

Greetings,

The Calvert County Planning Commission is seeking comments on proposed amendments to the Calvert County Comprehensive Plan and the Huntingtown, Solomons and St. Leonard Town Center Master Plans.

The Planning Commission held a meeting on September 18, 2024, and directed staff to distribute the proposed amendments to agencies and departments, adjoining jurisdictions and the Tri-County Council for review and notification at least 60 days in advance of the public hearing in accordance the Land Use Article of the Annotated Code of Maryland.

The proposed amendments are intended to eliminate the Town Center Architectural Review Committees, allow a maximum density of no more than four units per acre in Town Centers, and rezone several properties near existing infrastructure in the southern portion of the county to the Heavy Industrial District. References to specific allowable density in the plans are also proposed for deletion to minimize the need to amend plans in the future; allowable density for Town Centers will be contained in the Calvert County Zoning Ordinance.

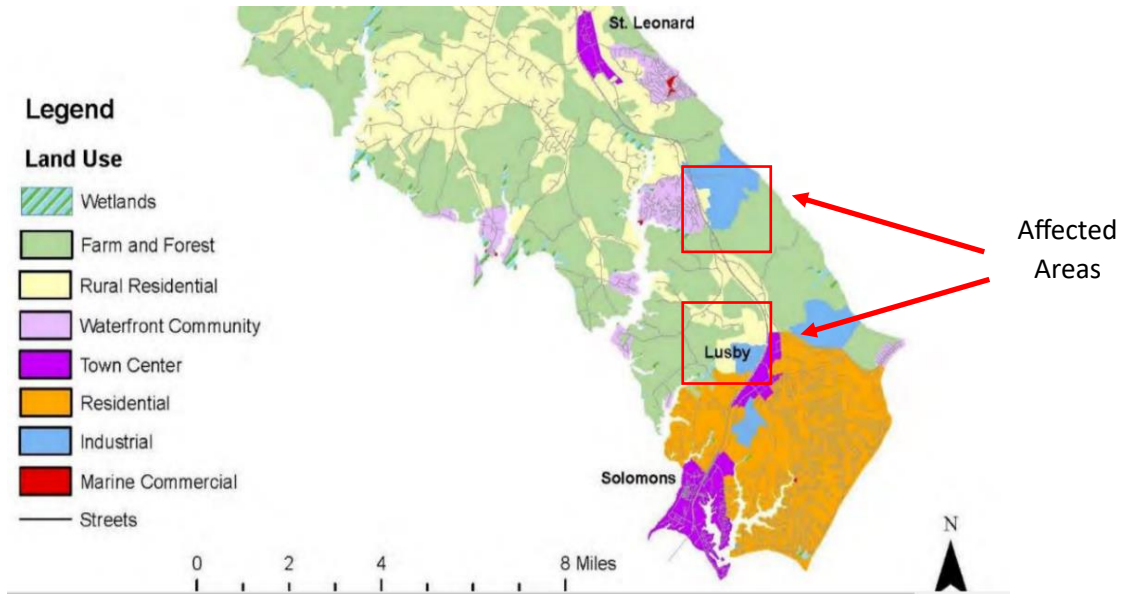
The proposed amendments pertaining to the elimination of Town Center Architectural Review Committees and the proposed maximum density will impact Priority Funding Areas that coincide with Town Centers. The proposed rezonings to the Heavy Industrial District do not impact Priority Funding Areas. The proposed rezonings, contained in the table below, aim to utilize parcels adjacent to current industrial uses served by existing infrastructure but located outside of Town Centers to provide flexibility for business that generate little traffic, to create high-paying jobs and significantly contribute to the county's tax base, and to maximize utilization of existing infrastructure.

**Proposed Designated Zoning Category Change to the Heavy Industrial District (I-2)**

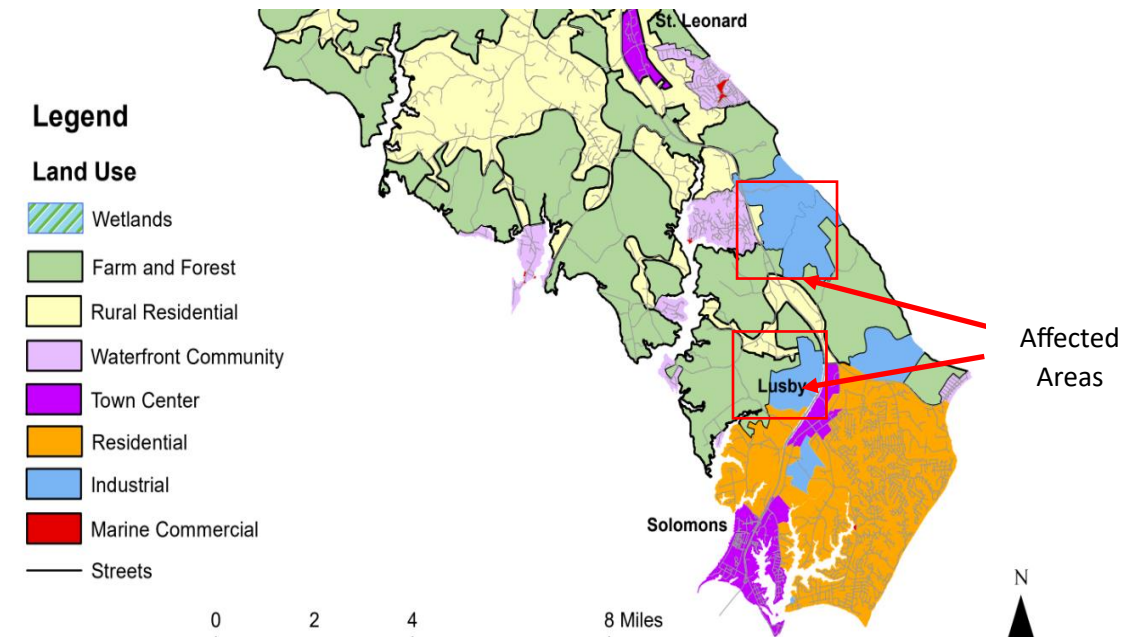
	Tax Map	Parcel	Current Zoning	Parcel Size (acres)	Address
1.	39	137	RCD	100	10475 Solomons Island Road
2.	40	26	I-1 & FFD	726	Camp Convoy Road
3.	42	19	I-1	203	401 Sweetwater Road
4.	42	93	RCD	130	750 Sweetwater Road
5.	42	101	RCD	56	700 Sweetwater Road
6.	42	264	I-1	58	600 Sweetwater Road
7.	42	206	RCD	31	10485 S Solomons Island Road
8.	42	424	RCD	48	10495 Solomons Island Road

