

Written Comments Received Into the Public Record

Lexington Park Development District Master Plan Update

No. From

- 001 Jerry Soderberg for DH Steffens Date logged: 8/3/2011, Circle Page 1
Map 42, Grid 06, Parcel 165: change from RL to RH this property between Barefoot Acres and Hickory Hills and on the RoW for FDR Blvd (Amber Drive). (see also 009.)
- 002 S. Day and J. Densford for Wildewood Date logged: 8/10/2011, Circle Page 2
Expand DD to the west of Wildewood to include Parcel 179 of Tax Map 42. See also 9/9/13 submission from Joseph R. Densford supporting Day's request; and 9/11/13 submission from J. Bradley Clements clarifying that a school site within this property is not being sought by St. Mary's County Public Schools as claimed by Densford.
- 003 Arian Jakob for Segall Group, LLC Date logged: 3/29/2012, Circle Page 9
Add uses permitted in the RMX. 16 items suggested.
- 004 Rachele Millison Date logged: 5/21/2012, Circle Page 10
46175 Pegg Lane, Map 43, Grid 21, Parcel 561: upgrade from RL to RH or RMX to allow a mix of uses.
- 005 Our Father's House, Lanny Clark, Pastor Date logged: 6/21/2012, Circle Page 13
Change RL-T status to RMX.
- 006 Donald Goddard Date logged: 11/26/2012, Circle Page 17
Map 51, Grid 19, Parcel 101: change property east of Great Mills from RPD to CMX
- 007 John K. Parlett for Park Place California LLC Date logged: 2/14/2013, Circle Page 21
Change balance of Park Place property from RNC to RMX
- 008 Barrett Vukmer for Chesapeake Trails Surveying LLC Date logged: 4/9/2013, Circle Page 24
Map 34, Parcel 151: change from OBP to Industrial to remove need for conditional use to be sought each time the airport expands onto this property.
- 009 Alan W. Bernstein for Maryland Manor Holdings, LLC Date logged: 4/10/2013, Circle Page 25
001 Map 42, Parcel 165 - remove from Hickory Hills PUD. (See also. 001.)
002 Map 42, Parcel 071 - remove from Hickory Hills PUD (see also 001).
- 010 DPWT for Walden Sierra Date logged: 5/22/2013, Circle Page 29
Walden Sierra - add this property to the Development District - recommend appropriate zoning.
- 011 Christopher Longmore Date logged: 6/12/2013, Circle Page 34
Do not remove Woods at Myrtle Point from Development District
- 012 Butch Bailey for Tom Watts Date logged: 7/1/2013, Circle Page 36
Map 51, Grid 3, Parcel 507, Shady Knolls Section, change from RH to RMX for a community center.
- 013 B. Clements for SMC Public Schools Date logged: 7/8/2013, Circle Page 37
Revise Section 5.3 pertaining to public schools; and consider the effect of reducing the size of the Development District on acquiring school sites.
- 014 Bonnie Curtis for CIV NAVFAC LANT, AM Date logged: 7/23/2013, Circle Page 38
Staff draft approach to implementation of Navy's AICUZ APZ recommendations is sound.
- 015 Frank Allen Date logged: 8/9/2013, Circle Page 40
Staff draft should consider option of multi-use trails; it should promote use only of shielded outdoor lighting to make nighttime flying safer (ref sections 6.3.3 and 9.3.7).
- 016 R. Keith Fairfax Date logged: 8/9/2013, Circle Page 42
001 Lexington Manor north of Rennel should remain undeveloped.
002 Supports proposed road connection from Willows Road traffic circle to Three Notch Road.
003 Supports proposed completion of sidewalk network.

No. From

016 R. Keith Fairfax

Date logged: 8/9/2013, Circle Page 42

004 Incorporate Lexington Park.

017 Keith Bounds for MDoT

Date logged: 8/22/2013, Circle Page 43

001 Supports creating recognizable town center in Lexington Park.

002 Supports the plan's inclusion of a "complete streets" concept

003 Supports the plan's inclusion of long term strategies for cycling and sidewalk networks.

004 Supports the plan's recommendations for redevelopment on existing parking lots.

005 Supports the plan's interest in increasing access for transit riders, bicyclists and pedestrians to the NAS.

006 Supports the plan's attention to access management plans.

007 Throughout the plan, add the modifier "ADA compliant" as necessary and appropriate when referring to sidewalks, bike paths and hiking trails.

