

**Comments on the Solomons Master Plan
Reorganized and Updated Second Draft
November, 2008**

The Planning & Zoning Department requested comments on the draft plan. People were requested to submit comments by December 16, 2008. The following thirteen people submitted comments on the draft Solomons Master Plan. Eleven people submitted 12 comments by the requested date. Two additional people submitted comments that were received by January 15, 2009.

	NAME	GROUP/AGENCY	ADDRESS	# OF PAGES
1	James Shepherd	Calvert County Department of Economic Development	205 Main St Prince Frederick, MD 20678	1
2a	Gregory Bowen (memo dated Nov. 10, 2008)	Calvert County Department of Planning & Zoning	150 Main St Prince Frederick, MD 20678	1
2b	Gregory Bowen (email dated Dec. 15, 2008)	Calvert County Department of Planning & Zoning	150 Main St Prince Frederick, MD 20678	1
3	John R. (Bobby) Fenwick, Division Chief, Emergency Management and Safety	Calvert County Dept. of Public Safety	175 Main Street Prince Frederick, MD 20678	1
4	Russell Anderson, PE Project Manager/ Transportation Engineer, Project Planning Division	Maryland State Highway Administration	707 N. Calvert St Baltimore, MD 21202	2
5	Harvey Muller, Regional Planner, Regional and Intermodal Planning Division	Maryland State Highway Administration	707 N. Calvert St Baltimore, MD 21202	2
6	LeRoy Mattingly, Naval District Washington AICUZ/RAICUZ Manager	Naval Air Station Patuxent River	Air Operations Building 103, Suite 207 Patuxent River, MD 20670	1
7	Ed Bahniuk		14760 Patuxent Ave Solomons	1
8	Andrew G. Barr		P.O. Box 125 Solomons, MD 20688	1
9	Emmy Brown		Avondale Solomons, MD 20688	1
10	Kathy Conner & Brian VanDevander	Bunky's Charter Boats	Solomons, MD 20688	1
11	Christopher J. Reynolds	Our Lady Star of the Sea	P.O. Box 2809 Prince Frederick, MD 20678	1
12	Ronald J. Ross, M.D.		14758 Patuxent Ave. Solomons, MD 20688	1
13	Diane P. Tarhan		P.O. Box 2127 Prince Frederick, MD 20678	1

Plummer-Welker, Jenny L.

From: Shepherd, James R.
Sent: Tuesday, December 02, 2008 3:08 PM
To: Plummer-Welker, Jenny L.
Cc: Shepherd, James R.
Subject: Solomons Town Center Master Plan
Importance: High

Recommended changes to latest draft:

- Overview-Pg.3.A. last bullet-encourage compatible commercial, **residential**, and marine development.....
- Pg.193.b. (8). There have been complaints about excessive noise coming from the commercial **and public** areas.

James R. Shepherd, EDFP
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www.ecalvert.com



**DEPARTMENT OF PLANNING & ZONING
INTEROFFICE MEMORANDUM**

TO: Planning Commission
VIA: David Humphreys, Planning Commission Administrator
FROM: Greg Bowen, Director *GB*
DATE: November 10, 2008
SUBJECT: Town Center Master Plan Issues to be addressed in the Zoning Ordinances

Background:

Staff is currently in the process of drafting the first set of proposed changes to the Solomons Zoning Ordinance for distribution by December 1st. In preparing the draft, two issues have come up which we believe should be addressed in the Solomons Master Plan prior to its adoption. The issues involve policy questions that the Planning Commission may want to establish for all of the Town Centers.

Discussion:

- **Issue # 1 -- Non-conforming Uses:** The County-wide Zoning Ordinance has traditionally allowed for continuance, expansion, and even replacement of one non-conforming use with another non-conforming use. However, non-conforming uses in Town Centers threaten to undermine the stated goals of the Master Plans which are implemented through the provisions of the Zoning Ordinance to ensure quality of life.

