

Discussion Summary 5: Maintaining Calvert County's Way of Life

To help guide the Calvert County's way of life discussion at the tables, the facilitators used the questions below to prompt responses from participants.

- a. How would you characterize Calvert County's way of life?
- b. Why do you live here? Do you want to stay and why or why not?
- c. Is there enough diversity and choice in housing types? Why or why not? Where?
- d. How well is Calvert County retaining young people? Empty nesters? Families? Why?
- e. What kind of housing do you expect to live in 20 years hence? Where? Why?
- f. How well does the Calvert County transportation system work. Does it accommodate
 - 1) Car traffic?
 - 2) Trucks?
 - 3) Pedestrians?
 - 4) Bicyclists?
 - 5) Non-drivers?
- g. How strongly should the comprehensive plan and zoning ordinance emphasize walking and bicycling?
- h. What concerns you most about changes in the County?

The responses below reflect the major points, issues, and concerns heard and are organized by broad categories of issues.

Preservation of Landscape and Community is Essential

- All participants highlighted the importance of maintaining the rural character and community in the County. The natural and beautiful landscape such as the surrounding waters, forests, parks and natural environment drew many residents to the County.
- Some identified specific sacred places that emphasized the continued need for preservation in the County such as Solomons Island beaches, Battle Creek, the boardwalks, and Waterman's Wharf
- Many participants wanted to escape the busy environment and congestion of city living in hopes to enjoy the opportunities to build collective memories with family and neighbors.
- While some commended the County's efforts of preservation, most residents stressed the incremental but evident loss of rural character in the area. The Cove Point areas, for example, were a major concern discussed. North Beach and Chesapeake Beach were raised as good examples of a planned and viable community.
- Participants listed reasons such as traffic congestion, overdeveloping, noise, pollution and the power plant as potential threats to maintaining the County's way of life.

The Educational System Attracts Families

- Participants praised the educational system in the County and acknowledged it attracts more families to Calvert County than the poor achieving schools in neighboring counties such as Prince George's County.
- Some expressed concern that the educational system could be negatively affected given how low teacher salaries are and the small population of young families.

The Need for Diverse Housing Types and Affordable Living

- Participants raised concerns regarding weak regulations and poor incentives. Many feared multiple subdivisions and strip malls. Participants agreed that regulating and incentivizing development will encourage necessary building and help manage development.
- Some participants wanted to see developers build smartly, meaning that developers build higher densities in/around Town Centers and not in the rural landscape. Participants wanted to see an affordable and diverse range of housing types that meet the need of younger families and the elderly.
- These participants believed that the ability to house young people who were raised in the community, along with empty nesters who want to remain in the community, is an important element of maintaining Calvert County's true community.
- Others expressed no desire to see development in Town Centers and in rural areas. These individuals felt diverse housing options were unnecessary and supported their arguments using personal stories of younger people returning as they got older.
- Some participants raised examples of affordable living in the Lusby area, where a good number of younger families reside.
- Most wanted to see an increase in the following types of housing around Town Centers: apartments, condos, and smaller lot townhomes.

The Transportation Network Needs Improvement

- *Vehicular (Car) Travel:*
 - The perception of traffic throughout the County has worsened. Participants highlighted the following issues:
 - Speeding and increased traffic on MD 4
 - Congestion on Thomas Johnson Bridge
 - Traffic jams on MD 231
 - Congestion from Dominion Cove Point
 - Participants emphasized the need for emergency plans given the geographical constraints of the peninsula and the limited transportation options in the County.
- *Transit:*
 - Some participants felt the public transportation system was great for the elderly, while others argued that transit service is in need of dire repair.
 - Many participants suggested the rural landscape of the County presented challenges for a well-connected and efficient bus network.
- *Pedestrian/Bicyclists:*
 - Participants felt that millennials and seniors preferred options to walk and bike to grocery stores, community facilities, the doctor's office, among other trip destinations.
 - Planning for parks and schools to be bicycle and pedestrian-friendly was a recurring suggestion to maintain tightly-knit communities within the County.
 - Many participants stated the need for better bicycle connectivity that fill missing links throughout the County's trail network and improve accessibility.

- Participants hope that County officials and community members see the importance for bicycle accommodations and hope to see bike paths not only in forested areas but also safe on-road networks and side-paths.
- A need for better resources such as biking and trails maps was another suggestion.
- Participants listed the following locations that are currently unsafe but potential areas for bike and pedestrian activity:
 - Sidewalk improvements and bicycle facilities along some parts of MD 4 and MD 231
 - Lack of pedestrian crossings to get to shops/shopping centers and other destinations in Prince Frederick
 - Dunkirk Town Center has great pedestrian improvements but limited bicycle accommodations.
 - Poor walking conditions throughout Solomons Island
 - Areas of Cove Point unsafe for pedestrians

Limited Job Opportunities

- Many participants stressed the need for better jobs that will provide residents a livable wage
- Several argued that young people are leaving the County because of attractive jobs in Washington, DC and Baltimore. Other issues regarding jobs included low entry level salaries and limited diversity in job types.
- Some participants raised issues concerning drugs and suggested that increased opportunities for jobs and affordable drug transition housing will help decrease the epidemic of drugs in the area.

Discussion Summary 6: Rewriting the Zoning Ordinance

To help guide the rewriting Calvert County's zoning ordinance discussion at the tables, the facilitator used the questions below to prompt responses from participants.

- a. Do you know which zoning district you live in or your business is located in? Have you had concerns with the controls in that district?
- b. If you are familiar with the Zoning Ordinance, do you have concerns?
- c. What types of recent development have you liked? Disliked? Why?
- d. Are there uses that have located in the county that you have concerns with? Are there uses you would like to see that haven't been allowed?
- e. Do you have concerns with the amount of parking provided by new developments – too much, too little?
- f. Should there be more landscaping of buildings, other structures, and parking lots?
- g. Have you had any experience getting a permit or approval? How was that experience?

The responses below reflect the major points, issues, and concerns heard and are organized by broad categories of issues.

General Issues

- The Zoning Ordinance should be consistent in application and easy to use.
- Application process should be clear for all users.
- Zoning should direct growth to the Town Centers.
- Growth needs to be directed to where the infrastructure (sewer) is in place.
- Town Centers should be designed as walkable communities.
- Mixed-use development should be designed in keeping with the character of the Town Center.
- Protect open space, as well as encourage open space in Town Centers.
- The rural character of Calvert County needs to be protected.
- Different levels of industrial zoning are needed.
- Zoning should assist in making affordable and workforce housing available throughout the County and in a variety of dwelling types, not just multi-family apartment units.
- Zoning standards, especially commercial standards, should be more flexible.
- Zoning should address short-term rentals (AirBnB).

Specific Issues Not Heard Consistently in the Groups

- Lusby Town Center did not develop the way it was planned. (It is not walkable, there are no apartments above, just shopping centers.)
- Keep Dunkirk a minor Town Center – some residents do not want sewer in order to prevent further growth.
- Two recently built homes built in Solomons are very out of scale and controls should be put in place to prevent that.
- There might be a need for a third level of Town Center (below minor) and should evaluate whether existing Town Centers should be expanded (boundaries).
- A few participants were adamant about prohibiting fracking, were not supportive of Dominion, and were very concerned about dropping levels of the water tables (environmental concerns).