008 Where appropriate in the plan, clearly and consistently use the terms "bicycle facilities," "bikeway," "bike lane," and "bike route."

009 The plan should show pedestrian access into the Naval Air Museum and Visitors Center.

010 Supports new street connections shown on pages 17 and 18.

011 The plan should acknowledge that new streets intersecting with state roadways must be reviewed pursuant to the state's access management planning process.

012 At page 39 the plan should recognize that the park and ride lot at the regional airport is operated by the Maryland Transit Administration.

013 At page 40 the plan should acknowledge the county's annual transportation priorities letter to the Maryland Department of Transportation.

014 At page 40 the state route numbers should be added to the appropriate road names, i.e., Three Notch Road (MD 235), Great Mills Road (MD 246) Chancellor's Run Road (MD 237).

015 At page 40 the plan should not recommend the use of speed humps on state roads. SHA does not support speed humps on state roads.

016 The plan should reference the prospect of a Metropolitan Planning Organization (MPO). Page 42 should include a figure showing the urbanized area. Some discussion of the MPO should be placed in section 1.3 (Planning Context) to indicate that there are regional planning implications.

017 Page 42 should clarify that there are no plans to include St. Mary's County in the state's study of high capacity transit between Charles and Prince George's Counties.

018 Page 65 should clarify that upgrades to current lighting or additional lighting must be coordinated with the District Engineer.

019 At page 75 the term "road diet" should be added to the list of traffic calming measures.

020 At page 78 under Community Design Elements the Plan should consider standards or incentives for providing conveniently located bicycle parking.

021 Per SHA's Scenic Byways Program, the Plan should make specific statements, where appropriate, on how development should occur along scenic byways in a manner that preserves, maintains and enhances the character-defining resources of the byways.

022 Per SHA's Scenic Byways Program, the Plan should reference, where appropriate, the Program's context-sensitive solutions (CSS) for road improvements along or within proximity to a scenic byway.

023 Per SHA's Scenic Byways Program, the Plan should discuss the relationship between strong planning policies to preserve, protect and enhance character defining resources along byways and the positive effect these actions have on economic development.

018 Joyce Lloyd Chappell

Date logged: 8/22/2013, Circle Page 47

Tax Map 43, Parcel 353: request for entire parcel to be zoned CMX.

- No. From Date logged: 8/27/2013, Circle Page 48
- 019 Crystal Brandt
Supports removing areas "c" (Park Hall to Great Mills) and "d" (Shannon Farm) from the Development District.
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- 020 Casey Brandt Date logged: 8/27/2013, Circle Page 49
Supports removing areas "c" (Park Hall to Great Mills) and "d" (Shannon Farm) from the Development District.
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- 021 King's Christian Academy Date logged: 8/29/2013, Circle Page 50
The plan should not include the extension of Pegg Road from Indian Bridge Road to Callaway. Ref Table 4.2 and Figure DC-3a.
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- 022 Robert Willey Date logged: 9/3/2013, Circle Page 51
Supports removing area "a" (Myrtle Point) from the Development District.
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- 023 Barbara Bershon for Maryland Arts Council Date logged: 9/9/2013, Circle Page 52
In support of Section 6.2.6 which proposes that an Arts and Entertainment District be a part of the plan.
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- 024 Thomas Dennison for St. Mary's County Chamber of Commerce Date logged: 9/9/2013, Circle Page 56
Opposed to reducing the size of the Development District. 09/05/13
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- 025 Rory Feicht et al Date logged: 9/9/2013, Circle Page 57
Rezone from RMX to CMX the property located at 23176 Woodland Acres Road.
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- 026 Sang Oh for Millison Corporation Date logged: 9/9/2013, Circle Page 58
Opposed to the Plan's proposal for Millison Plaza.
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- 027 Billy Higgs for Community Development Corporation Date logged: 9/10/2013, Circle Page 64
- 001 The Plan's intentions for Downtown must be clarified, especially regarding the interpretation and implementation of the AICUZ. See paragraphs 1-3 and 7 through the end of this submission.
- 002 The fourth paragraph of this submission supports the Plan's subarea approach.
- 003 The fifth paragraph of this submission supports the Plan's attention to revitalization of the Downtown and the Great Mills Road corridor.
- 004 The sixth paragraph of this submission supports the Plan's attention to revitalization of other shopping centers such as Laurel Glen.
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- 028 Suzanne K. Henderson Date logged: 9/10/2013, Circle Page 68
Supports removing area "a" (Myrtle Point) from the Development District.
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- 029 Bill Schwab Date logged: 9/11/2013, Circle Page 69
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
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- 030 Russell Lee Date logged: 9/11/2013, Circle Page 70
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
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- 031 Chris Crowley Date logged: 9/11/2013, Circle Page 71
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
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- 032 Phil Dorsey Date logged: 9/12/2013, Circle Page 72
Map 51, Parcel 163: entire parcel should be zoned RH.
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- 033 R. A. Thorsen Date logged: 9/16/2013, Circle Page 74
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
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- 034 Lou Abbott Date logged: 9/16/2013, Circle Page 76
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
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- 035 Jared Wood Date logged: 9/16/2013, Circle Page 78
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
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- 036 David Drys Date logged: 9/17/2013, Circle Page 80