We recommend that existing non-conforming uses be permitted to continue, but that such uses not be permitted to be expanded or be replaced. These provisions should also apply to non-conforming signs. We have consulted with the County Attorney on this issue, and he recommends that language be inserted in both the Master Plans and the Zoning Ordinances for all Town Centers. The Master Plan language should consist of a broad statement, similar to the goals and objectives already included in the draft Solomons Plan. The Zoning Ordinance language will need to specifically state what can and cannot occur on properties containing uses that do not conform to the new Ordinance. The Planning Commission will be given the opportunity to review that language once the first set of amendments is released.

Conclusion/Recommendation: If you agree with this recommendation, you may want to direct your staff to draft wording to be included in the final draft of the Solomons Master Plan (as well as the other Town Center Plans currently under review), indicating that non-conforming uses, including signs, should not be permitted to be expanded or replaced unless they conform to the new Zoning Ordinance. We will then include specific language in the Zoning Ordinances in accordance with the Master Plan.

- **Issue #2 – Industrial Uses in Town Centers:** Staff has noted that one of the policies for Solomons Planning Area D is, “Sub-area D5 is designated for residential, commercial and *industrial* use.” (Policy #3, pg. 21). Certain industrial uses may adversely affect the Comprehensive Plan goal of developing the Town Centers as “attractive, pleasant, and convenient places to live, work, and shop.” A General Economic Policy statement in Chapter III states, “Encourage sustainment and expansion of maritime industry activities.” (pg. 56).

Conclusion/Recommendation: While maritime industries such as water-based aquaculture and boat-building may be appropriate in some areas of the Solomons Town Center, we believe non-maritime industrial uses are better suited to the I-1 Districts. If you agree with this recommendation, you may wish to establish a policy that only industrial uses that are appropriate to the goals of the individual Town Centers (e.g., maritime industries in Solomons) should be permitted in the Town Centers. You may also wish to direct your staff to delete the word “industrial” from Policy #3 on page 21 of the draft Solomons Master Plan.

Plummer-Welker, Jenny L.

From: Bowen, Gregory A.
Sent: Monday, December 15, 2008 3:21 PM
To: Plummer-Welker, Jenny L.
Subject: Solomons Master Plan

Hi Jenny:

I offer the following suggested changes to the Plan:

On page 44, # 5., the Plan states that “the Planning and Zoning Department is conducting a tree survey. . .” It should read that “the Department of Planning and Zoning conducted a tree survey.”

At the end of the next paragraph is states that “impervious surface coverage is 10%.” Actually, it is 12.6%, according to Department calculations.

In the last paragraph of page 44, it states that “Impervious surface of 10% or more of a watershed generally results in poor water quality. Please replace ‘poor’ with ‘diminished’.

At the end of # 5 Tree Cover and Impervious Surface, please add an action: Establish a tree canopy goal of 40%.

Gregory A. Bowen, AICP
Director,
Department of Planning and Zoning
County Services Plaza
150 Main Street
Prince Frederick, MD 20678
410-535-2348 FAX 410-414-3092

Plummer-Welker, Jenny L.

From: Fenwick, John R.
Sent: Monday, December 29, 2008 1:34 PM
To: Plummer-Welker, Jenny L.
Subject: Solomon's Master Plan comments

Jenny,

Solomon's Master Plan

Under Section F. Public Safety

Emergency Management

Action 1. Work with State of Maryland to retrofit the Tide Box with a device to prevent contamination from potential oil spills from Patuxent River Naval Air Station. Fuel and other petroleum products are delivered to the Navy Base by barge and this device will limit the potential for these products to contaminate the Narrows and Back Creek.

Action 2. Continue to work with Citizens and other Public Safety partners to enhance the ability to mitigate emergency situations, to include evacuations due to man-made and natural events.

Thanks, Bobby

John R. (Bobby) Fenwick

Division Chief
Emergency Management and Safety
Department of Public Safety,
Calvert County Government
175 Main Street
Prince Frederick, MD 20678
(c) 443-532-5891
(w) 410-535-1623

Holt, Judy C.

