

Comments on the St. Leonard Town Center
Master Plan (Second Draft, Reorganized and Updated, May, 2010)
and
Zoning Ordinance (Sets 1 & 2, Articles 1-3, 7-11 and Maps)

The Planning & Zoning Department requested comments on the draft plan and ordinance. The following people submitted comments on the draft St. Leonard Town Center Master Plan & Zoning Ordinance. This list is a continuation of the list submitted to the Planning Commission on June 16, 2010.

Pg. #	NAME	GROUP/AGENCY	ADDRESS	# OF PAGES	Date
90.	Carlson, Kathleen		6515 Long Beach Drive St. Leonard, MD 20685 kathleenc@olg.com	2	6/23/10
91.	Carlson, Dorn		6515 Long Beach Drive St. Leonard, MD 20685 dorn.carlson@noaa.gov	3	6/22/10
92.	Collins, Mike		1550 Flag Harbor Road St. Leonard, MD 20685	1	6/18/10
93.	Collins, Sharon		1550 Flag Harbor Road St. Leonard, MD 20685	1	6/18/10
94.	Eksuzian, Daniel		deksuzia@arinc.com	1	6/22/10
95.	Forman, Lawrence		Chesapeake Marketplace 5015 St. Leonard Road St. Leonard, MD 20685	1	6/10/10
96.	Reimers, Linda		Reimers4@comcast.com	1	6/16/10
97.	Snyder, Wanda		Wanda's Waves 4905 St. Leonard Road St. Leonard, MD 20685	1	6/7/10
98.	Petition			1	6/16/10
99.	Anonymous		Comment Box at Public Meeting	1	5/10/10
100.	Anonymous		Comment Box at Public Meeting	1	6/10/10



JUN 23 2010

Kathleen Carlson
6515 Long Beach Drive
St Leonard, MD 20685
6/22/2010

Calvert County Planning Commission
Care of: Jenny Plummer-Welker,
AICP Principal Planner
Prince Frederick, MD

Thank you for the opportunity to provide comments on this important subject.

I am writing to voice my opposition to plans and studies that serve to increase the pressure to develop St Leonard. This development may enrich some developers and speculators, but it will degrade the quality of life for current St Leonard residents and business owners.

It is not green to build town houses here, as there is already an underserved town center in Lusby. Right here in St Leonard, there are houses and rental units that are already unoccupied. We don't need more.

We don't need more stores here--they're easily accessible driving home from work, 10 miles away in either direction. The stores we have now are struggling, and would probably fail when more stores come in to compete for the already small customer base, especially in the current economic climate.

The kind of development approved by the plan, and facilitated by a sewer system, will result in higher taxes, more transient residents, more crime, more traffic, more pressure on the small, already filled school, larger classes for the children that are already there. It will not provide significant benefits to current residents. As a member of the Board of Directors of the Long Beach Citizens Association, I have heard my neighbors say that if they wanted the things that come with development, they wouldn't live in St Leonard in the first place.

Sewer and development has changed the historical character and quality of life for Lusby, Prince Frederick, Lexington Park, Solomons, Dunkirk. Historical buildings have been removed, replaced with commercial enterprises, some faux-historical, some not, but all struggling and some new facilities have already failed.

I understand that there are no bulldozers ready to build 800 townhouses tomorrow. But there are plans and feasibility studies that drive St Leonard in this direction. As I am opposed to St Leonard developing in this direction, I am opposed to plans that allow this future development. I am opposed to a sewer system in St Leonard, and opposed to a feasibility study for a sewer system.

Please consider the request to maintain the life and character of our small town. It gives us comfort in the vast changing and difficult world in which we now live. We can't convince with vain promises of jobs and financial prosperity as developers do. However, many of those promises are broken by bringing in out of county workers and with the neglect of the historic buildings which they promise to steward. We can promise to continue our support for those who in our county government who have interest in the citizens of St Leonard.



Kathleen Carlson
Resident of St Leonard

Plummer-Welker, Jenny L.

From: Dorn Carlson [Dorn.Carlson@noaa.gov]
Sent: Tuesday, June 22, 2010 10:20 PM
To: Plummer-Welker, Jenny L.
Cc: Planning & Zoning; Gholl, Miriam A.
Subject: Comments on St Leonard Master Plan and Sewer Feasibility Study

Please consider my comments, below.
Thanks
Dorn Carlson
6515 Long Beach Drive
St Leonard, MD 20685

----- Original Message -----
Subject: June 7 public meeting - comments
Date: Mon, 07 Jun 2010 23:00:51 -0400
From: Dorn Carlson <Dorn.Carlson@noaa.gov>
To: ghollma@co.cal.md.us

Thank you for coming to St Leonard elementary school on June 7 to talk about the master plan and new zoning ordinances. I came straight from work, and arrived too late to hear any but the very end of the last talk, but I was there for the entire public comment section.

