

Lusby Villas Opposition Points

An Informational Town Hall Meeting was held on July 9, 2024 to discuss the approved building of the Lusby Villas. A recording of the Town Hall can be accessed here:

<https://www.youtube.com/watch?v=lttOmetbpGI>

Below are listed points of opposition for the current Lusby Villas preliminary plan proposed on March 21, 2021, and approved by the Calvert Planning Commission on May 15, 2024.

1. Calvert County is the smallest county in MD and 6th in the US/Bayside and River.
2. The US Pentagon is 35 acres, the current proposition of the Lusby Villas is a disturbance area of 31 acres of land in Lusby.
3. The proposed Lusby Villas is on land owned by a singular family since 1965, with a Memorandum of Understanding (MOU) executed in 2005 by Planning Commission members with questionable authority.
 - a. Only the Board of County Commissioners (BOCC) has authority to execute a MOU, **not** the Planning Commission.
 - b. MOU outlines areas for a Village Green and Shopping Center, **not** a 276-unit apartment complex.
 - c. The proposal has aged 20 years with no approvals or changes, with a rush now to approve and build.
 - i. **No additional changes in the plan include comp plans, environmental impact, updated traffic patterns regulations, zoning ordinances, and sewer/water designations.**
4. There are Back Room Meeting Minutes, by and between Calvert County Developers and Builders that exceed 100 pages and were cited in the Calvert Citizens United lawsuit.
5. Forest Retention Area for the Lusby Villas is located on the land owner's property in Prince Frederick. This means any trees destroyed on the property in Lusby, the owner can plant trees to fulfill the Forest Conservation Act can be done in an entirely different town 17 miles away.

Lusby residents were informed on August 21, 2024, that there were 30 days to file an appeal to the project. Community members acted quickly to organize and create Save Lusby, Inc and retained Towson Lawyer, G. Macy Nelson to serve a Petition for Judicial Review on September 18, 2024. With the petition in place, the Villas are **paused** while the parties prepare their legal arguments.

Additional links:

- OCT 2023 Rev. Lusby Town Center Master Plan:
https://www.calvertcountymd.gov/DocumentCenter/View/41907/Lusby_MPZO-2023_03
- DEC 2022 Rev. Calvert County Comprehensive Plan:
<https://www.calvertcountymd.gov/ComprehensivePlan2022>