From: Russell Anderson [randerson2@sha.state.md.us]
Sent: Monday, December 15, 2008 5:27 PM
To: Planning & Zoning
Subject: Comments on Solomons Master Plan - State Highway Administration, MD 4 - Thomas Johnson Bridge
Attachments: Comments on Solomons Town Center Master Plan 12_2008.doc

Good afternoon,

On behalf of the Maryland State Highway Administration's Planning Division, I'd like to offer the attached comments regarding the Solomons Master Plan and how it relates to the MD 4 - Thomas Johnson Bridge study. There isn't anything major, just a few recommendations. We also look forward to working with the Calvert County Department of Planning & Zoning as our study progresses.

If you have any questions, or if you need any further information, please do not hesitate to give me a call or send me an e-mail.

Thank you,
-Russ

<<Comments on Solomons Town Center Master Plan 12_2008.doc>>

Russell Anderson, P.E.
Project Manager / Transportation Engineer
Maryland State Highway Administration
Project Planning Division
707 N. Calvert Street, Mailstop C-301
Baltimore, MD 21202
(410) 545-8839

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Maryland State Highway Administration – Project Management Division
Comments on Solomons Town Center Master Plan
December 15, 2008

- ◆ Page 28: Footnote #5 – According to the Maryland State Highway Administration’s Highway Location Reference, MD 2 is classified as an Urban Minor Arterial within the project area. MD 765 is classified as an Urban Local Road from the intersection with MD 2 at Lore Road northward to Dowell Road. MD 765 is classified as an Urban Collector from Dowell Road to Rousby Hall Road, as mentioned in the footnote. The source should read Maryland Department of Transportation, State Highway Administration.
- ◆ Page 29, Item 1a. – The writers may wish to add that the Open House meetings for the MD 4 – Thomas Johnson Memorial Bridge Planning Study were held in October 2007, followed by the Alternates Public Workshops in June 2008. Over 340 people attended the Alternates Public Workshops.
- ◆ Page 29, Item 1a. – The project length for the MD 4 study spans from the MD 235 intersection in St. Mary’s County to just south of Patuxent Point Boulevard in Calvert County, a distance of approximately 4.0 miles.
- ◆ Page 29, Item 1a. – Policy Item 1, the writers may wish to add some specific items relating to the bridge that they will collaborate with SHA: aesthetics, traffic control during construction, construction staging, and public and community outreach.
- ◆ Pedestrian and Bicycle Sections, General – The writers may wish to add that the SHA Planning Study investigates pedestrian and bicycle access across the proposed bridge to St. Mary’s County.

Thank you for the opportunity to comment on the Solomons Town Center Master Plan. If you have any questions or would like more information, please do not hesitate to contact Mr. Russ Anderson, the MD 4 project manager, at 410-545-8839 or via e-mail at randerson2@sha.state.md.us.

Plummer-Welker, Jenny L.

From: Harvey Muller [HMuller@sha.state.md.us]
Sent: Tuesday, December 16, 2008 10:50 AM
To: Plummer-Welker, Jenny L.
Cc: Jim Thompson; Debra Russell
Subject: RE: Solomons Town Center Master Plan & Zoning Ordinance Update



Thank you for the updated draft master plan. We have no additional comments at this time. We look forward to reviewing the final draft in May.

Harvey Muller
 Regional Planner
 Maryland State Highway Administration
 410-545-5671

From: Plummer-Welker, Jenny L. [mailto:plummej@co.cal.md.us]
Sent: Friday, December 12, 2008 3:29 PM
To: Jim Thompson; Harvey Muller; Debra Russell
Subject: RE: Solomons Town Center Master Plan & Zoning Ordinance Update

Mr. Thompson:

The second draft of the Solomons Town Center Master Plan was presented to the public on December 2, 2008. The second draft incorporates comments that you submitted on the first draft. If you have any comments on the second draft, please details below. There will be an additional opportunity to submit comments when the Planning Commission presents its draft for the public hearing, scheduled for May 19, 2009.