Below is a comparison between Calvert County's current future land use map contained in the Calvert County Comprehensive Plan and the proposed future land use map that includes the proposed rezonings.

### Current Future Land Use Map



### Proposed Future Land Use Map



The proposed amendments are being performed in conjunction with the Calvert County Zoning Ordinance Update to comply with the Land Use Article of the Annotated Code of Maryland, which requires that the Zoning Ordinance and the Town Center Master Plans are consistent with the Calvert County Comprehensive Plan.

**Summary of Proposed Amendments to the Calvert County Comprehensive Plan and Huntingtown Solomons and St. Leoanrd Town Center Master Plans**

This attachment contains the affected pages of the Calvert County Comprehensive Plan and Huntingtown, Solomons and St. Leoanrd Town Center Master Plan pages only. A link to each affected plan in its entirety is in the table below.

<b>Calvert County Comprehensive Plan or Town Center Master Plan</b>	<b>Comprehensive Plan or Master Plan Page</b>	<b>Request to Review Page</b>
<b><u><a href="#">Calvert County Comprehensive Plan</a></u></b>		
Revisions pertaining to density	Page ES-4	<a href="#">Page 6</a>
Revisions to the Future Land Use Map/Proposed I-2 Rezonings	Page ES-5	<a href="#">Page 7</a>
Revisions pertaining to density	Page 3-14	<a href="#">Page 8</a>
Revisions to the Future Land Use Map/Proposed I-2 Rezonings	Page 3-15	<a href="#">Page 9</a>
<b><u><a href="#">Huntingtown Town Center Master Plan</a></u></b>		
Revisions pertaining to density	Page 28	<a href="#">Page 11</a>
Revisions pertaining to the elimination of the Town Center ARCs	Page 32	<a href="#">Page 12</a>
<b><u><a href="#">Solomons Town Center Master Plan</a></u></b>		
Revisions pertaining to the elimination of the Town Center ARCs	Page 50	<a href="#">Page 14</a>
<b><u><a href="#">St. Leonard Town Center Master Plan</a></u></b>		
Revisions pertaining to the elimination of the Town Center ARCs	Page 11	<a href="#">Page 16</a>
Revisions pertaining to density	Page 14	<a href="#">Page 17</a>
Revisions pertaining to density	Page 16	<a href="#">Page 18</a>
Revisions pertaining to the elimination of the Town Center ARCs	Page 52	<a href="#">Page 19</a>
Revisions pertaining to the elimination of the Town Center ARCs	Page 78	<a href="#">Page 20</a>

The comment period ends on November 18, 2024. The proposed amendments are attached for your review prior to a public hearing.

Public hearings are scheduled for the following dates:

- Nov. 20, 2024: Planning Commission public hearing
  - Dec. 10, 2024: Board of County Commissioners public hearing
- (These dates are subject to change. For more information on public hearings, visit <https://www.calvertcountymd.gov/PublicHearings>, or contact the Department of Planning and Zoning.

Comments can be submitted in several ways:

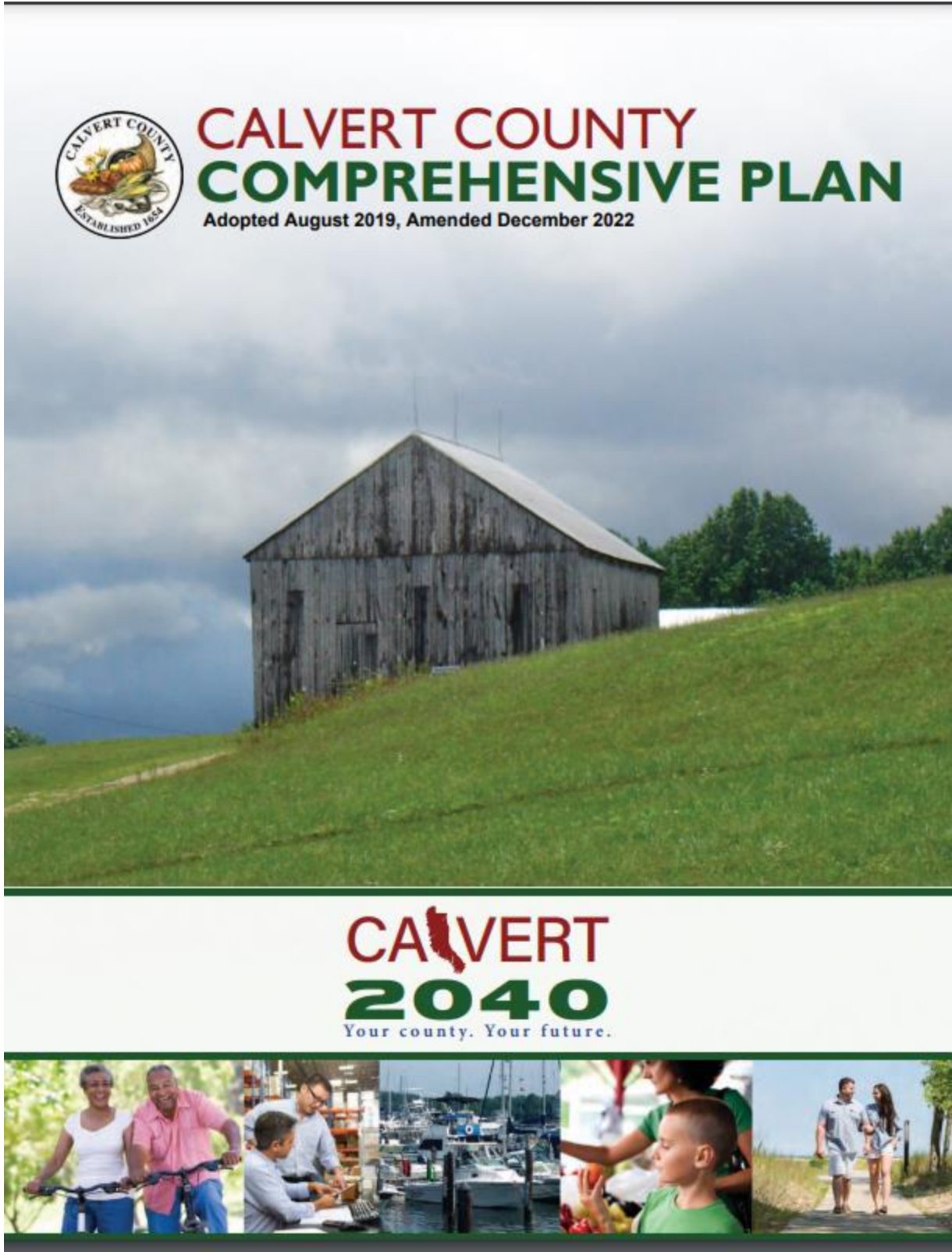
- **Email:** [TownCenterUpdate@calvertcountymd.gov](mailto:TownCenterUpdate@calvertcountymd.gov)
- **Mail:** Mr. John Toohey, Chair, Calvert County Planning Commission, 205 Main St., Prince Frederick, MD 20678
- **Fax:** 410-414-3092
- **Hand Delivery:** 205 Main St., Prince Frederick

All comments will become part of the public record for the proposed amendments to the Calvert County Comprehensive Plan and the Huntingtown, Solomons and St. Leonard Town Center Master Plans. Public record documents will be made available to members of the public upon request.

If you serve on or are responsible for the comments from a Board, Committee, or Commission, please forward this request to the appropriate people.

If you have any questions, please contact Tay Harris, Long Range Planner at 410-535-1600, ext. 2333 or [tay.harris@calvertcountymd.gov](mailto:tay.harris@calvertcountymd.gov).

Proposed Amendments to the Calvert County Comprehensive Plan



## Growth Areas

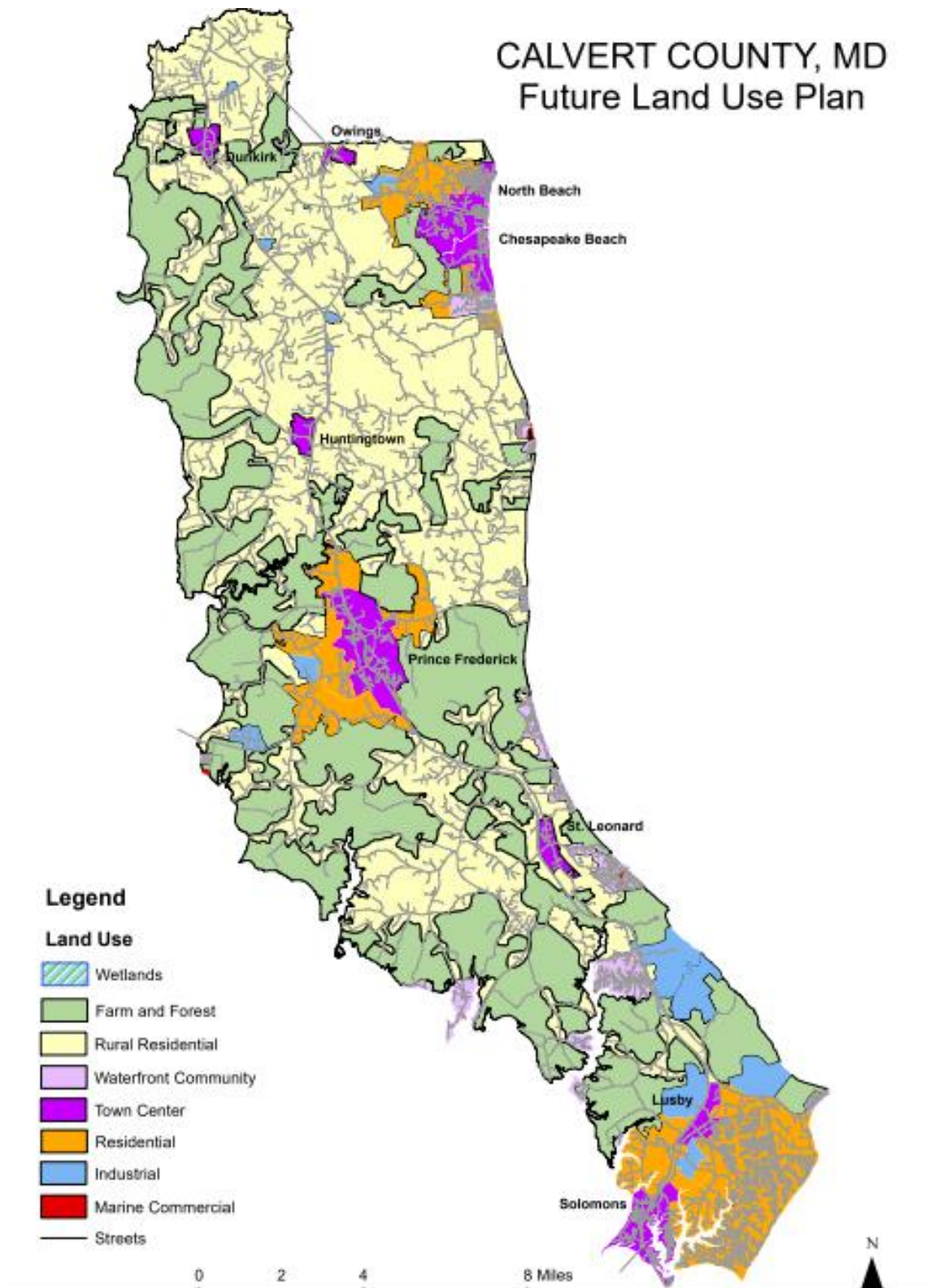
Town Centers – Town Centers are the county’s primary designated growth areas. Town Centers contain a mixture of residential, commercial, and institutional uses. Town Centers are areas where TDRs can be used to increase density to a maximum consistent with the approved Town Center zoning. Future development is guided by a Town Center master plan.