I was gratified to learn that I wasn't the only St Leonard resident who had serious concerns about the plans to grow the St Leonard town center. While controlled growth is certainly preferable to uncontrolled growth, my sense, and the sense I picked up from my neighbors at the meeting, was that there was little interest in growth of any sort in the St Leonard town center. When Pat Beuhler asked the group there for a show of hands of who was in favor of allowing a density of 8 units per acre, no one raised his hand. When he asked who was opposed to this density, I estimate two thirds of the hundred or so people there raised their hands.

The speakers seemed somewhat surprised that the audience was so cool to developing the town center, and they mentioned a survey (they described as "unscientific") whose results showed much less opposition to the idea. I think this might be evidence of unrepresentative sampling. The survey was taken largely among current town center residents, not those who lived further out. The choice of who to send the survey to, as well as the other methods used to spread and solicit information (such as by web page), may be skewed towards those who prefer town center life over something more truly rural (or they wouldn't live in and around the town center) and those whose income is directly related to the vitality of the town center, and against those who value more traditional rural lifestyles (including spending less time reading web pages on the internet).

I'm sure there are many reasons that people feel the way they do about what they want to protect about St. Leonard life, and what they want to improve. My own feelings are close to those of the woman who spoke during the comment section to general applause (the only applause I heard that night). While I can't remember her exact words, the gist was that she (like me) moved to St Leonard because she liked the traditional rural lifestyle, and if she wanted to live in a place like Prince Frederick or Lusby town center, she would have moved there. We live close enough to those places to use their amenities, and we don't want

or need them here.

I live on Long Beach Drive, and I live here because I fell in love with the slow pace, the friendly neighbors, and the unspoiled lifestyle. I look at the development plans for St. Leonard, and all I can see is more crime, more taxes, less unspoiled land, more concrete, more traffic, and a less pleasant ride home. I am so glad that I don't live in Lusby, which I fear St Leonard could easily become. The speakers stated that when the Lusby town center was being planned and developed, "no one could have foreseen the economic downturn" which has left the place underused and ugly. Even if that is true, the damage is done, and Lusby residents simply don't have a way to go back to what they had before. And even if it was true when decisions to change Lusby were made that an economic downturn could not be foreseen, that is certainly not the case now and in St Leonard. Anyone who has paid the remotest attention to the world economy must realize that its instability will not go away for some time to come. The businesses that my neighbors currently run in St Leonard town center are precarious enough. That new businesses would fare better is uncertain; what is less uncertain is that these new businesses could easily force the closure of current St Leonard businesses, before these new businesses themselves go under.

Even if there isn't large scale business failure, development in St Leonard could eventually turn it into another Prince Frederick, or even another Waldorf. I grew up in the country near Waldorf and watched over the decades as the place became more and more unliveable even as more people ended up living there. I never want such a degradation in my quality of life here in St Leonard. Some may consider the development that has taken place in Solomons a success--to me, it appears that the rural nature of this small shore town has been largely replaced with a manufactured faux small town touristy charm, which is a tough selling feature in hard economic times.

In short, I am opposed to planning for assessing the feasibility of a sewer system in St Leonard town center, or to any changes in the master plan that allow increased housing density, waiving of environmental requirements, or especially increased commercial development. In fact, I am opposed to the fact that the current master plan allows as much potential development as it does. If changes are to be made, I would prefer them to be made in the opposite direction, reducing the options available to commercial developers. Town centers may bring economic prosperity to some, but they also reduce some of the environmental and social qualities that make life in Calvert County attractive to many, both the local born and our newcomers. Why does Calvert County need a town center in St Leonard at all? Let the development occur to our north and south, it's too late for them already.

I had the same experience as the gentleman at the meeting who said that he had heard about this meeting by word of mouth, not through any of the means of communication that the speakers mention they had used to publicize the event. I urge to you consider seriously that there is a large population in St Leonard that you have not always effectively reached, and who are opposed to accelerating the rate at which true rural southern Maryland is turned into planned commercial ventures designed only to look like rural living.

