

Proposed development within a Town Center must be consistent with a Master Plan whose function is to clearly delineate types of appropriate land uses and the suitable scale of development.

The goals for the development and approval of the Master Plan were to:

- a. Implement an active Citizen Participation Program,
- b. Establish land use policies based on desirable economic development, public facilities available and needed, residential development, available and needed, residential development, aesthetics, compatibility with and protection of existing and previously planned uses, and the cumulative effect upon the County.
- c. Delineate areas to have certain public facilities, including community water and sewerage and roads,
- d. Designate the physical boundaries of the Towns based on natural features, existing land uses, and policies indicated above,
- e. Delineate identified locations not suited for certain types of development and restrict such development.

### 3. Community Consensus Process

As preparation for the development of this Master Plan, two community forums were held by the Calvert County Planning Staff to determine a general consensus on needs and goals for the area.

At the first meeting, held on April 28, 1983, much of the discussion focused on the critical question of compatibility between residential and commercial uses in the area of Lore Street south, with significant concern voiced over control of public drinking and noise, overnight camping and fishing along the bulkhead, and the proliferation of liquor licenses.

A second major category of concern, voiced at this meeting, dealt with the issues of growth management and preservation of the unique character of the community. This was expressed in the discussions dealing with new commercial development along the bulkhead and the need for parking, the question of height limitations, and the desire for architectural appearance guidelines.

On July 30, 1984, a second meeting was held with the community. There was a renewed insistence on control of parking, trash, and speeding problems along the bulkhead; a renewed request for architectural standards; a concern about potential traffic and access problems on Dowell Road; and identification of traffic problems at the Governor Thomas Johnson Bridge and Lore Street intersection. A height limitation of 3 stories was proposed for the entire Town Center area.

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These community concerns form the basis for the planning approach to this Master Plan for Solomons.