Residential – Mapped areas within approximately one mile of the North Beach, Chesapeake Beach, Prince Frederick, Lusby, and Solomons Town Centers. The density in these areas can be increased through the use of TDRs. ~~Density in these areas can be increased to a maximum of four dwelling units per acre.~~

### Commercial & Industrial Areas

Industrial – Manufacturing and employment centers that may include some larger-scale institutional and services uses. Marine

Commercial – Small-scale, water-dependent uses like marinas and restaurants, providing convenience services to residents and visitors.



Calvert County Comprehensive Plan  
3-14

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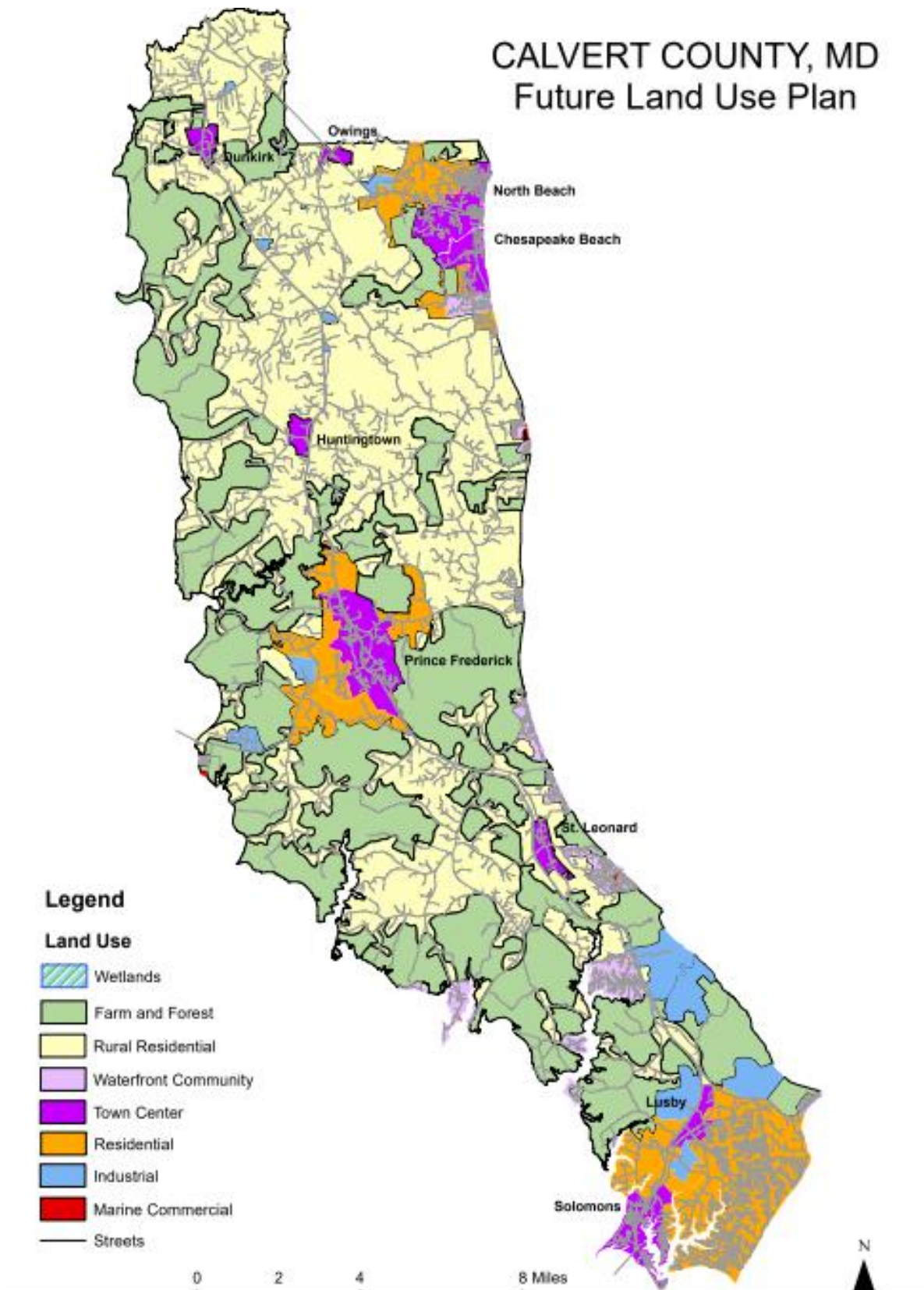
Residential – Mapped areas within approximately one mile of the North Beach, Chesapeake Beach, Prince Frederick, Lusby, and Solomons Town Centers. The density in these areas can be increased through the use of TDRs. ~~Density in these areas can be increased to a maximum of four dwelling units per acre.~~

Commercial & Industrial Areas

Industrial – Manufacturing and employment centers that may include some larger-scale institutional and services uses.

