

Dear Commissioner,

First off, I'd like to thank the Board members who stood firm on their decision to keep the record open against the coercion from Bill Murray. It is unfortunate that this matter has even made it this far, it is also a disrespectful waste of time for the Planning Commission and its members. The presentation from John Parlett and his team demonstrates the lengths he is willing go in order to have his way. His team continues to assert that the staff of the Charles County Zoning/Planning Commission are just incompetent and failed to do their job properly. Their assumption that common sense would have shown that the property was meant to be zoned CC to begin with, contradicts the fact that they made no attempts or claims to change this prior to this year. The Planning Commission has years of evidence of zoning the county according to policies/regulations set forth and in the interest of Charles County residents. The applicants team asserts that because of his 50 years of development experience in Southern Maryland, he is better suited to the zoning requirements of Charles County than the Zoning/Planning Commission.

A team of lawyers, a guest speaker (Bill Murray), and a Joint Letter of Support demonstrate that money is no object for Mr. Parlett when his profit gains are of concern. Why would so much force be used to correct a simple mistake or failure to zone a property? The answer is simple Mr. Parlett put the wagon before the horse in this matter. Since he has gathered the support of two Directors for a Commercial Development project without addressing the Charles County or St. Mary's County requirements prior to. This shows that Mr. Parlett is accustomed to being able to leverage his wealth to influence decisions over these matters in contrast to influence of the established residents in an area he wishes to conduct his business.

The public hearing only offered a brief moment for each resident to speak, which Bill Murray tried to have the residents' statements silenced further by encouraging the panel to close the record. It can be said that Bill Murry is a prominent member within Charles County. It's very concerning as a Charles County Resident to see how this whole process is unfolding. It's beginning to feel if you don't have the money for a team of lawyers, prominent members within the community, or some sort of external influence, your voice as a resident will go unheard.

Mr. Commissioner, in closing I will say that as a property owner affected by this ZMA#22-02, I did my due diligence when purchasing my home. I knew I wanted peace, quiet, and safety for my family. That is why I insured the adjacent property was zoned for a Rural Residential/Agricultural and not for commercial use. As a property owner I know that the investment in my house will suffer greatly if the property is rezoned for Commercial use. As a Father, Soldier, homeowner, and a resident of Charles County I am disappointed with the process that has taken place. I hope that you and the Zoning/Planning Commission take the long-term effects on the Charles County residents into your decision making as well as the stigma that will be left behind if choosing to cater to Mr. Parlett. Please see the information below and look at the big picture of this ZMA#22-02.

Thank you,

Brandon Sizemore

Here are a few of the applicants/lawyers comments I'd like to address. A large portion of the testimony was misleading and some blatant lies. These comments are not direct quotes but, a summarization thereof.

1. The applicant states he would see the shopping centers across the HWY while standing on the parcel, it's misleading as it is inaccurate.

If the applicant stands center of the property belonging to St. Mary's Gateway LLC in Charles County, he will not see the shopping district. I live directly next to and can see the subject property from my property line, and I cannot see the shopping district from my property. The subject property is a densely wooded property, much denser than the applicant's team has led you to believe.

2. The applicant mentions support from one property owner, not the tenant, what is the significance in comparison to the non-supporting tenant and eight non-supporting property owners.

The applicant adds to his case a supporting letter from one property owner who leases the property; the tenant of the property does not support rezoning. If this is of any significance then the several owners who oppose should receive the same value. The opposition was noted in a letter opposing the rezoning from myself. I was not able to attend the hearing due to the short notice. The number provided to call into the meeting did not work at the time of the meeting. I later watched the hearing when it was made available online, my letter and the numerous signatures being mentioned or addressed during the hearing.

3. The applicant mentions there will be no impact on Charles County utilities but doesn't mention the negative impacts on Charles County Residents.

This in and of itself is evidence of the lack of concern from the applicant of the Charles County residents that will be the most impacted if this goes through. The applicant's mind is fixated on the money he seeks to gain and not the impact on the surrounding neighborhood.

4. The applicant/lawyers assert that a significant change in the neighborhood would call for rezoning of the property

There is no change in the neighborhood. The Charles County neighborhood hasn't changed and according to the applicant the Bragg Property has been entire farmland for the last 100 years or so.

5. The applicant gives his expert opinion of the dense wooded area covering the property as not having any mature timber.

Where is the representative from The Department of Natural Resources? I look at the subject property nearly every day from my back yard and I can tell you there are some old trees on the property. Whether or not they are mature should be based on an assessment from The Department of Natural Resources, not myself or Mr. Parlett.

6. The applicant states that there are several bifurcated properties along the St. Mary's/Charles County line some properties are taxed in one county while some properties on taxed in both.