- No. From
David Drys Date logged: 9/17/2013, Circle Page 80
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
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- 037 Cathy Thorsen Date logged: 9/17/2013, Circle Page 81
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
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- 038 Brian Loewe of Dept of Rec and Parks Date logged: 9/17/2013, Circle Page 84
Re Nicolet Park entrance, language should be added where appropriate to clarify that the location for the park entrance is shown for conceptual purposes only.
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- 039 Kathy Bailey of Dept of Rec and Parks Date logged: 9/18/2013, Circle Page 86
Section 10.3.4 Three Notch Trail - language provided to clarify status of this project
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- 040 Pat Mudd for Patuxent Baptist Church Date logged: 9/18/2013, Circle Page 90
Map 43, Parcel 243 should be rezoned from RMX to CC.
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- 041 Kenneth and Maria Berry Date logged: 9/18/2013, Circle Page 91
Supporting removal of area "a" (Myrtle Point) from the Development District.
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- 042 Brooks Jackson Date logged: 9/20/2013, Circle Page 92
Supporting removal of area "a" (Myrtle Point) from the Development District.
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- 043 Chip Dudderar Date logged: 9/20/2013, Circle Page 93
Supporting removal of Critical Areas from the Development District.
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- 044 Richard W. Huff Date logged: 9/20/2013, Circle Page 94
Supporting removal of area "a" (Myrtle Point) from the Development District.
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- 045 Jane Nestor Date logged: 9/23/2013, Circle Page 95
Supporting removal of area "a" (Myrtle Point) from the Development District.
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- 046 Robert Eliff Date logged: 9/23/2013, Circle Page 97
Opposed to removal of 68 acres at 19794 Point Lookout Road from the Development District.
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- 047 Mike Patterson Date logged: 9/23/2013, Circle Page 99
The plan should not propose the extension of Pegg Road to Callaway.
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- 048 Carolyn Egeli Date logged: 9/24/2013, Circle Page 100
Comments for revitalizing downtown (comments divided by topic to allow recommendation/response)
A. Support for "local and small" as a defining characteristic for revitalization of downtown.
B. Support for interconnection of roads between existing neighborhoods to facilitate infill development
C. Support for creating park spaces at the connections between old and new developments
D. Recommendation for adding micro lending for small startups among the low income and some small commercial spaces planned in the middle of the growth would allow for some neighborhood shopping within walking distances of homes. Even some allowances for in home businesses in zoning could help alleviate the need for expensive commercial spaces by small businesses
E. Recommends discussion of benefits for greening of Lexington Park
1) Removal of overhead lines to allow increased tree cover
2) Tax incentives for solar panels, energy efficiency improvements,
3) Require trees and landscaping to manage heat island effects of pavement, and roofs in new and existing developments
4) Use requirements for 1-3 to promote green jobs and new startup businesses
5) Increased safety benefits in visually attractive well landscaped communities.
F. Recommends reducing build out elsewhere in the county to support development around the "town center" such as it is, around Great Mills Rd. Concern about cost of excess residential development without an adequate commercial tax base to pay for facilitates and services.
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- 049 Jeff Thomas Date logged: 9/25/2013, Circle Page 101
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
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- 050 Capt. Shevchuk Date logged: 9/26/2013, Circle Page 102
The draft plan meets the intention and recommendations of AICUZ. Existing buildings in APZ2 may