Marine Commercial – Small-scale, water-dependent uses like marinas and restaurants, providing convenience services to residents and visitors.

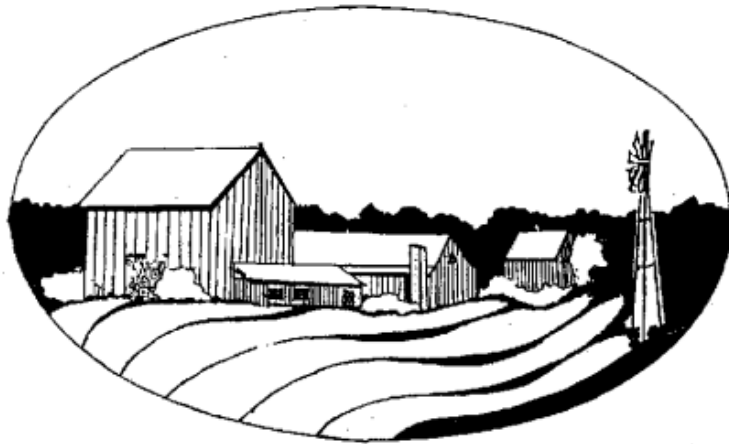




**Proposed Amendments to the Huntingtown Town Center Master Plan**

Density and Architectural Review Committee (ARC)-related amendments to the Zoning Ordinance will be incorporated as part of the Zoning Ordinance Update.

**HUNTINGTOWN  
MASTER PLAN  
AND  
ZONING ORDINANCE**



**ADOPTED OCTOBER 5, 1993  
CALVERT COUNTY, MARYLAND**

Revised: September 30, 1994  
Revised: May 23, 1995  
Revised: July 11, 1995  
Revised: March 12, 1996  
Revised: April 2, 1996  
Revised: August 4, 1998  
Revised: December 2, 2003  
Revised: August 10, 2004  
Revised: May 1, 2006  
Revised: March 25, 2008  
Revised: March 7, 2012  
Revised: May 4, 2012  
Revised: September 4, 2015  
Revised: January 31, 2018  
Revised: January 3, 2019  
Revised: November 21, 2019  
Revised: September 15, 2020  
Revised: June 8, 2021

Residential District

The Residential District encompasses those portions of the Town Center which are more outlying and beyond convenient walking distance to the center of the town representing nearly 66% (approximately 200 acres) of the total Town Center acreage. In this district lots will generally be 1/3 to 1 acre and set back further from the road.

The Residential District should be designated as a transfer zone allowing increased density and a minimum lot size of ~~one acre 15,000 square feet with Health Department approval. A minimum gross density of one acre would be permitted without the use of transferable development rights.~~ Any density greater than one dwelling unit per acre would require five development rights for every dwelling. Proposed setbacks and zoning restrictions and a complete listing of permitted conditional, and special exception uses are contained in the Huntingtown Zoning Ordinance.

The roads will be more curvilinear in alignment respecting the steeper topography and cul-de-sacs will be utilized. The roads will be open section with sidewalks optional, although street trees will still be required. Clustering is encouraged within the Residential District and community water service may be extended. The following drawings provide typical cross-sections for Hunting Creek Road and local roads in the Residential District.

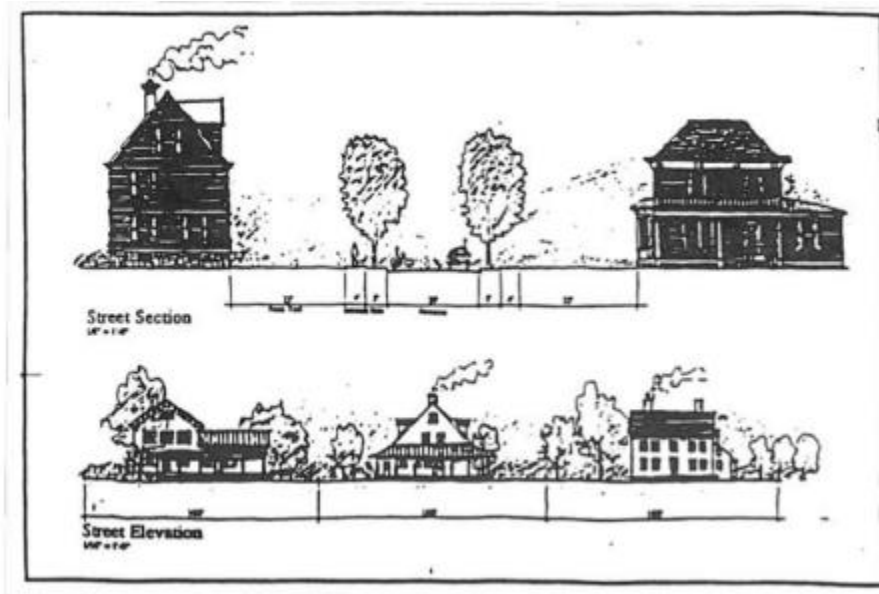
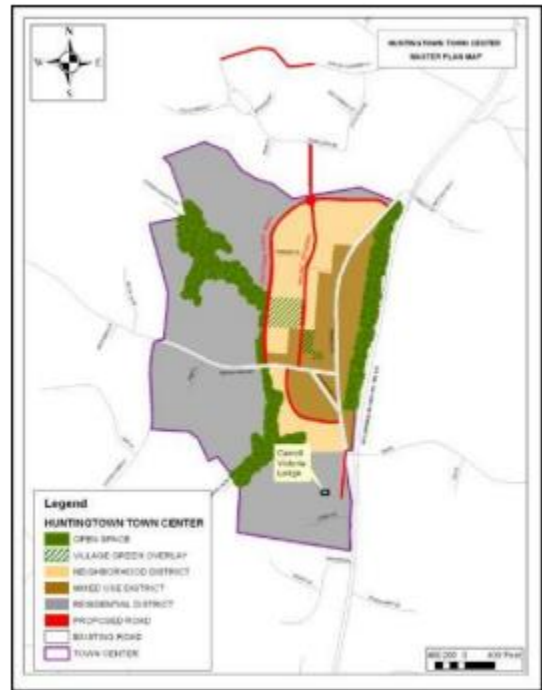