Sincerely,
 Jenny Plummer-Welker

*Jenny Plummer-Welker, AICP
 Principal Planner
 Calvert County Department of Planning & Zoning
 150 Main Street, Suite 304
 Prince Frederick, MD 20678
 410-535-1600 ext. 2333
 301-855-1243 ext. 2333
 410-414-3092 fax
 plummej@co.cal.md.us*

From: Holt, Judy C.
Sent: Thursday, December 04, 2008 4:25 PM
To: Holt, Judy C.
Subject: Solomons Town Center Master Plan & Zoning Ordinance Update

Sent on behalf of Jenny Plummer-Welker:

Thanks to all who were able to attend the Planning Commission's Public Forum on the Solomons Town Center Master Plan Update that was held on Tuesday, December 2, 2008. At the forum, staff provided an overview of the second draft of the Solomons Town Center Master Plan, and attendees were invited to speak on the second draft. If you were unable to attend the meeting, you may view the slide presentation on the web.

The second draft of the Master Plan may be viewed by visiting the Solomons Town Center web page: <http://www.co.cal.md.us/residents/building/planning/TownCenters/SolomonsTownCenter/default.asp>

Citizens, organizations, and business owners are invited to make/submit comments to the Planning Commission regarding the update. Please submit comments by Tuesday, December 16, 2008.

Please submit comments by e-mail, mail, fax, or hand delivery:

E-mail: pz@co.cal.md.us
Mail: Jenny Plummer-Welker
Department of Planning and Zoning
175 Main Street
Prince Frederick, MD 20678
Fax: 410-414-3092
Hand delivery: 150 Main Street, Prince Frederick, MD 20678

The Solomons Zoning Ordinance update schedule is posted to the web page. Public forums will be held in February, March and April 2009. The public hearing on the draft Solomons Master Plan and Zoning Ordinance is scheduled for May 19, 2009.

Thank you for your continued interest in the Solomons Town Center Master Plan and Zoning Ordinance Update. Please forward this message to others who may be interested in the update.

Sincerely,
Jenny Plummer-Welker

*Jenny Plummer-Welker, AICP
Principal Planner
Calvert County Department of Planning & Zoning
150 Main Street, Suite 304
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Plummer-Welker, Jenny L.

From: Mattingly, Leroy B. [leroy.mattingly@navy.mil]
Sent: Thursday, January 15, 2009 2:19 PM
To: Plummer-Welker, Jenny L.
Cc: Jarboe, Christopher CIV NAVAIR; Anderson, Melanie L CTR NAVAIR; Owen, Richard CIV NAVFAC Washington
Subject: PAX verbiage
Follow Up Flag: Follow up
Flag Status: Red

Hi Jenny,

Thanks for coming over yesterday, and it was great meeting and/or seeing all of you again. As discussed, the paragraph which follows, is the PAX verbiage that can be utilized for the Master Plan.

If anything should arise, in which we could help out, whether it be answering questions, providing information, or just having a conversation, please feel free to give anyone or all of us a call. Our team knows that we benefit so much by having the communication lines open.

The Naval Air Station is the Navy's principal research, development, test, evaluation and support activity for Naval aircraft, engines, and support systems. It is home of the Naval Air Systems Command (NAVAIR) Headquarters, the Naval Air Warfare Center Aircraft Division (NAWCAD), the Naval Test Wing Atlantic, the U.S. Naval Test Pilot School, and several Navy Flight Test Squadrons. It employs a work force of 20,200 people, comprises approximately 6,500 acres, and contains three runways that support 50,000 air operations per year. Aircraft from the station routinely operate in the airspace above the Patuxent River and Solomons during arrival and departure from the airfield and while conducting missions.

Thanks again,

V/r,

LeRoy Mattingly
Naval District Washington
AICUZ/RAICUZ Manager
Naval Air Station
Air Operations
Building 103, Suite 207
Patuxent River, MD 20670-1451
301-757-4921
Email: leroy.mattingly@navy.mil

Holt, Judy C.

From: Ed Bahniuk [ed@bahniuk.com]
Sent: Monday, December 15, 2008 7:37 PM
To: Planning & Zoning
Subject: A suggestion to bring the language of Land use in concert with the stated objective

I believe that Paragraph (13) on page 16 could be construed in a manner contrary to the stated objectives.