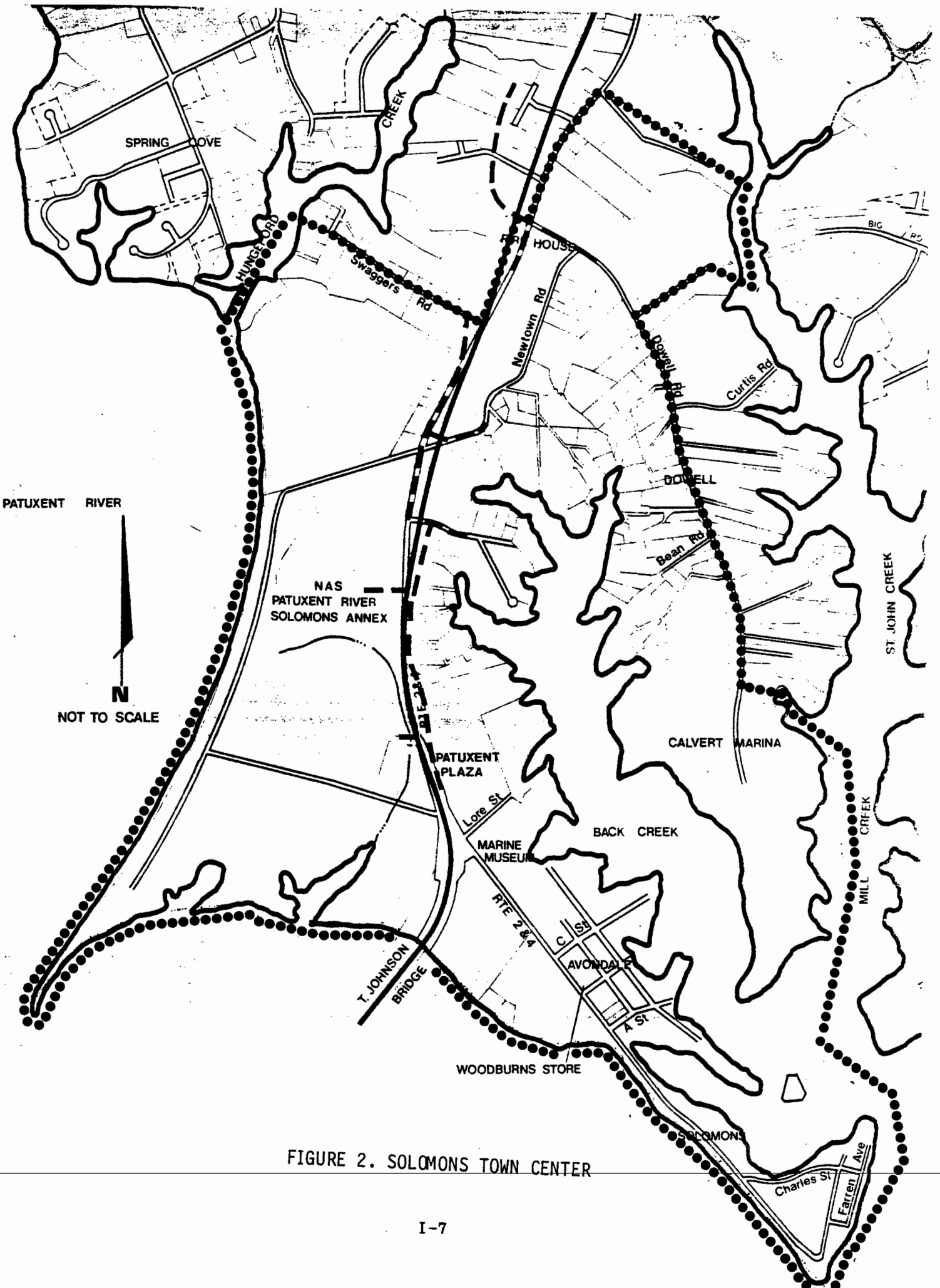


FIGURE 2. SOLOMONS TOWN CENTER

D. PLANNING POLICIES

The recommendations incorporated into this Solomons Master Plan reflect and support the planning policies developed over the years in Calvert County. In particular, this plan seeks to accomplish the County's goals and objectives as documented in the Comprehensive Plan.

1. Relevant Comprehensive Plan Objectives & Recommendations

The Comprehensive Plan objectives having general relevance to the Solomons Master Plan are the following:

a. Land Use:

Encourage new residential development to locate in Towns; encourage institutions and businesses to locate in Town Centers,

Provide for efficient uses of land, environmental safeguards, and high quality site designs through the use of flexible development controls; density transfer, cluster development, historic district zones, and site plan review,

Designate adequate areas for commercial use in the Town Center.

b. Public Facilities:

Reinforce Town Centers by identifying appropriate public facilities - sidewalks, street lights, curbing, landscaping, public squares, etc. - and providing or requiring provision of such facilities.

c. Historic Preservation Controls:

Encourage multi-family, commercial and industrial site design to be visually compatible with surrounding areas that have been designated historically or culturally significant.

d. Farmland Retention:

Encourage and support the marketing of County produced farm products by providing farmers markets within Town Centers.

e. Town Center Recreational Space:

Recreational open space should be provided within Town Centers. It should be attractive and useful - with places to sit and relax, and to present shows and ceremonies. It should be near or at the center of activity.

Provide and or regulate public squares, pedestrian walkways and safe bicycle routes within Town Centers.

Establish a centralized source of information regarding recreation-related programs. Neighborhood recreation areas should be provided in each major subdivision in the Town Center.

f. Economic Development:

Provide a legal mechanism for establishing public facilities construction districts which would permit, under specific circumstances, the development of streets, sewer, water and related public facilities in the Town Centers. Under this provision, the County Commissioners should be empowered to levy a benefit charge.

Promote the development of tourist attractions within the County and encourage the development of lodging accommodations and other tourist related facilities.

Promote retail outlets, including public market places, in Town Centers for agricultural and seafood industries.

2. Master Plan Principles

The underlying issue, which this Master Plan has attempted to address, is how can the natural assets of the area, i.e., the water, the location, and the flavor of Solomons be protected, promoted and developed so that the historic character and the nature of the area may be preserved for future generations.

To achieve this goal, six policies are followed:

- a. The entire Town Center area of Solomons, while composed of six specific geographic areas, will be treated as an economic and aesthetic whole, except for the Solomons Annex of NAS PAX River, Planning Area A.
- b. All the water-based activities of Solomons, including charter boating, recreational boating, crabbing and fishing, will be recognized and provided for within the Master Plan.
- c. A "sense of place" will be recreated in the commercial core of Solomons.
- d. Established residential areas will be protected and enhanced.
- e. Compatible commercial development will be encouraged.
- f. Land use designation will be designed so that a lively mixture of uses are accommodated.

3. Timing of Review of This Master Plan

No plan is ever final or definitive. It reflects current conditions and anticipates future developments. Its function is to provide policy guidance and site specific recommendations as a planning framework within which change may occur.

The Solomons area has been identified as a high growth area in which a significant amount of pent-up residential and commercial demand is presumed. As conditions change over time, the Master Plan will be reviewed no later than eight years after adoption and will be updated if necessary.

In addition, it is clear that any major public improvements proposed will be implemented in specific stages. Any plan which presumes simultaneous implementation of all recommendations, involving either public funding or private investment, would be unrealistic.

This plan continues a process of change in Solomons which has been occurring since its initial founding in the 17th century. Over time, the Island has been historically reshaped to reflect the changing economic conditions of the water-based industries which lie at the core of its history.