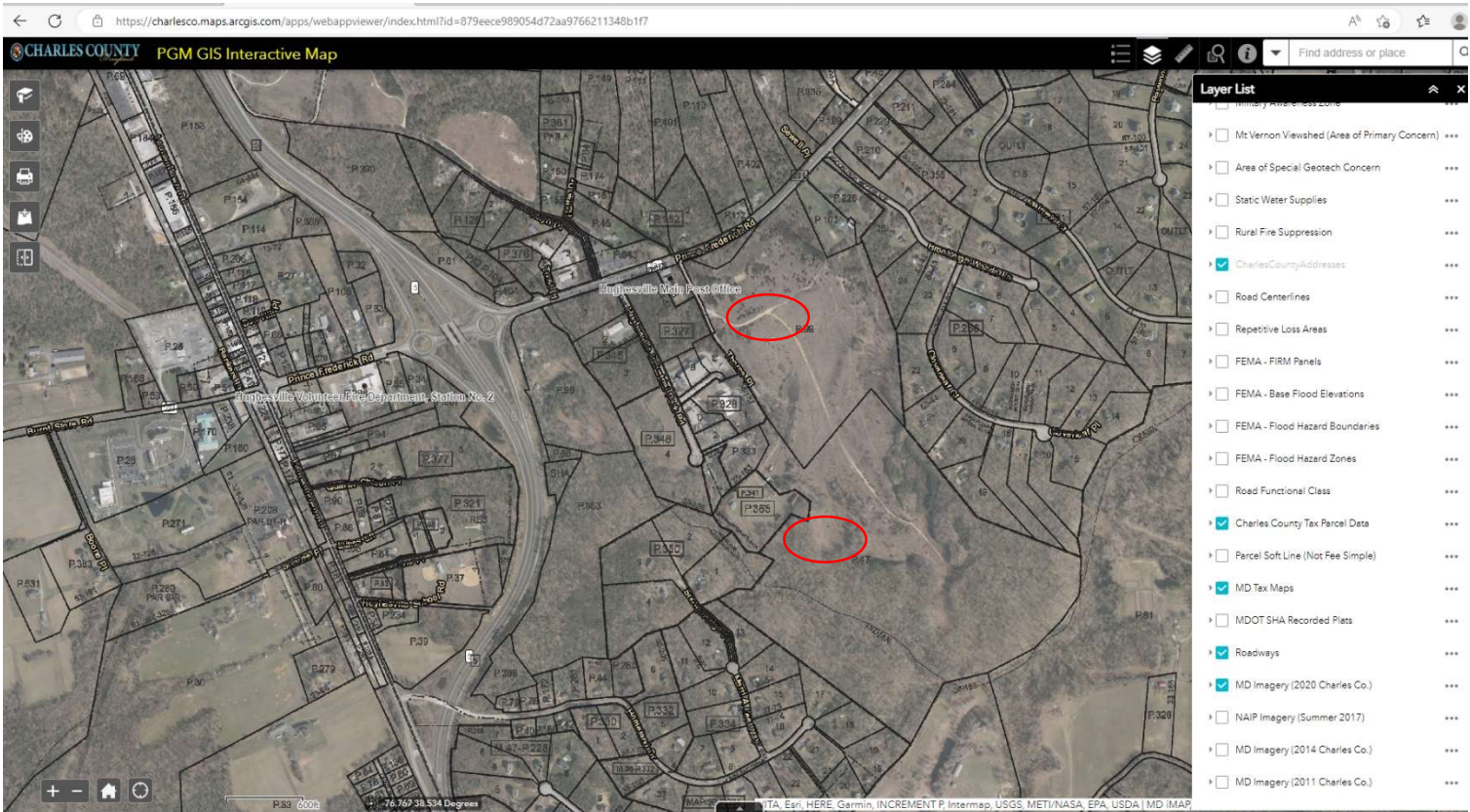
Since the bifurcation nor the tax situation isn't unique to the subject property isn't the note of it never being taxed by Charles County an irrelevant claim. If the applicant wants the property to be taxed by Charles County, shouldn't the county be able to tax it without rezoning it, based on the applicant's testimony?

7. The applicant mentions the subject property being less than a mile from the Hughesville Village District.

What the applicant fails to mention here and clearly is no concern of his, is that this entire distance is occupied by family homes. It is nothing but residential properties separating the subject property from the Hughesville Village District.

Note: This application is an attempt to strong arm Charles County and is a very unorganized effort. As a result of this there are several questions and concerns that Charles County Zoning Commission are unable to answer. This is due in part to the applicant's backwards way of presenting a plan for commercial development before having a commercially zoned property to build on. These questions took place over the course of several days and if a summary of the questions are needed they can be provided by the Zoning Commission Staff.

The Economic Directors encourage Charles County to come to a solution, So I took it upon myself to offer some more logical solutions by providing some available Commercial Property listings in Charles County as well as some unused Commercial property in the Hughesville Village District.