The western portion of Maltby Street, shown on land maps but not currently constructed provides no physical separation between the residential and commercial uses. The western portion passes between four residential properties.(Lawsons, Clarks, Davis,) It is understood that ownership of Maltby street is not clear but the owners of the four properties at the Western portion are.

Whatever becomes of this abandoned street will be determined by appropriate legislation or litigation.

I recommend that this entire paragraph be stricken from the Master Plan as the statement in the draft paragraph does not contribute any clarification to the plan, is not true and does not support the plan's objectives.

If the paragraph does not serve to clarify, declare an intent, or support the Plan, it would best be struck in.

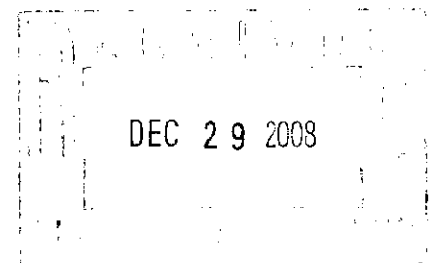
Ed Bahniuk
410-394-0567

CONSIDERATIONS FOR THE SOLOMONS MASTER PLAN
BY
ANDREW G. BARR
COUNTY RESIDENT SINCE 1971/2 & SOLOMONS RESIDENT SINCE 1998

THE EXTENT OF THE TOPICS COVERED IS IMPRESSIVE AND I AM IN FAVOR OF MANY OF THE CONCEPTS AND ACTIONS PRESENTED. THE PLAN CERTAINLY SPEAKS WELL OF THE STAFF INVOLVED; HOWEVER I DO HAVE A FEW CONCERNS TO RAISE:

1. Plans generated by in 1983/86 may no longer express the thoughts of citizens and business owners in 2008. (e.g., the expenditure of funds for the round-about),
2. Pg. 12-Goals should include improving the environmental condition of Back Creek and related creeks. (b. g.) Smelly and trash ridden waterway is not conducive to well being of residents and businesses,
3. Pg. 15 encourage "Dark-Sky-Lighting and elimination of flood lighting of buildings (BIO LAB)
4. Pg. 21 obtaining easements from OLS to preserve habitat (I-6), and implementing a walking trail from the remote parking lot to the Tide-Box, will only facilitate litter, and damage to the protective water grasses, and pollution from pet waste. The current River Walk plastic decking is habitually littered with pet waste, with a nature walk the problem will be compounded. A regulated streetscape south of the Tide-Box, that prohibits pet walking would clean up the problem..
5. Crape Myrtle trees near the CMM need more frequent trimming to prevent trucks avoiding their branches from crossing over the middle line,
6. **The only way to make a useful bike path south of the tide-box is to eliminate vehicle traffic except for owners and deliveries.** Others should use public/business provided transportation—I have seen this done in the south with great success. Families bike, stroll, and play in the park setting and visit the restaurants and other businesses,
7. Pg. 45 **6. Water Quality** 100's of pets walked on the Solomons River Walk is a serious pollution problem. Many owners don't pick it up the waste, and the power washer washes it into the PATUXENT. (It is also very annoying to other walkers, and a yuk for toddler parents)

Another serious problem is the 100's of pounds of fish waste (my estimate) being dumped near the mouth of Solomons Harbor weekly by Charter Boat Captains or their crews. The crabs can't possibly eat it all—they rot and absorb oxygen and smell when the land on the beaches. It is perfectly legal according to DNR-but I don't think it is good for the health of our creeks-and neither does MDE.



Holt, Judy C.

From: Emmylowe@aol.com
Sent: Tuesday, December 16, 2008 9:10 AM
To: Planning & Zoning
Subject: Comments on the and draft of the Solomons Master Plan

Dear Jenny,

First I want to thank you for your presentation slide show you did at the recent meeting on the Solomons Master plan. You did an excellent job.

