

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

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 lists submitted to the Planning Commission on June 16, June 23, 2010, and July 9, 2010.

#	NAME	GROUP/AGENCY	ADDRESS	# OF PAGES	Date
133	Keen, Matthew and Lisa		<a href="mailto:mattkeen@comcast">mattkeen@comcast</a>	1	7/20/10
134	Bowman, Judy  Webster, Jamie and Anne		255 Carlyle Court St. Leonard, MD 20685 <a href="mailto:Judy_Bowman@nps.gov">Judy_Bowman@nps.gov</a>  250 Carlyle Court St. Leonard, MD 20685	1	7/20/10
135	Yowell, Alicia		3010 Governors Run Road Port Republic, MD 20676 <a href="mailto:aliciayo@comcast.net">aliciayo@comcast.net</a>	2	7/21/10
136	Mark Richard Norfolk, Sr.		5350 Forest Trail St. Leonard, MD 20685	1	7/15/10
137	Jennifer L. Hudson		572 Windmill Drive St. Leonard, MD 20685	1	7/15/10
138	Micheal Ridge Moments in Time		4820 St. Leonard Road St. Leonard, MD 20685	2	7/16/10
139	Wes McKnett		1815 Highland Drive St. Leonard, MD 20685	1	7/16/10
140	Tara Collins		800 Black Cherry Way St. Leonard, MD 20685	1	7/16/10

Date prepared: July 21, 2010

Holt, Judy C.

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**From:** Matthew S. Keen Construction [mattkeen@comcast.net]  
**Sent:** Tuesday, July 20, 2010 9:05 AM  
**To:** Gholl, Miriam A.  
**Cc:** Planning & Zoning  
**Subject:** Comments

Dear Mariam,

Thank-You for the meeting last night at the Crossroads Church. We appreciate all the time and attention that you, Jenny, Mary Beth and others have devoted to the St. Leonard Project.

I want to give a few additional comments concerning the proposed plan.

1. First, I want to make it clear that I agree with having no restrictions on the number of buildings per property in Sub area 'C.' I feel that the footprint max should be increased to at least 15,000 sq ft/building with no 'green' requirements. Even residential footprints are based on property size and my property is the largest tract in St. Leonard town center. I understand and agree with the 'no box' buildings in the town center. I live in this area and want and will build aesthetically pleasing buildings. (As I have already submitted). However, imposing the 10,000 sq ft max will create the need for alleyways between each building that I have proposed...creating an area for trash and junk to collect. With the larger footprint I'm thinking that if I put a breezeway between buildings with an overhead walkway I'd eliminate the need for an elevator in each building. It is not economically feasible to separate each building, put an elevator in each building, or to create a green roof on each building. To simplify: increase the max footprint without imposing restrictions that are not cost effective. We are on the same page when it comes to aesthetically pleasing buildings.
2. Second, new businesses must have the right to have on street, in front of the building parking in order to attract customers. My buildings will require ADA standards. I would like for you to take into consideration handicapped, elderly, pregnant women, etc when requiring 'behind the building' or public parking lots. Today's pace is for convenience and being customer friendly. My businesses will be competing with existing businesses that already have on street parking. I should be afforded the same right as a potential business owner. I know that you're looking for the old town feel, but every 'old' town that I have been to has had on street parking. You want the buildings to be aesthetically pleasing from the front but then have customers park in the back. That doesn't make sense. It's like telling your guests to park around back.
3. I am in favor of the feasibility study for the sewer. I see the need, long term, when the septic systems start to fail. Businesses and homeowners will need options. It will be needed in the future.
4. I am in favor of encroaching on wetlands in Town Center property. I know that the state setback is less than the county requirements. Bringing county requirements more in line with state requirements is a good idea as long as care is taken not to impact our Bay and tributaries.

Thanks again,

Matt and Lisa Keen

Holt, Judy C.

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**From:** Judy\_Bowman@nps.gov  
**Sent:** Tuesday, July 20, 2010 1:21 PM  
**To:** Gholl, Miriam A.; Planning & Zoning  
**Subject:** COMMENTS for St. Leonard Master Plan from Carlyle Court

ATTN: Jenny Plummer and Miriam Gholl

HELP US AT CARLYLE COURT

Carlyle Court should be listed in the "Residential Area" not Sub area B. Please move Sub area B further North to start at the Polling House. We, who live on Carlyle Court would hate to see the woods behind us and in front of us destroyed for low income apartments and/or townhomes/stripmall construction. That would definitely cause us to move from St. Leonard. We moved here for a quiet life style, not a crowded town center that looks like Lusby. This will only bring crime and heavy traffic to St. Leonard.