I worked for EPA and now work for NOAA, and am familiar with smart growth concepts. I am strongly in favor of them, when the alternative is uncontrolled development, or even controlled development along the old development models. However, sometimes there are compelling reasons not to grow at all, except when there are specific unmet needs that outweigh what is lost when country is turned into town. I don't believe St

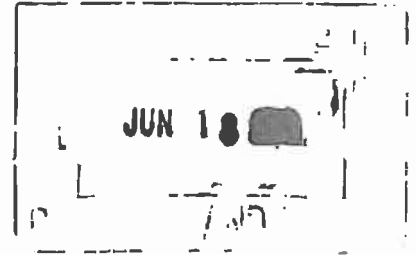
Mike Collins

92

1550 Flag Harbor Blvd
St. Leonard, Maryland 20685

June 15, 2010

Department of Planning and Zoning
175 Main Street
Prince Frederick, MD 20678



Re: 2nd Draft St. Leonard Master Plan and Updated Zoning Ordinance

I support the proposed changes to the St. Leonard Town Center Master Plan and updated Zoning Ordinance, including a town center sewer and upgraded water system study. St. Leonard could be a beautiful town with many wonderful little shops if there was more business interest and a larger market. Public sewer could provide the motivation. Septic systems require more land and town center land is expensive. If the town had public sewer and water, then I think there would be less significant costs for the potential business owner. I want our businesses to be successful so I can have some better places to shop and eat in the town. Items I shop for in town are more than for convenience, but yet we just have convenience stores, and the prices are too high. Why should I have to drive 8-10 miles one way when our town center is less than 1 mile from my home? But that's what we have to do here in St. Leonard, and we're getting tired of it. We have better things to do with our time and money than to drive up and down these roads to other towns that have what we should have here.

Pages 11, 12 and 22 include survey results and a discussion of potential build-out. Since progress is inevitable and this information has led to widespread misunderstanding of build-out and served a few people's intentions to provide misinformation, I recommend its removal from the Plan unless for some reason it is essential to ensuring a town center sewer and upgraded water system or future residential density increase considerations. I also support placing the sewer feasibility study for St. Leonard Town Center in the FY 2012 Capital Improvements Plan budget. Public infrastructure should be provided in our town centers to prevent sprawl and to preserve open space everywhere else outside of town centers.

During this update of the St. Leonard Town Center Master Plan and Zoning Ordinance, the Board of County Commissioners should approve changes that (1) foster a market and business base in St. Leonard Town Center large enough to support the day to day needs of the surrounding community; (2) support a small town family/pedestrian-friendly village atmosphere; and (3) would bring a community sewerage and upgraded water system scaled to the small town character of St. Leonard.

Respectfully,

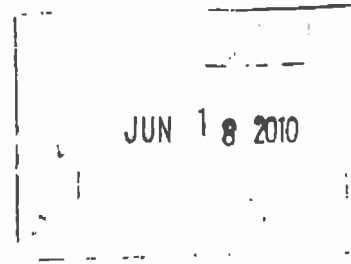
Mike Collins

Sharon Collins

1550 Flag Harbor Blvd
St. Leonard, Maryland 20685

June 15, 2010

Department of Planning and Zoning
175 Main Street
Prince Frederick, MD 20678



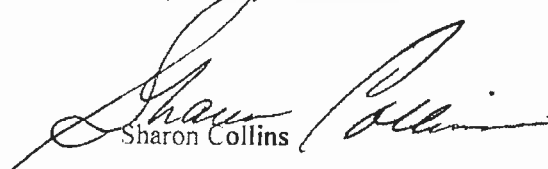
Re: 2nd Draft St. Leonard Master Plan and Updated Zoning Ordinance

I work in St. Leonard and I see everyday the types of businesses that older plain looking buildings and lower rents seem to be able to attract. It's not pretty. St. Leonard could be a beautiful town with many wonderful little shops if there was more business interest. Public sewer could provide the motivation. Septic systems require more land and town center land is expensive. If the town had public sewer and water, then I think there would be less significant costs for the potential business owner. Hopefully I'm not being selfish, but I want our businesses to be successful so I can have some better places to shop and eat in the town.

I support the proposed changes to the St. Leonard Town Center Master Plan and updated Zoning Ordinance, including a town center sewer and upgraded water system study Pages 11, 12 and 22 include survey results and a discussion of potential build-out. Since progress is inevitable and this discussion has only served to give others a way to defend intentionally providing misinformation, I recommend its removal from the Plan unless for some reason it is essential to ensuring a town center sewer and upgraded water system or future residential density increase considerations. I also support placing the sewer feasibility study for St. Leonard Town Center in the FY 2012 Capital Improvements Plan budget. Public infrastructure should be provided in our town centers to prevent sprawl and to preserve open space elsewhere outside of town centers.