I don't know if this is the proper place to bring this up, and I was at the meeting where Mr. Donnelly the lawyer mentioned this topic. I feel as a resident of the town of Solomons, who brings many visitors to stay and visit me, we need more retail stores in the core part of town. Another shop has closed and is being replaced with a reality company, and next week another, the bear shop will close as well. I feel we need things in town that will attract repeat visitors. I am not a business owner, but are the restrictions, and rules too stringent to encourage people to come to Solomons rather than go to Lusby to run a small retail or similar business? I would love to see more small business owners with a unique and diverse product come into our area and set up shop. So I guess I am hoping there is a way to encourage some growth in this area to replace the retail shops that have moved or closed. Sorry if what I am writing is not clear or concise.

Sincerely, Emmy Brown
Resident and home owner in C-4, of Avonndale.

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10

Holt, Judy C.

From: Bunky Conner [bunkyscharterboats@comcast.net]
Sent: Monday, December 15, 2008 2:34 PM
To: Planning & Zoning
Cc: 'Elisa'
Subject: Solomons Master Plan Comments

Subject: Solomons Master Plan Comments

We would like to address the information regarding the Solomon's Master Plan and some of the recommended changes.

Our main concern is the proposed sidewalk from the tide box to Bunky's. The area in front of Bunky's from the front door to the south end of the property is used by our customers in vehicles. Customers with boats on a trailers pull in front of the store to come in and make purchases. There is no parking available on the island for people who have boats on a trailer. Also, during the fishing season there are constant vehicle movement in and out of the parking area on Bunky's property for our slip holders, deliveries, and charter customers. We fear that the lines for a pedestrian walk-way would keep customers from parking in front of our store. In addition with a walk-way we are sure to get numerous complaints when cars eventually park on top of the walk-way lines. Delivery trucks are sure to park on the lines as well. When the public parking is full we need to reserve our property and store front for our customers, other wise we will loose business. During the busy season the parking on Solomons Island is already at a minimal for visitors, and we believe that if the parking in front of our building was marked for pedestrians it would keep customers from visiting our business.

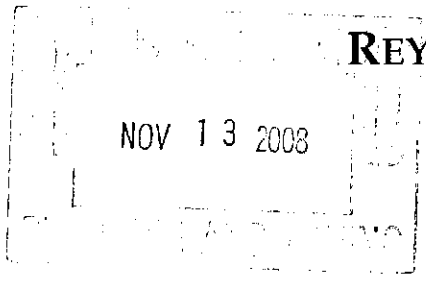
For our charter fishing business to survive, it is crucial that our customers be able to park at or near our marina. They bring coolers, rods, reels, etc. for their fishing trips. Asking customers to walk to and from a far-off parking lot some where off the island and away from the marina is just not an option for *the* fishing center of Solomons.

The other concern that we have is the shortening of parking spaces along the board walk. Solomons Island is a very busy tourist attraction and removing any part of the parking will only make this more difficult. We are the back bone of the sleepy fishing town that most people say they want Solomons to be. We believe Solomons needs more parking. We have noticed our Rental Boat customers having a hard time finding spaces on weekends. Our Rental Boat business is right off the boardwalk and on the Patuxent River. There is no other place for them to park except the public lot. Then, around noon time the restaurant next door opens for lunch. Where do their customers park? In fact, the Methodist Church next door to us has reserved parking space just for them because there is not enough parking to share just on Sunday morning services. That says a lot when there isn't enough public parking for one church on one day a week.

Thank you for letting me voice my concerns.

Kathy Conner
Brian VanDevander
Bunky's Charter Boats

COPY



REYNOLDS AND MANNING, P.A.