Sub area B should be kept at 5,000 s.f. total of bldg footprints "not 25,000".

Thank you,

Judy Bowman  
255 Carlyle Court  
St. Leonard, MD

Jamie and Anne Webster  
250 Carlyle Court  
St. Leonard, MD

Holt, Judy C.

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**From:** Alicia [Aliciayo@comcast.net]  
**Sent:** Wednesday, July 21, 2010 11:19 AM  
**To:** Planning & Zoning  
**Subject:** Saint Lenard Development

To Whom it May Concern,

I am writing to express my strong desire to see re-development in Saint Leonard's. However, it should be well planned re-development. Although I live in Port Republic, Saint Leonard's is the place where we go to get a loaf of bread, pick up some antiques and purchase gas. It is not a place where we would ever go for entertainment, albeit I would love to see a charming, welcoming village eventually reconstructed in Saint Leonard's. There is nothing charming about the existing Saint Leonard's.

I think it is imperative to do a needs assessment to determine what the community wants before any re-construction is planned. All over this country we are witness to new commercial construction sitting vacant. No longer is it true that if you build it, the clients will come! I have suggested doing such a needs assessment to both opposing groups on this issue and both seem to welcome this idea.

The business community must be assured that if they expend money on any renovation, they can (1) find a bank that will loan them the money for such renovation and or have the county assist them with this effort and (2) it will be financially beneficially to them. The only way I know to provide such assurance is to make sure whatever is built in Saint Leonard's is in demand. The county can and should play a strong role in this by establishing guidelines on what commercial properties will be allowed to be developed based on a comprehensive community needs assessment. Other jurisdictions across the county have adopted this "planned growth" with much success.

I think if the county planners would adopt this approach a lot of the fear would be mitigated if the business community who are against this opportunity. I also think the county has mislead the community into believing that there is a possibility that there will be 800 to 1000 townhouses built in Saint Leonard's. These figures are being used by the opposition to the planned growth to stop it from happening. In speaking with you, you informed me that it was more like 300 homes would be built on 3/4<sup>th</sup> acre lots and that this figure only means what is the maximum housing growth potential. No one seems to understand this and it is up to your office to make this clear in your revised planning process. I also know that this type of development is not happening any time soon because the market is simply not there. I am a realtor and have seen lots of builders going out of business in this recession. No one will take on this type of development until the economy improves.

In summary, I know there is so much misinformation going around in this community about what is planned for the community that I don't see how you can make any accurate decisions. I would strongly advice that everyone in the area zip codes receives a letter from the county which would explain both sides of the argument as stated by the opposing party along with a needs assessment and the a follow up survey should b sent once the needs assessment was completed. The survey should specify what the real growth could mean to Saint Leonard's, not the 800 to 1000 feared townhouse development and the survey should outline what could be developed based on the community needs assessment.

I also do not know how you can do any accurate planning without having a comprehensive assessment of the costs of a public sewer system. I think that is and has to be step one to any community planning effort. As part of that assessment, I would include analyzing the costs for the waterfront communities close to Saint Leonard's tapping into the public sewer system. As you know, there have been a lot of septic failures up and down the Chesapeake waterfront communities which means the bay is simply getting more polluted. Whatever the price is, could be passed onto the communities if they wanted to tap into the Saint Leonard's public sewer system. Why this was never done for the Chesapeake Ranch is beyond me.

If you would like to discuss this with me, I would be happy to talk to you. My cell number is 703-623-0463.

Sincerely,

Alicia Yowell  
3010 Governors Run Road  
Port Republic, Maryland

**Mark Richard Norfolk SR**  
**5350 Forest Trail**

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July 15, 2010

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

I like the proposed changes to the St. Leonard Town Center Master Plan and updated Zoning Ordinance. We need a town center sewer and upgraded water system study to promote more businesses in St. Leonard. Public infrastructure should be provided in our town centers to prevent sprawl and to preserve open space everywhere else outside of town centers.

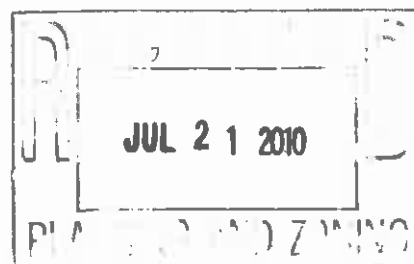
I also support permitting 4 dwelling units per acre and a variety of housing choices. I really like the idea of apartments over businesses. We do not need a lot of town homes though. A few would be okay. The proposed residential density for the town center would then be the same as what appears to be the residential density that's permitted in the Residential District (RD) immediately to the east of the town center. Any affordable housing developments should be for a mix of incomes. We definitely need more workforce housing in Calvert County.