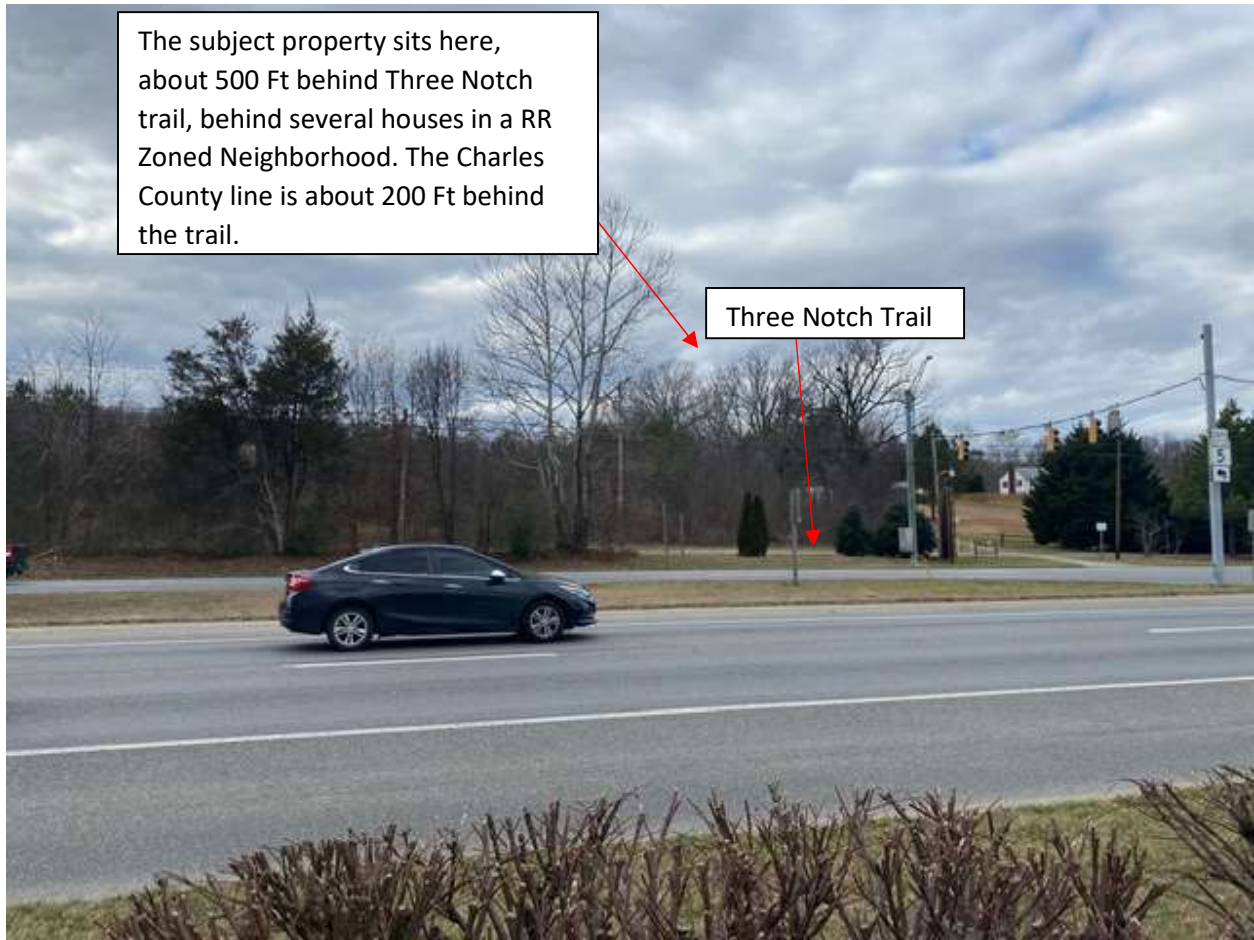
Parcel 99 and 47 are both zoned CC and appear to be vacant. They are in the Hughesville Village District.

Below are some Commercial Properties that are for sale in Charles County. These properties meet the requirements set forth in the Joint Letter of Support. I am sure there are other properties available but, these are a few I found through a simple Google search.

[2680 Western Pkwy, Waldorf, MD 20601 | MLS# MDCH221462 | Redfin](#)

[Holly Ln, Waldorf, MD 20601 | MLS# MDCH2004282 | Redfin](#)

[9495 Monteiro Pl, La Plata, MD 20646 | MLS# MDCH219194 | Redfin](#)



This picture was taken in St. Mary's County at Mohawk Dr/HWY 5, a heavy traffic accident intersection. As you can see this is an access point for residents to access Three Notch Trail. The property that the applicant is requesting to be rezoned is not visible in this photo as it sits about 500 Ft behind Three Notch Trail. There is also a small wood line in front of that.



This picture is taken in St. Mary's County and the subject property isn't visible in this photo. In view and just across the trail, behind the electricity post is the eastern part of the Bragg Property (not owned by the applicant) the parcel that is owned by the applicant (St Mary's Gateway LLC) that is divided with the majority sitting in Charles County is not in view here. The property is vacant, mostly forested and tidal wetlands that was once used as a Farm. The Applicants plan to relocate 84 Lumber to the property would drastically increase the chance of vehicular/pedestrian accidents with a greater risk of fatalities due to the size of the vehicles. This is the sidewalk where residents cross HWY5 to access the trail and where the applicant is planning to introduce a driveway that will host tractor trailers, work vehicles, and construction equipment hauling equipment from the proposed 84 Lumber. The plan would also increase the amount of congestion substantially compounding the chances of accidents. The applicant suggests that this is the Gateway between St. Mary's/Charles County, but this is all St. Mary's County. As you can see the property is divided by a major highway that has a shopping center on the other side. It is fitting if you consider the east side of the highway as it does include several businesses, McKay's being one, that recently went out of business. The west side of the highway has one liquor store that and a meat market that is out of business. As you can see in the picture the property is better suited for rural/agricultural use as it has been used for in the past.