ATTORNEYS AT LAW
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WWW.LAWYERS.COM/REYNOLDSANDMANNING

Christopher J. Reynolds
E-Mail: calvertlawyer@comcast.net

Michael K. Manning
E-Mail: smdlawyer@comcast.net

November 10, 2008

Mr. Gregory A. Bowen, Director
Department of Planning & Zoning
Calvert County Government
150 Main Street
Prince Frederick, MD 20678

Re: Solomons Town Center Master Plan Update

Dear Mr. Bowen:

On behalf of my client, Our Lady Star of the Sea Catholic Church in Solomons, Maryland, I have been asked to confirm that the Church holds title to two parcels of real property which adjoin or are near the Church site in Solomons. These parcels are: (1) Lot 11 and Part of Lot 1, Section 8, Avondale, with an address of 14394 Sedwick Avenue which the Church acquired in 2000 (Deed reference: KPS 1257/98) and (2) W. Part of Lot 2, Section 3, Avondale, having an address of 14386 S. Solomons Island Road which the Church acquired in 2002 (Deed reference KPS 1548/645). In considering any modifications to the town center Master Plan update for Solomons, please consider the aforementioned two parcels as being a part of the Church's property.

Should you have any questions concerning this matter, kindly communicate with the undersigned.

Sincerely,

Christopher J. Reynolds

cc: Jenny Plummer-Welker

RONALD J. ROSS, M.D.
P.O. BOX 809
14758 PATUXENT AVENUE
SOLOMONS, MARYLAND 20688
TELEPHONE 410.394.0220
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Jenny Plummer-Welker, Principal Planner
Calvert County Planning & Zoning
Prince Frederick, Maryland 20678

DEC 14 2008

11 December 2008

COMMENTS ALSO SENT VIA EMAIL.

RE: Solomons Master Plan Update

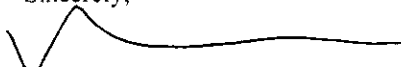
Dear Ms. Plummer-Welker

I would suggest you consider making the following changes to the Solomons Master Plan:

1. Page 16 – Planning Area B Considerations – strike (13) entirely. Maltby Street appears on a Plat dated 1893 and is referred to in a number of deeds of the adjoining properties. The allowed use and exact location of the easement is controversial. I believe the proposed statement serves no useful planning purpose and should be eliminated.
2. Page 16 – Planning Area B Considerations – (c.) (7) Change to “Require commercial use to provide an undeveloped buffer along”.
3. Page 22 – I-21 – Replace with “Encourage the County Commissioners to enact a County Wide noise ordinance and Special Events Policy”. Noise and “special events” in areas of adjacent commercial and residential properties cause “friction”. An ordinance would mitigate controversy of what is and what is not allowed, and who is responsible for enforcement.
4. Non-conforming uses are by definition inherently incompatible with permitted uses in a zone.¹ Add language that in the Solomons Town Center a non-conforming building, structure or use cannot be expanded at all by approval Board of Appeals approval.²

Thank you for your consideration of these proposals.

Sincerely,


RJRoss

¹ *Boyce v. Sembly*, 25 Md. App. 43 (1975)

² See Section 2-6 of the Calvert County Zoning Ordinance

Holt, Judy C.

From: DIANE TARHAN [DTARHAN@CMHLINK.ORG]
Sent: Friday, December 05, 2008 12:58 PM
To: Planning & Zoning
Subject: Solomons Master Plan
Attachments: Diane Tarhan.vcf; ATT253087.htm

I am the president of Solomons Business Association but am making these comments on my own and not for the SBA. As someone who receives a lot of inquiries about Solomons from people outside the area I want to share these thoughts. People are not looking for greenery when they come to Solomons. They are looking for water and beaches. There are so many requests for information on our beaches. They want to come to dock their boats and visit shops/restaurants, to rent boats and enjoy the water and our beaches. One young man wanted to rent a boat and sail to one of our beaches so he could propose to his girlfriend.

As someone who comes to Solomons all year round to eat, shop and sail, parking spaces are critical. On any spring, summer or fall weekend, people drive around and around looking for parking. We cannot afford to give up parking spaces or narrowing the drive space in the parking lots for shrubbery. Shrubbery will not bring people to Solomons. Nor will it increase the enjoyment of their stay. People want to come to Solomons to do things. I would rather see money go into developing the spaces for people to do things while they are here.

Diane P. Tarhan
 Foundation Supervisor
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 PO Box 2127
 Prince Frederick, MD 20678
 410-535-8178
 410-535-8397 (Fax)
www.calverthospital.org/foundation

<<...>>

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