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,



5350 Forest Trail  
St. Leonard, MD 20685



June 15, 2010

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

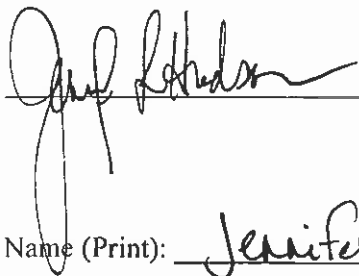
I support the feasibility study for a town center sewer and upgraded water system scaled to the small town character of St. Leonard. St. Leonard is a minor Town Center as is designated in the Calvert County Comprehensive Water and Sewerage Plan. The feasibility study should look at the realistic size of a system that would best meet the needs of a minor town center and not assume the system would be based on being equal to that of a major town center.

I feel that the businesses in St. Leonard represent the character of the town, and that we want our current businesses to grow. But I also would like to see new businesses because we need to have variety and a business base large enough to meet our day to day needs. I feel more businesses would help St. Leonard become more family-friendly as well as more pedestrian-friendly. I would like to see: a deli, local bank, coffee shop, and a mid-size (i.e, Nick's size) grocery store. Our one restaurant is very nice, but I think we do need a few more good restaurants in the town center.

I also support permitting 4 dwelling units per acre with health department approval and various dwelling types for all ages and incomes. The proposed residential density for the town center would then match the zoned density enjoyed in the Residential District (RD) immediately to the east of the town center. People living in the RD district have a strong sense of community and closeness in their neighborhoods, and this same density would benefit the town center in much the same way as it benefits the people living in those communities. Any affordable housing should be for a mix of incomes.

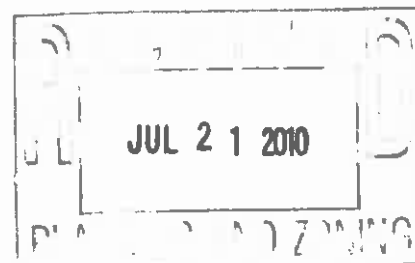
After working long, sometimes difficult hours, extra commutes to another town center 10 miles away can be expensive and time consuming. This affects our quality of life here and affects people who least can afford it. The Commissioners can change this in St. Leonard. During this update of the St. Leonard 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. We support and urge the funding for the sewer and water study in the Capital Improvements Plan budget for FY 2012.

Respectfully,



Name (Print): Jennifer L Hudson

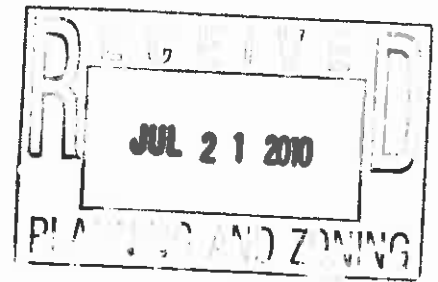
Address: 572 Windmill Drive  
St. Leonard MD 20685



*Moments in Time*

4820 St. Leonard Rd  
St. Leonard, MD 20685

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July 16, 2010

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

SUBJECT: St. Leonard Town Center Master Plan and Zoning Ordinance

As a business owner in the St. Leonard Town Center, I would like to offer the following comments and suggestions concerning the subject documents. Please note we are not a member of the St. Leonard Business Association (SLBA). As such, the comments provided by the SLBA do not represent the views of our business.

Comments and Recommendations:

1. *Public Sewerage and Expanded Public Water System:* Fund the sewer and expanded water system feasibility study in FY2012.
2. *Development Pattern and Uses:*
  - The form-based code for the proposed Village District Subarea C should be established to create a small, pedestrian oriented downtown feel, limited to retail, restaurant, personal service, office and mixed uses.
  - Closely spaced commercial buildings lined up along the sidewalk with public entrances along the sidewalk will help reinforce the “drawing power” of businesses in the area to make the commercial core of the Town Center a very strong destination for residents and visitors.
  - Requiring retail and restaurant uses on the first floor of mixed use buildings, with offices, other commercial uses, and/or residential uses above will provide a lively mix of uses as well as creating an attractive, convenient place to live, work, and shop.
  - For many years until more recently with the economy, the effect of home prices in Calvert on our teachers, our law enforcement officials, and even nuclear engineers has caused many to live in neighboring counties. The zoning ordinance is a critical part of public policy. Not only are we advocating for business-friendly rules and regulations to help businesses in Calvert County, we are pointing out the need to address workforce housing. The time has come for not only the business community, but for the electorate as a whole to make our voices heard. Apartments over businesses would help provide affordable housing for our workforce.
  - Allow existing non-conforming uses and structures such as auto service businesses to be continued to be used including when the ownership of the property changes.