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Respectfully submitted,


Sharon Collins

Plummer-Welker, Jenny L.

From: Eksuzian, Daniel (DEKSUZIA) [DEKSUZIA@arinc.com]
Sent: Tuesday, June 22, 2010 5:31 PM
To: Plummer-Welker, Jenny L.
Subject: St. Leonard Planning - Comment
Signed By: DEKSUZIA@arinc.com

Hi Ms. Plummer-Welker,

I would like to voice my approval for meaningful planning of the greater St. Leonard area (as well as the town center). While I, too, am not in favor of certain types of growth, e.g., Prince Frederick or Lusby Town Centers, or excessive residential building, to not plan for the future is ridiculous. The key in the discussion is that the County is not proposing anything but trying to assess what limits to development need to be imposed in order to keep the semi-rural/residential/small (tiny) town feel that we all like. That is a good thing. As a community, we do not HAVE to do anything, but I would bet heavy on the fact that without policies, plans, and limitations in place, there will be development and it will be undesirable.

Also, I believe that when considering an exploratory study regarding public sewerage, that it should include the critical areas by the Bay. After all, it is there that most of the locally caused damage occurs to the streams, Bay, and wildlife habitats. To not consider a public sewer system in that area is short sighted. At least we will know the sort of money that would be needed per household or for obtaining grants or what-not. Knowledge is power and pretending things do not change or do not need change is foolish. So let's get the information so we can make better, more informed, decisions about this small community.

Finally, I suggest (again - previous email) that some sort of acceptable business be enticed that would provide the infrastructure and money flow to support a small community town center. It needs to be independent of other business centers such as Naval Air Station Pax River and Calvert Cliffs Nuclear Power Plant because they are either self-contained or too far away to be a meaningful support community. Light industry, manufacturing, or research and engineering might find an attractive life style to want to setup shop. Perhaps Bay area research operations that could support work underway at Solomons, J.P. Park, and Annapolis (think Federal Government or University consortium stuff). Or maybe something that is sorely needed such as elder care and hospice facilities. Each could create a microcosm town that, in turn, would be available to the community at large. More residences without "new" money coming into the town probably won't buy us much (pun intended).

Thank you.

That is all.

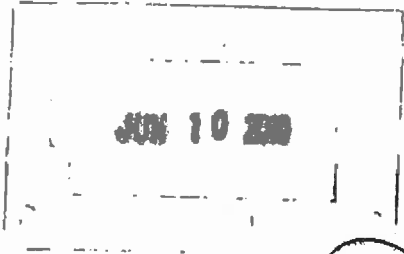
Dan E -- Out

Happy SUMMER SOLSTICE 2010!

Daniel Eksuzian
Long Beach, St. Leonard

C - "no outside display sales" not acceptable

C - "no sales of cars" not acceptable



Lawrence
June 10, 2010

Holt, Judy C.

From: Holt, Judy C. on behalf of Planning & Zoning
Sent: Wednesday, June 16, 2010 1:56 PM
To: 'Linda Reimers'
Subject: RE: Support Family/Pedestrian Friendly Eco

Judy Holt
Office Specialist II
Calvert County
Department of Planning and Zoning
150 Main Street, 3rd Floor
Prince Frederick, MD 20678
410-535-2348

-----Original Message-----

From: Linda Reimers [mailto:reimers4@comcast.net]
Sent: Wednesday, June 16, 2010 10:57 AM
To: Planning & Zoning
Subject: Support Family/Pedestrian Friendly Eco

First off and foremost I feel we need to support what already has taken place in St. Leonard Town Center. I live down off Long Beach Road so I pass through daily. I don't like what I see... unmaintained greenways, trees, plantings, weeds and a very unattractive message board. I support the growth of St Leonard but we aren't even maintaining what we already have done. Please include maintenance fees in the planning/construction budget.
Linda Reimers

WANDA SNYDER 'MAY

WANDA'S WAVES Keep
St. Leonard. Calvert
County

- 1) "NO" SEWAGE + WATER
- 2) NO Multi-Family Homes
no bus 25.00 sept.
- 3) WAIT ON MASTER PLAN
SEWAGE RESEARCH. 6/11

We do not want
public sewage!

99

We do not want
condos

3/10/10

Big QUESTION IS WHO WANTS
ANY MORE HOMES PER ACRE?

100

IS IT THE RESIDENTS AS
A WHOLE? I THINK NOT!!

01/10/10