Figure 3: Residential District Streetscape

## E. Community Appearance

Huntingtown has been fortunate in that most new development has complimented traditional local architectural styles characterized by peaked tin roofs, front porches, clapboard siding and shutters. Community appearance requirements addressing architecture, landscaping, signage, and lighting will encourage new development to preserve the small town character of Huntingtown. Furthermore, these appearance standards can help enhance Huntingtown's streetscape and contribute to a distinctive sense of place.

### Architecture

#### **ACTIONS:**

1. Adopt Architectural Requirements and Guidelines to encourage the development of a compatible architecture which blends in with Huntingtown as an historic farming community.
2. Require that new growth use materials, scales, building elements and building configurations which are similar to those which currently exist in the town. Require that these standards apply only within the Mixed Use and Neighborhood Districts.
- ~~3. Appoint an architectural review committee as proposed to aid in the interpretation and modifications of these standards. The purpose of the committee is to stabilize and improve property values in the district and to preserve specific buildings or structures in the district, which are deemed to be of historic or architectural value, to foster civic beauty, to strengthen the local economy and to promote the use of the district for the education, pleasure and welfare of the citizens.~~

### Landscaping

#### **ACTIONS:**

1. Adopt specific landscape standards addressing screening of objectionable views, street trees, and landscaping within parking lots.
2. Preserve a 100 foot wooded buffer along the Town Center's frontage on MD 2/4 from the northern intersection with Old Town Road to the northern boundary of Parcel 9 on Tax Map 18, approximately 744 feet north of the southern intersection of Old Town Road with MD 2/4 (as measured from the southeast corner of Parcel 135 on Tax Map 18). This will buffer the town from MD 2/4, screen the rear of any new development along the east side of Old Town Road from MD 2/4, and preserve the attractive natural setting along MD 2/4.

**Proposed Amendments to the Solomons Town Center Master Plan**  
Density and Architectural Review Committee-related amendments in the Zoning Ordinance will be incorporated as part of the Zoning Ordinance Update.

# Solomons Town Center Master Plan and Zoning Ordinance



Calvert County, Maryland  
Master Plan Adopted August 25, 2009  
Zoning Ordinance Effective Date: September 22, 2009

Amended: May 4, 2012  
Amended: May 22, 2013  
Amended: July 12, 2013  
Amended: August 27, 2014  
Amended: August 5, 2015  
Amended: November 30, 2015  
Amended: January 31, 2018  
Amended: January 3, 2019

[www.co.cal.md.us](http://www.co.cal.md.us)



~~The Calvert County Board of County Commissioners adopted the Solomons Master Plan and Zoning Ordinance in 1986. The Solomons Architectural Review Committee was appointed in 1988 and held its first meeting in September, 1988. The role of the Solomons Architectural Review Committee is to:~~

- ~~• make recommendations to the Planning Commission regarding the approval of exterior design features of buildings, structures other than buildings, and signs based on the requirements of the Solomons Town Center Master Plan and Zoning Ordinance.~~
- ~~• promote awareness of good design within the community.~~
- ~~• advise the County on matters relating to the design of public amenities within Town Centers and any other matters relating to appearance or design within Town Centers, and~~
- ~~• review Master Plans and make recommendations.~~

~~Since the Architectural Review Committee was formed, it has reviewed over 500 cases, including buildings, other structures, and signs.~~

The most important opportunities to improve the visible appearance of the Solomons area include improvement of the storefronts, implementation of the Appearance Code, and creation of a pleasant pedestrian environment.

For these improvements to work to their maximum effectiveness, they must be carefully designed and closely coordinated. The exterior of building facades is an extremely important component.

**Proposed Amendments to the St. Leonard Town Center Master Plan**

# St. Leonard Town Center Master Plan



Photo by John Douglas Parran, 4/21/04

Calvert County, Maryland  
Master Plan Effective Date: November 26, 2013

[www.co.cal.md.us](http://www.co.cal.md.us)



### **C. MASTER PLAN GOALS & OBJECTIVES**

The goal of this Master Plan is to develop the St. Leonard Town Center as an attractive, convenient, and interesting place to live, work, and shop while protecting the natural assets of the area and preserving the historic character for future generations.

#### **GOAL #1: IMPROVE ROAD CIRCULATION AND TRAFFIC SAFETY.**

Objectives:

- A. Provide a second access route from Calvert Beach and Long Beach to MD 765; consider the inclusion of sidewalks, bikeways, and/or a shared use path.
- B. Promote a balanced, complete transportation system to enhance mobility of all users: pedestrians, bicyclists, motorists, and bus riders.
- C. Avoid permanent traffic signals along MD 4 and MD 765.
- D. Provide safe pedestrian access and safe bicycle access along the major north-south and east-west roads in the Town Center.

