

Staff's Analysis of
Comments on the Solomons Master Plan
Reorganized and Updated Second Draft, November, 2008
Second Set, February 5, 2009

The Planning Commission Staff requested comments on the Second Draft of the Solomons Master Plan. Below is a summary of the comments from the public that were received after January 21, 2009 (the date of Staff's previous memo) and Staff's analysis of the comments. Comments are identified by box (■) and Staff's analysis by an arrow (►).

Transportation/Motorists/Parking

- Public Parking Lot behind Our Lady Star of the Sea: A question was raised at the Solomons Business Association's meeting on February 4, 2009, about the length of the lease between the County and the Catholic Church for the parking lot and the lease's renewal length.
 - The draft Master Plan notes the year of construction of the public parking lot behind Our Lady Star of the Sea and the lease length (25 years) in the Accomplishments section (page 9). The draft does not mention this parking lot in the "Parking" section.

Staff recommendation: Add information about the parking lot to the "Parking" section of the draft Master Plan (pages 32 – 33). Proposed text is below.

Public Parking Lot behind Our Lady Star of the Sea Catholic Church

In 1992 the Calvert County Board of County Commissioners entered into a 25-year lease with the Catholic Archbishop of Washington, D.C. for 1.5 acres of land for use as a public parking lot. The County constructed the parking lot in 1993 for \$228,489, with \$178,489 of County funds and \$50,000 of State funds. The lease began on July 1, 1992, and may be renewed for two additional 10-year periods. The County is responsible for trash removal, snow removal, and the electrical bills associated with lighting the parking lot. The church has priority of use of the lot for church activities. The lease agreement states that 25% of the parking lot would be available at all times for public use. The 25-year term will end in 2017.

Action:

Pursue renewing the lease for the public parking lot behind Our Lady Star of the Sea Catholic Church when the initial term expires in 2017.

PLANNING COMMISSION ACCEPTED STAFF'S RECOMMENDATIONS.

Planning Area C

- Planning Subarea C5: Request was made to remove any supporting language in the Master Plan that treats C5 as a part of or similar to Avondale (C6). (See attached comments from William B. Glascock, II, dated January 20, 2009, refer comment identified with an arrow on page 3.)
 - The majority of Subarea C5 is currently included in an Agricultural Preservation District. Two of the principal purposes of Agricultural Preservation Districts are

to preserve prime agricultural land and to guide development away from prime agricultural land. Commercial uses are not permitted within an APD; only a small percentage of business and personal services uses are permitted in an APD. A designated APD is permanently protected when covenants area recorded. Covenants have not been recorded for the Strathmore Farm APD. Staff reviewed the Master Plan for references to Planning Subarea C5.

Action 1-7 in the draft Plan states:

“Evaluate the Solomons Zoning Ordinance land use charts for C5 and C6 (Avondale) for compatibility with maintaining the residential character of Avondale, except for the commercial use of The Avondale Center.”

The current, adopted Solomons Master Plan states in the Actions and Polices section:

“In general, C5 land use is not to be retail commercial because it would not be in keeping with the residential character of Avondale.” (Page II-25)

Staff recommendation: For discussion at your meeting on February 18, 2009.

PLANNING COMMISSION DISCUSSED THE REQUEST AND DEFERRED ACTION.