In the distance is the Charles County line. Entering into Charles County drivers are able to see beautiful trees and residential neighborhoods. This pretty scenery is enjoyed until the driver gets into the Hughesville Village District which still maintains a very rural look. This is the majority of HWY 5 until you get into the Waldorf area. The idea of how the Charles County Gateway will be affected is in the eyes of the beholder. I can see from a developer's point of view how having a Commercial business on every parcel is appealing to them, as it keeps the money flowing but, for the residents who live in Charles County that are paying taxes in Charles County, it is more appealing to see the beautiful trees and wildlife, while enjoying the peace that currently exists in the neighborhoods. The applicant's proposal as to how the rezoning would affect the St. Mary's/Charles County Gateway is irrelevant and if anything would be an eyesore and would not compliment the already declining businesses in St. Mary's County that are situated across HWY 5 from the subject property.



This is the intersection of Mohawk Dr/HWY 5. This is the proposed site where a road would be established in St. Mary's County to give access to the 84 Lumber on the Bragg property. This is a heavily foot trafficked area due to it being an access point for residents who park in the McKay's Plaza and cross over to the Three Notch Trail. Looking at this view you can see that HWY 5 doesn't adjoin the subject property and the property is actually abounded by a pretty thick wood line spanning about 50 yards from the eastern most point of the Bragg property, crossing Three Notch Trail before meeting HWY 5.



Here is the Three Notch Trail as residents travel down the trail just past the intersection of Mohawk Dr/ HWY 5. As you can see in this photo the area on both sides of the trail are heavily wooded. To the left of the wooded area on the left is HWY 5. On the right-hand side is the Eastern portion of the Bragg Property. The property subject to rezoning is not in view in the photo and is about 500 feet to the right of this photo. There are also power lines that run about 15 feet off to the right-hand side of the trail. This trail is designed in a way that gives residents a safe passage to enjoy the view without fear of being ran over and killed by a distracted driver. Note the mature trees to the right-hand side that fill the subject property all along the eastern boundary of the property covering about 50 feet between the subject property and the Three Notch Trail.



Here is another view of the Three Notch Trail showing the trail and the wood line that borders the trail. It is important to note here that the subject property is not in view from the picture which taken on the trail at the intersection of Mohawk Dr/HWY 5. There is about a 50-foot wood line separating the property from the trail that continues along the trail until it meets Charlotte Hall Rd. As you can see in this picture there is also a pretty dense wood line on the eastern side of the trail that makes view of the commercial district across HWY 5 hardly visible unless you are standing at the crosswalk. It nearly makes it impossible to see from the subject property unless the applicant was climbing one of the trees on the subject property. Note the removable post allowing trail access to the Amish and trail maintainers which should be another safety concern to consider.



Here is a photo from about 100 feet down the trail from Mohawk Dr/HWY 5. On the right is a wood line that separates the trail from HWY 5. On the left is a wood line and some power lines that separate the trail from the subject property. Mind you that the portion of the subject property that is in Charles County is approximately 500 feet through the wooded area on the left.



Here is the welcome to St. Mary's sign the applicant mentions several times. As you can see the commercially developed area that was described was embellished some. You can also see the wetlands portion of the Bragg Property on the St. Mary's County. To the right of the side of the sign there is a drainage into the wetlands.



Wetlands that cover a large percentage of the Bragg Property mostly in St. Mary's County. This is about center of the property on the eastern border taken from the trail. As you can see there are several mature trees as well as densely grown foliage throughout the property.



Another portion of the Wetlands just south of the previous photo. As you can see more mature trees even within the wetlands portion of the property.



Another photo of the Wetlands just south of the previous photo. This is a low-lying portion of the property and the Wetlands seems to go back as far as the eye can see.



St. Mary's plans to continue working to improve the Three Notch Trail. Doesn't seem like major development in this area is something being considered by St. Mary's County.



Here is a photo on Three Notch Trail roughly in line with the St. Mary's welcome sign. Along the right-hand side of the trail is adjoined by the Bragg Property. As you can see here and in the previous photos there is no point where the Bragg Property adjoins HWY 5. Across the trail and through a small wood line you can see Charlotte Hall Rd. This picture doesn't do this portion of the trail justice. In the spring this area really fills out and I want to say there are Cherry Blossoms along the left side of the trail in this photo up to the stop sign. I want to point out that there has been no access point from HWY 5(Three Notch Road) as the applicant stated. The access is at the farthest point you can see down the trail in this photo, off Charlotte Hall Road and across from the old Wentworth Nursery.



Here you can see the access point to the Bragg Property next to the electricity pole. On the right-hand side is the Bragg Property, it seems to have been an old home seat, as there is still an electricity panel on this portion of the property similar to one you would see on a residential home. The property is separated by the trail and a small portion of land before meeting Charlotte Hall Rd.



A picture taken along Charlotte Hall Road at the access point of the property. Notice the historical land mark in the distance from the old Rail System. Also notice how densely wooded the Bragg Property is. I would go as far as to say that from this photo as well as the previous photos, the consideration of the maturity of timber would need to be assessed by the Dept. of Natural Resources.