#### **GOAL #2: PROMOTE AN ATTRACTIVE IMAGE FOR THE TOWN CENTER.**

Objectives:

- A. Preserve the scenic beauty of the outlying areas of the Town Center.
- B. Use landscaping and existing natural features to provide buffers between incompatible uses and to enhance the appearance of the Town Center.
- C. Maintain the existing small town character of St. Leonard; avoid typical strip commercial development pattern.
- D. Adopt architectural and site design standards to help promote an attractive image.
- ~~E. Continue to appoint an Architectural Review Committee to implement design standards.~~

#### **GOAL #3: MAINTAIN A HIGH LEVEL OF ENVIRONMENTAL QUALITY WHILE BALANCING ECONOMIC DEVELOPMENT IN THE TOWN CENTER.**

Objective:

- A. Protect sensitive natural areas (steep slopes, flood plains, wetlands) and incorporate them into the overall town design.

#### **GOAL #4: PROVIDE ADEQUATE PUBLIC FACILITIES.**

A. Objectives:

- Ensure that the St. Leonard Volunteer Fire and Rescue service can accommodate future development.
- B. Explore the feasibility of providing an upgraded water system scaled to the small town character of the Town Center. (The 2010 Comprehensive Plan allows both major and minor Town Centers to have water and sewer “when needed to support environmental health and/or support County-identified economic development goals, when and if cost effective and economically feasible.”)
- C. Provide public sewerage service and water service in accordance with the adopted Calvert County Comprehensive Water & Sewerage Plan, as amended. (Refer to the Town Center Master Plan’s Waste Management section.)
- D. Provide a public square within the Town Center.



based on these earlier precedents will address the concern that St. Leonard be given a clear identity and that it is not allowed to develop into a series of strip commercial shopping centers along the main road. It will also help reinforce St. Leonard's existing role as a community focal point for commerce and social interaction. The principle of this physical plan is to recapture the assets of our early town planning by using a traditional town design.

One of the primary purposes of Calvert County's Town Center concept is to concentrate commercial growth and employment opportunities in the Town Centers. The St. Leonard Town Center is comprised of a variety of land uses, including commercial, residential, institutional, and agricultural. Figure 5 Land Use Map shows existing buildings by building type: residential, commercial, agricultural and institutional.<sup>3</sup>

The 2010 Calvert County Comprehensive Plan sets forth ten visions. One of the Visions states, "Our Town Centers are attractive, convenient, and interesting places to live, work and shop." A benchmark was set: "35% of all new households are located in Town Centers or immediately around Town Centers." Ever since the first Calvert County Comprehensive Plan in 1966, one of the County's primary goals has been the preservation of its rural character. In order to preserve the rural character, growth has been directed away from farming and forestry areas and towards growth areas, including Town Centers. This goal is accomplished through zoning and the use of Transferable Development Rights.<sup>4</sup>

In 2009, the State of Maryland revised the State Economic Growth, Resource Protection, and Planning Policy to include 12 visions. The housing vision states, "A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes."

Previous Z zoning adopted by the County in 1995 for the St. Leonard Town Center permitted one dwelling per 40,000 square feet and permitted one dwelling per 20,000 square feet with the purchase of Transferable Development Rights. (An acre equals 43,560 square feet, approximately the size of a football field, not including the end zones). Given the requirements for the amount of area required to be set aside for septic systems, it may be possible to achieve a density of approximately two dwellings per acre. Greater densities could be achieved with the provision of a public sewer system.

The estimated number of dwelling units existing in the St. Leonard Town Center in 2010 was 118 with an estimated population of approximately 340. The Town Center encompasses approximately 335 acres (approximately 364 with the inclusion of St. Leonard Elementary School). In 2008, staff inventoried the number of undeveloped parcels greater than one acre and estimated the number of dwelling units that could be accommodated at several density levels. Of the approximately 100 acres of undeveloped parcels, approximately 85 acres would be available for residential development, accounting for the subtraction of roads and wetland buffers. The potential number of dwelling units is based upon a range of dwelling unit densities, including densities higher than those permitted under the ~~current~~ previous zoning (one dwelling per 40,000 square feet for the whole Town Center and one dwelling per 20,000

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<sup>3</sup> Aerial taken in 2007 with residential and commercial buildings built between 2008 and 2010 added.

<sup>4</sup> A Transferable Development Right is a right a landowner in an Agricultural Preservation District conveys to a person which permits that person to increase the density of residential use of land.

square feet with purchase of TDRs for the Village District). ~~Four dwelling units per acre is the permitted density for areas within the Town Center's one-mile radius that are zoned Residential District.~~

Potential additional dwelling units for these undeveloped parcels at densities from 1 dwelling per acre to 4 dwellings per acre ranged from approximately 85 to 340. If these potential dwellings were built, the future number of dwelling units in the Town Center would have ranged from about 200 dwellings (at 1 dwelling/acre) to about 460 dwellings (at 4 dwellings/ acre) with population ranging from about 580 to 1,330 people. These calculations accounted for existing dwellings and potential development of undeveloped parcels. If undeveloped parcels included in the study (those greater than one acre) were to be developed for non-residential uses, such as commercial or institutional, then the number of potential dwellings would be reduced, corresponding to the amount of land that is developed for non-residential uses. There are large parcels with existing dwellings that could be further subdivided. The potential subdivision of these developed parcels was not included in these calculations.