- Special consideration must be given to ensure the development pattern, permitted uses and sign regulations are also business-friendly. We strongly support a walkable St. Leonard, but it will not be helpful to walk past empty lots or empty buildings. We need to have the Town Center sign locations on Rt. 4 re-evaluated by the Department of Economic Development and the Economic Development Commission to ensure these signs are doing everything possible to show people where the businesses are and that a Town Center exists here. A sign paid for and listing all businesses in the town center should be located at the top of the hill at the southwest corner of Calvert Beach Rd and Rt 4. A highly attractive sign at this location would really help this town until more businesses are here and word of mouth about this place spreads to the point where maybe we would not need signs on Rt. 4. We recommend the Economic Development Commission review and provide comments to the Planning Commission concerning the permitted uses in the Village District and the form-based code to ensure the code is business-friendly and promotes economic development in the town center.

3. *Roads:*

- Provide safe pedestrian/bike paths from Calvert Beach and Long Beach communities along both Calvert Beach and Long Beach Roads to the town center to provide a safe path for the many brave people who do walk and bike into the town from these areas. This will become even more of a safety issue when there are more
- Town center grid roads should connect any new access road from Calvert and/or Long Beach to the commercial core in Subarea C, including flexible alignment of grid roads to ensure connectivity through the power line corridor. A bypass of the town center would hurt businesses.

4. *Parking:*

- In favor of shared parking, parking in the rear, reduction of parking requirements, and on-street parking along all local roads in the Village District.
- Conduct an inventory of available public and private parking spaces available in Village District Subareas B and C to determine if additional public parking is needed.

We appreciate the opportunity to comment. Thank you for your consideration.

Respectfully,



Michael C. Rudge, ~~Owner~~

cc: Board of County Commissioners

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**Wes McKnett**  
**1815 Highland Drive**  
**St. Leonard, MD 20685**

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July 16, 2010

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

Thank you the opportunity to provide comments on the proposed changes to the St. Leonard Town Center Master Plan and updated Zoning Ordinance.

We need a sewer and upgraded water system study for St. Leonard Town Center. Our minor town centers must have sewer and water to be strong towns. Other public infrastructure such as natural gas should also be provided. Directing new residential and commercial growth to existing town centers prevents sprawl and preserves rural open space (forests and farms) everywhere else outside of town centers.

I support permitting 4 dwelling units per acre, 6 dwelling units with public sewer and water, and a variety of housing choices in the St. Leonard Town Center. The proposed residential density for the town center would then match the Residential District immediately to the east of the town center. Any affordable housing developments should be for a mix of incomes. We definitely need more workforce housing in Calvert County. I really like the idea of apartments over businesses. We do not need a lot of town homes though. A few would be okay.

I also want to see more pedestrians using the sidewalks in the town center. There are people using them to walk but having more people walking the town would be nice. Few things are as attractive or enjoyable as a vibrant, festive place with happy, friendly people. This partly explains the popularity of street festivals and public markets. Even the best designed streets however are not truly walkable if few walk them. We already have a population of people living outside the town center within walking distance and I see them walking and biking into the town center. These people are brave. The County should make it safer for them by providing a walking/bike path connecting to the sidewalks in the town. As for more walkers, having more people living in the town center would also help provide a sufficient number of people for walkable streets to draw on.

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 that is very walkable especially in Subarea C where a form-based code is needed to promote and accommodate stop once shopping; and (3) would bring a community sewerage and upgraded water system scaled to the small town character of St. Leonard.

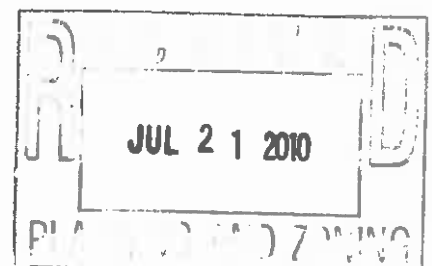
I appreciate the opportunity to comment. Thank you for your consideration.

Respectfully,



Wes McKnett

cc: County Commissioners



140

**Tara Collis**  
**800 Black Cherry Way**  
**St. Leonard, MD 20685**

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July 16, 2010

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

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I appreciate the opportunity to comment. Thank you for your consideration.

Respectfully,

*Tara Collis*