- No. From
Capt. Shevchuk Date logged: 9/26/2013, Circle Page 102
maintain current footprint, category and occupancy intensity. All redevelopment plans should comply with the guidelines in the AICUZ instructions without regard for previously existing building sizes or uses.
- 051 Stephen and Carolyn Egrie Date logged: 9/26/2013, Circle Page 104
Change from RMX to CMX the zoning for properties located at 23306 and 23290 Three Notch Road.
Current use = Baldwin Design Group, Inc., an interior design company.
- 052 Michael L. Donnelly Date logged: 10/1/2013, Circle Page 105
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
- 053 P. Conrad for Md Dept of Planning Date logged: 10/1/2013, Circle Page 108
001 Support for the draft plan's promotion of mixed use.
002 Support for reducing the size of the Development District.
003 Support for the draft plan's focus on sub-areas.
004 Support for the draft plan's emphasis on downtown.
005 Support for the draft plan's accommodation of bikers and pedestrians.
006 MDP agrees with the draft plan's population, housing and employment projections. Advises that the plan explain projected 8% vacancy rate.
007 MDP recommends that the transportation component of the Development District plan include traffic demand strategies to help reduce peak hour congestion. MDP supports the draft plan's provisions for complete streets and a sustainable transportation system
008 MDP confirms that this plan update requires a Septic Tier Map pursuant to the 2012 Sustainable Growth and Agricultural Preservation Act.
- 054 Bruce Orjada Date logged: 10/1/2013, Circle Page 114
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
- 055 Gary Shrout Date logged: 10/1/2013, Circle Page 116
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
- 056 John Mountjoy Date logged: 10/1/2013, Circle Page 117
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
- 057 Carlos A. Velazquez Date logged: 10/1/2013, Circle Page 119
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
- 058 Will Broadus Date logged: 10/2/2013, Circle Page 120
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
- 059 James R. Vachalek Date logged: 10/2/2013, Circle Page 122
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
- 060 James M. Hoey Date logged: 10/3/2013, Circle Page 123
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
- 061 Tim Reiney Date logged: 10/4/2013, Circle Page 124
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
- 062 Michael A. Guy Date logged: 9/30/2013, Circle Page 122
Rezone from RMX to Commercial the property located at 23104 Three Notch Road.
- 063 Linda Petzold Date logged: 10/3/2013, Circle Page 124
Opposed to removal of 68 acres at 19794 Point Lookout Road from the Development District.
- 064 Iain D. Sommerville Date logged: 10/8/2013, Circle Page 125
Rezone from RMX to CMX the property located at 23148 Three Notch Road.
- 065 Ruth Feicht Date logged: 10/8/2013, Circle Page 126