Here you can see the afore mentioned house seat with the electrical panel in plain view from the Three Notch Trail. Based on my research, conversations with older neighbors in this area, and testimony from the applicant I believe this is the site where Mr. Bragg's farm house was located. It's about the only suitable location for it throughout the Bragg Property from a logical stand point and is probably the reason this property has not been commercially developed during the 100 or so years that the applicant stated the property had been farmland.



This photo is taken about 20 feet south of the access point to the Bragg Property. Notice the residential neighborhood viewable from Three Notch Trail along the west side of the Bragg Property.



Here is the view of the southern point of the Bragg Property. Notice the residential Homes along the west side of the Bragg Property. I spoke with the owner of the property that adjoins this portion of the property. The home is approximately 30 feet from where this photo was taken. She told me that she had recently went through the same battle with St. Mary's County when they rezoned the Property just across Charlotte Hall Rd. She went on to inform me that regardless of the many witness testimonies and concerns by local residents that once the applicant purchased the residential property across Charlotte Hall Rd. from her property, the County then rezoned the property. I hope Charles County gives more value and consideration to its residents.



This is the entrance to 84 Lumber in St. Mary's County. The business that the Economic Directions of Charles County/St. Mary's County are urging the Planning Commission on. The Applicant has argued how beneficial this would be for the Charles County Gateway. As a Charles County resident, I can assure this is not beneficial to the Charles County Gateway. I went to purchase lumber here (a few boards) and was told they do not sell to individuals in small quantities, that I would have to go to Waldorf or California for that. They stated they only deal with large projects and that Lowes or a Home depot would be what I needed. They posted a no parking notice after some incidents occurred and have since posted security at the entrance of the business. Is that really what Charles County wants for its residents in the impacted residential neighborhood.

https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx

Maryland.gov State Directory State Agencies Translate

New Search Previous

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 039290

Owner Name: 84 PROPERTIES LLC

Mailing Address: 1019 ROUTE 519 EIGHTY FOUR PA 15330-2813

Premises Address: 37675 NEW MARKET TURNER RD CHARLOTTE HALL 20622-0000

Owner information

Use: COMMERCIAL
Principal Residence: NO
Deed Reference: /04546/ 00507

Location & Structure information

Legal Description: LOT 1 PLAT 40/62 PIERCE HARDY REAL ESTATE

Map	Grid	Parcel	Neighborhood	Subdivision	Section	Block	Lot	Assessment Year	Plat No	County Use
0004	0016	0320	1500019	0000			1	2022	40 62 0018/ 0044	

Town: None

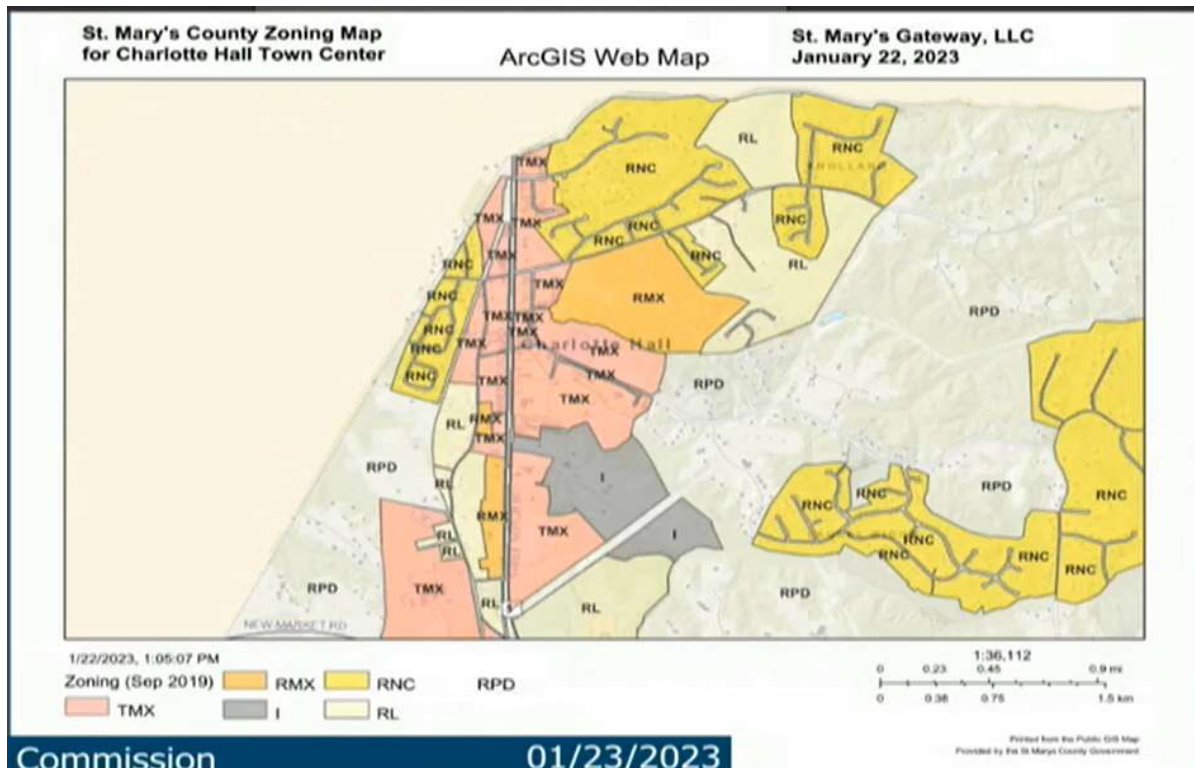
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1996	19,645 SF		6.2400 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		DISCOUNT WAREHOUSE	/	C1			