Policies:

- I-1 Do not expand the St. Leonard Town Center along or across MD 2/4.
- I-2 “The St. Leonard Town Center serves as a center of commerce and a gathering place for the residential and rural communities surrounding the town.”
- I-3 Do not designate Agricultural Preservation Districts within the St. Leonard Town Center since the purpose of the Town Centers is to be focal points in the County for growth.

Actions:

- I-1 Consider modifying the St. Leonard Town Center's northeastern boundary to follow property boundaries and site plan zoning line. [PC & BOCC]
- I-2 Consider expanding the St. Leonard Town Center boundary to include the St. Leonard Elementary School property. [PC & BOCC]

## 2. GATEWAYS, BUFFERS AND EDGES

Citizens asked that the area in and around St. Leonard be kept “visually attractive in a rural setting”. It is important for the Town Center to maintain clearly defined boundaries, or edges. People should know when they have entered the Town Center and when they have left. Finally, it is important to provide buffers between non-compatible uses. In particular, it is important to provide a buffer between MD 2/4 and the Town Center.

a. Gateways Distinct patterns of land clearing and architectural grouping define the rural character along MD 765 from the south and north into St. Leonard Town Center. The preservation of these patterns is critical to the enhancement of a sense of place in the Town Center. In addition to preserving rural character outside the St. Leonard Town Center, it is important to establish gateway features so that residents and visitors know that they have arrived to the Town Center. A gateway is “A point along a roadway at which a motorist or pedestrian gains a sense of

~~The role of the St. Leonard Architectural Review Committee is to:~~

~~make recommendations to the Planning Commission regarding the approval of exterior design features of public and private sector buildings, structures, and signs on the basis of the requirements of the appearance standards and criteria; promote awareness of good design within the community; advise the County on matters relating to the design of public amenities within the Town Center and any other matters relating to appearance or design within the Town Center; and review master plans and make recommendations.~~

~~Since the Architectural Review Committee was formed, it has reviewed over 140 cases, including buildings, other structures, and signs.~~

Actions:

I-57 Require architectural review for construction of new structures, fences, and signs and remodeling of or additions to existing structures, fences, and signs. [CPB]

~~I-58 Continue to appoint an Architectural Review Committee to review proposed projects and proposed plans for public amenities. [BOCC]~~

I-598 Review the St. Leonard Zoning Ordinance's architectural requirements and guidelines and the design standards to ensure that new development is compatible with St. Leonard's character. [CPB]

I-6059 a. Establish and/or maintain an attractive entrance feature, including a sign with the Town Center's name, at each entrance to the Town Center. Consider using solar lighting to illuminate the entrance signs. [ED, F&B, GS, CPB, MD SHA]

b. Work with the State to provide signage near the access roads north and south of the MD 2/4-Calvert Beach Road/Ball Road intersection to notify drivers of the Town Center's existence (near Western Shore Boulevard and the southern intersection of MD 2/4 with MD 765 (St. Leonard Road). [ED, F&B, GS, CPB, MD SHA]

I-604 Work with property owners and business owners to ensure the properties meet County codes regarding building and general property maintenance and sign regulations. [CPB]

	h. Work with property owners and the Calvert Beach and Long Beach communities on possible ways to make Calvert Beach Road and Long Beach Road safer for bicycling. [CPB, PW]
I-40	Install/maintain bicycle racks at St. Leonard Recreation Area and the St. Leonard Polling House Park. [GS]
I-41	Require the provision of bicycle racks at larger commercial sites. [CPB]
I-42	Encourage businesses to provide bicycle racks at existing commercial sites. [CPB]
I-43	Encourage green technologies including solar orientation, Low Impact Development (LID) design, bio-filtration, green roofs, and Leadership in Energy and Environmental Design (LEED) certification for new development. [CPB]
I-44	Review the St. Leonard Town Center Zoning Ordinance for ways to allow/encourage low impact development and energy efficient designs. [CPB]
I-45	Identify and protect a preferred location for an underground utility right-of-way to eventually move above ground power lines. [CPB]
I-46	Address the need for expanded water service in the St. Leonard Town Center. [PW]
I-47	Explore the feasibility of providing an upgraded water system scaled to the small town character of the Town Center. [PW]
I-48	Explore sewerage alternatives that will provide sewerage services while maintaining the small town size and scale of the Town Center. [PW, CPB]
I-49	Complete watershed management plans for the St. Leonard Creek and Calvert Beach Run watersheds. [CPB]
I-50	Move toward alternative technologies and approaches to reduce excess nutrients; for example, nitrogen reducing septic systems. [CR,GS, HD, CPB]
I-51	Encourage property owners who farm to consider participating in the Soil Conservation District’s program for water quality and soil conservation. [SCD, CPB]
I-52	Conduct a tree survey of the St. Leonard Town Center. [CPB]
I-53	Establish a tree canopy goal of at least 40 percent for the St. Leonard Town Center. [CPB]
I-54	Maintain or establish habitat corridors between the Town Center and adjoining forested areas. [CPB]
I-55	Promote car-pooling, public transit, pedestrian, and bicycle modes of transportation and land use planning that would decrease automobile travel. [CR, CPB, TCC]
I-56	Consider requiring different environmental standards in the St. Leonard Town Center Zoning Ordinance to balance the need for economic development with the need for environmental protection. [CPB]
I-57	Require architectural review for construction of new structures, fences, and signs and remodeling of or additions to existing structures, fences, and signs. [CPB]
<del>I-58</del>	<del>Continue to appoint an Architectural Review Committee to review proposed projects and proposed plans for public amenities. [BOCC]</del>
I-58 <del>9</del>	Review the St. Leonard Zoning Ordinance’s architectural requirements and guidelines and the design standards to ensure that new development is compatible with St. Leonard’s character. [CPB]