- No. From
Ruth Feicht Date logged: 10/8/2013, Circle Page 126
Rezoned from RMX to CMX the property located at 23176 Woodland Acres Road.
- 066 Murphy-Kose-Lancaster-WLPV-Guy-Smith-Benzin-Fusco Date logged: 10/9/2013, Circle Page 127
Rezoned from RMX to CMX the property located at 23176 Woodland Acres Road. Consider same change for these adjoining addresses on Three Notch Road: 23148, 23140, 23134, 23116, 23112, 23104, 23102, 23092, 23088.
- 067 Laura Clarke for Millison Development Company Date logged: 10/9/2013, Circle Page 141
- 001 The draft plan's concept for Downtown is too specific for a planning document.
 - 002 Observation of the number of property owners within the AICUZ.
 - 003 Observation that changes to zoning and other ordinances will follow adoption of the Development District master plan.
 - 004 Plan adoption should be delayed until the JLUS is completed and addressed in the plan.
 - 005 The draft plan provides no incentives for owners of properties within the Downtown to redevelop as suggested. Downzoning of these properties will only encourage deterioration and decline.
 - 006 Observation that the draft plan prescribes a significantly lower floor area ratio than currently allowed within the AICUZ.
 - 007 Inclusion of Navy guidance language in the draft plan is inappropriate.
 - 008 The draft plan should recommend only open space for the property once occupied by Lexington Manor.
 - 009 Question: what impacts will result if the AICUZ overlay is updated to include noise zones as recommended on page 21?
 - 010 Question: illustrations on pages 13, 18 and 22 show a future parking garage; who will build and pay for it?
 - 011 Question: will a separate zoning ordinance and subdivision ordinance be created to implement the recommended form-based zoning mentioned on page 10 and the conservation subdivision ordinance mentioned on page 37?
 - 012 The "form-based zoning" mentioned on page 10 should be explained.
 - 013 Examples of the design standards prescribed for the FDR Corridor should be provided, along with an explanation of how they will be implemented, but in subsequent development regulations and not in the plan.
 - 014 Question: is it the intent of the complete streets concept to require development and redevelopment projects fronting on major roads to acquire additional right of way for hiker/biker trails and sidewalks in addition to the standard mitigation requirements for road improvements?
 - 015 Objection: the 200' buffer around streams being proposed would lead to county requirements that are more restrictive than those of the state.
 - 016 Question: what is the difference between the proposed conservation ordinance and the current state forest conservation and FIDS regulations?
 - 017 The plan and subsequent regulations should consider possible redevelopment incentives to help address stormwater management and WIP regulations for the downtown area.
 - 018 The word "Future" should be removed from references to the Jarboesville Run Focus Area.
- 068 Evin Beck Date logged: 10/9/2013, Circle Page 144
Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
- 069 Mike McDaniel Date logged: 10/9/2013, Circle Page 147
- 001 Growth forecast should be updated to factor in declining Defense budgets.
 - 002 Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
 - 003 Opposed to the draft plan's recommendations for road connections into and through Wildewood. Generally favors the concept of additional access, but objects to such access impacting side streets in residential neighborhoods.

- No. From Date logged: 10/9/2013, Circle Page 147
- 069 Mike McDaniel
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- 070 Kevin Stone Date logged: 10/9/2013, Circle Page 149
- Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
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- 071 Glenn Bohmann Date logged: 10/9/2013, Circle Page 150
- Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
-
- 072 Barrett and Jacqueline Vukmer Date logged: 10/9/2013, Circle Page 151
- Opposed to extending Pegg Road outside of the Development District.
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- 073 Ted Verdict Date logged: 10/9/2013, Circle Page 152
- Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property.
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- 074 Dugan, McKissic and Longmore for Bruce Henry and Best Industrie Date logged: 10/11/2013, Circle Page 153
- Do not remove Shannon Farms from the Development District. The effect of the Mattapan Rural Legacy Area on Shannon Farms is questionable.
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- 075 Dugan, McKissic and Longmore for Oak Crest PUD Date logged: 10/11/2013, Circle Page 161
- 001 The planning commission is requested to ensure that any subsequent zoning ordinance amendments stemming from the new master plan will not affect the status of a PUD, including the Oak Crest PUD.
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- 002 Development incentives should be available throughout the Development District and not just in the central subarea.
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- 076 Richard Wyrrough for Stewart's Grant PUD Date logged: 10/11/2013, Circle Page 163
- While the owners support the plan as it pertains to the redesignation of portions of the property as Redeveloped Downtown Mixed Use and Future High Density Residential, the owners do not support the proposal to rezone any portion of the property to Future High-Intensity Mixed Use Community.
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- 077 Charles D. Carruth Date logged: 10/11/2013, Circle Page 167
- Opposed to the draft plan's impacts on the Sanners Lake Sportsman Club property and on contiguous property located at 21353 Sanners Lane.
-