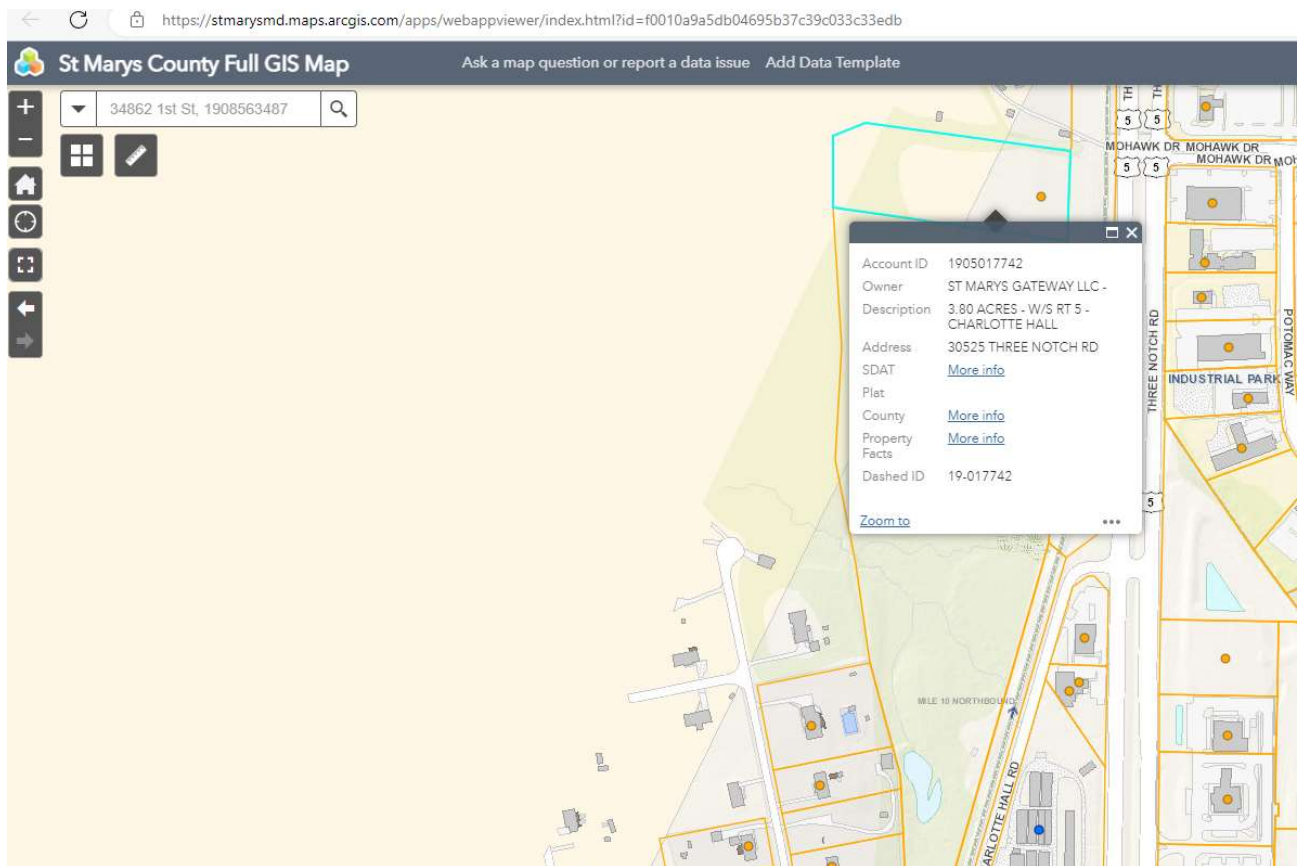
Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments As of 07/01/2022	Value As of 07/01/2023
Land:	348,500	348,500		
Improvements:	595,300	646,700		
Total:	943,800	995,200	960,933	978,067
Preferential Land:	0	0		

This is the SDAT information for the 84 Lumber. I will note that it shows here that the 84 Lumber sits on 6.2400 AC. I will add that according to the letter of support signed by both county's Economic Directors states that "84 Lumber will need to fully utilize the entire 17.133 acre property". As it stands this is not possible considering the large area of Wetlands on the property and the Charles County 100 Ft buffer requirement for CC/RR adjacent properties, and St. Mary's buffer requirements. This would limit the subject property area of utilization to the north western six or so acres that could be developed. Which is currently RR property and has been for as far back as it has been recorded. This is essentially sitting the 84 Lumber on roughly the same amount of property and adjoining a Residential neighborhood sitting several hundred feet back from the Three Notch Trail.



In the applicant's exhibit you can see there is a sliver of TMX zoned property in the upper left portion that is the Bragg Property and behind it in St. Mary's County is Residential, Neighborhood Conservation (RNC) zoned properties, this zoning is maintained by Charles County is it crosses over into the RR zoned portion in Charles County. I made a phone call to St. Mary's County Zoning/Planning Commission and giving the address to the subject property they informed me that in St. Mary's Records the property is Split Zoned as Rural Preservation/Town Mix Use. This goes to show you there is more to be considered than what has been presented by the applicant.



The location of the subject property on the St. Mary's side.

St Ma SDAT SDAT Error yahoo Plann PGM Comp SDAT Goog charle

https://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=19&SearchType=ACCT&District=05&Account

Maryland.gov

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 017742

Owner Information

Owner Name: ST MARY'S GATEWAY LLC Use: Principal Residence: RESIDENTIAL NO

Mailing Address: 29971 BUSINESS CENTER DR CHARLOTTE HALL MD 20622-0000 Deed Reference: /06024/ 00329

Location & Structure Information

Premises Address: 30525 THREE NOTCH RD CHARLOTTE HALL 20622-0000 Legal Description: 3.80 ACRES W/S RT 5 CHARLOTTE HALL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0001	0016	0077	5010100.19	0000				2022	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			3.8000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
							/

Value Information

	Base Value	Value		
		As of 01/01/2022	As of 07/01/2022	As of 07/01/2023
Land:	99,000	141,500		
Improvements:	0	0		
Total:	99,000	141,500	113,167	127,333
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
ORRISON BETTY L	12/23/2021	\$110,000
Type:	Deed1:	Deed2:
ARMS LENGTH VACANT	/06024/ 00329	

This is the information provided from St. Mary's SDAT website. You can note here that even in St. Mary's County the property is zoned Residential and has been taxed as such. The tax records date back to 2016.

State of Maryland Land Instrument Intake Sheet											
<input type="checkbox"/> Baltimore City <input checked="" type="checkbox"/> County: <u>St. Mary's</u> Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only—All Copies Must Be Legible)											
1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.								Special Reviewed for Court Clerk (Strongly Recommended)	
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other						
		<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease								
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input checked="" type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]						
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recodation State Transfer County Transfer									
4	Consideration and Tax Calculations	Consideration Amount				Finance Office Use Only Transfer and Recodation Tax Consideration					
		Purchase Price/Consideration	\$	110,000.00	Transfer Tax Consideration	\$					
		Any New Mortgage	\$		N () %*	=	\$				
		Balance of Existing Mortgage	\$		Less Exemption Amount	=	\$				
		Other:	\$		Total Transfer Tax	=	\$				
	Other:	\$		Recodation Tax Consideration	\$						
	Full Cash Value:	\$		N () per \$500	=	\$					
				TOTAL DUE	\$						
5	Fees	Amount of Fees		Doc. 1	Doc. 2						
		Recording Charge	\$	20.00	\$						
		Surcharge	\$	40.00	\$						
		State Recodation Tax	\$	880.00	\$						
		State Transfer Tax	\$	550.00	\$						
		County Transfer Tax	\$	1,100.00	\$						
		Other	\$		\$						
	Other	\$		\$							
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG				
			05-017742	157/494			(5)				
		Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)				
		Charlotte Hall				157/494					
		Location/Address of Property Being Conveyed (2)									
		30525 Three Notch Road, Charlotte Hall, MD 20622									
		Other Property Identifiers (if applicable)									
		Water Meter Account No.									
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>	Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>	Amount:	N/A						
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Description/Amnt. of SqFt/Acreage Transferred: N/A								
	If Partial Conveyance, List Improvements Conveyed: N/A										
7	Transferred From	Doc. 1 – Grantor(s) Name(s)				Doc. 2 – Grantor(s) Name(s)					
		Betty L. Orison by Charles Clark Orison as Attorney in Fact									
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)				Doc. 2 – Owner(s) of Record, if Different from Grantor(s)					
8	Transferred To	Doc. 1 – Grantee(s) Name(s)				Doc. 2 – Grantee(s) Name(s)					
		St. Mary's Gateway, LLC									
		New Owner's (Grantee) Mailing Address									
9	29971 Business Center Drive, Charlotte Hall, MD 20622										
	Doc. 1 – Additional Names to be Indexed (Optional)				Doc. 2 – Additional Names to be Indexed (Optional)						

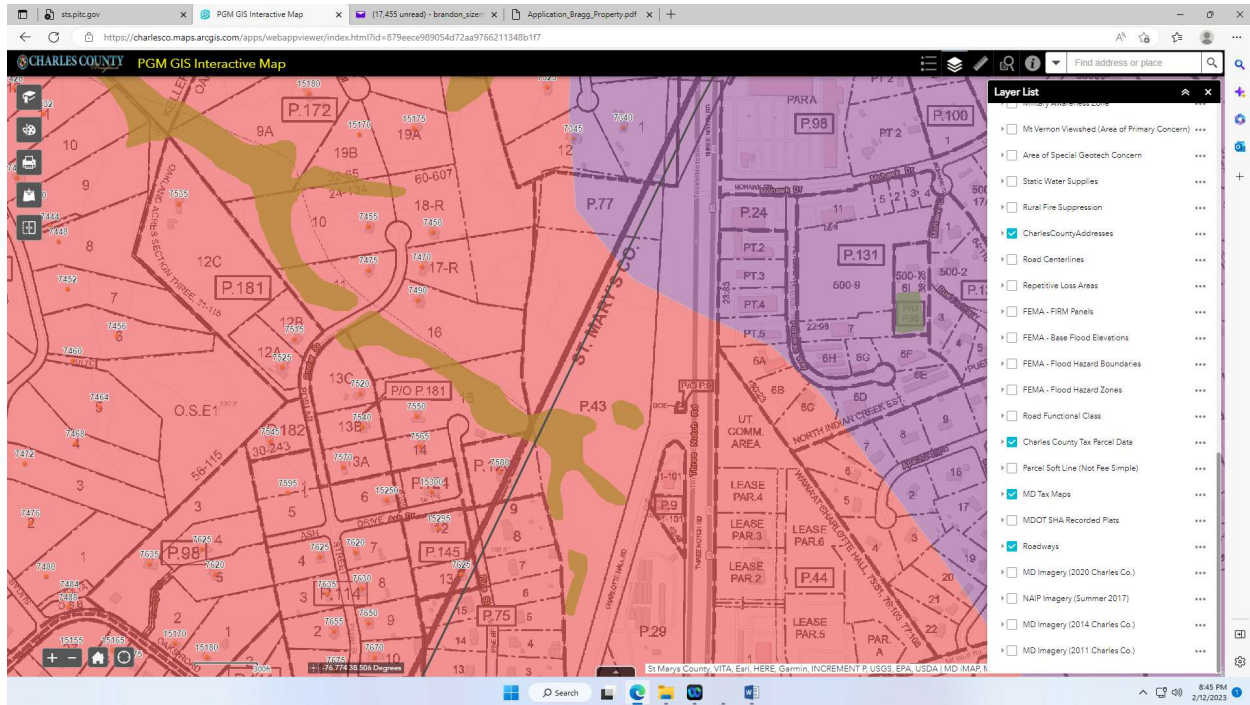
This is a snippet of the deed that the applicant provided. This makes it evident that the applicant knew the zoning of the property at the time of purchase. It also goes to support that the applicant is simply attempting to increase profit margins by purchasing a property at Residential value and strong arming the County into rezoning the property for Commercial use. The property value would have been significantly higher if the property was zoned CC at the time of purchase.



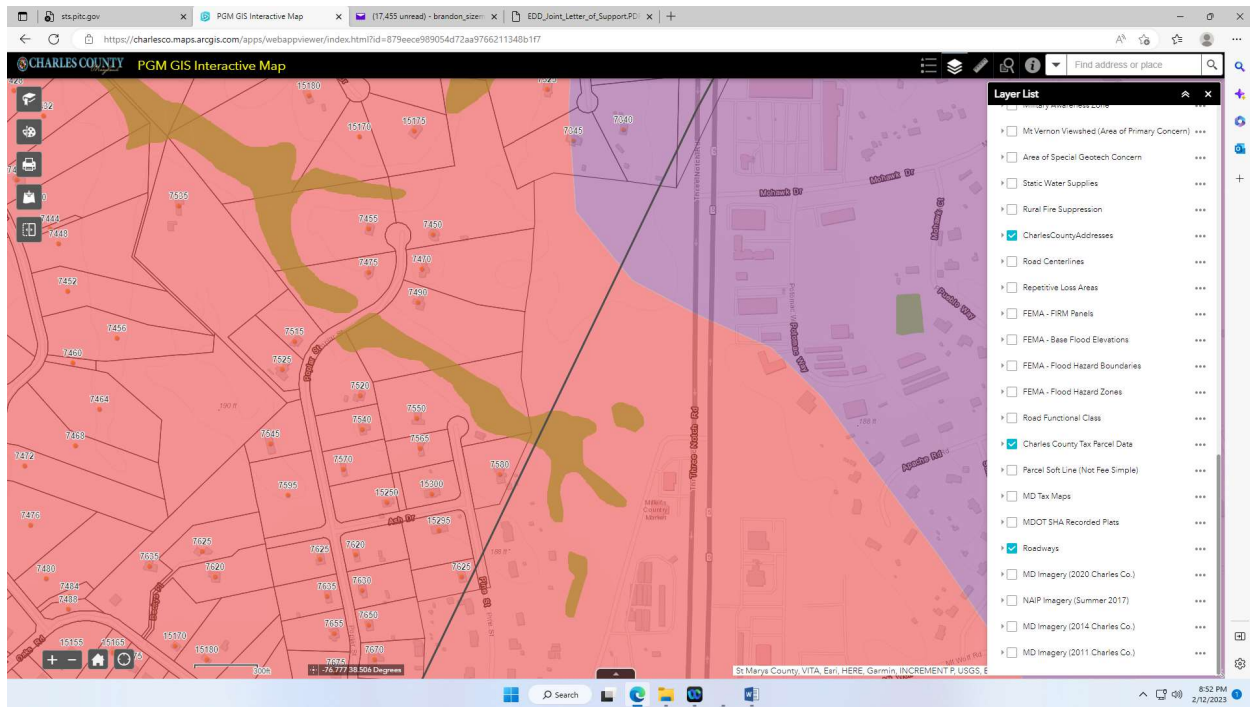
Planning Commission

01/23/2023

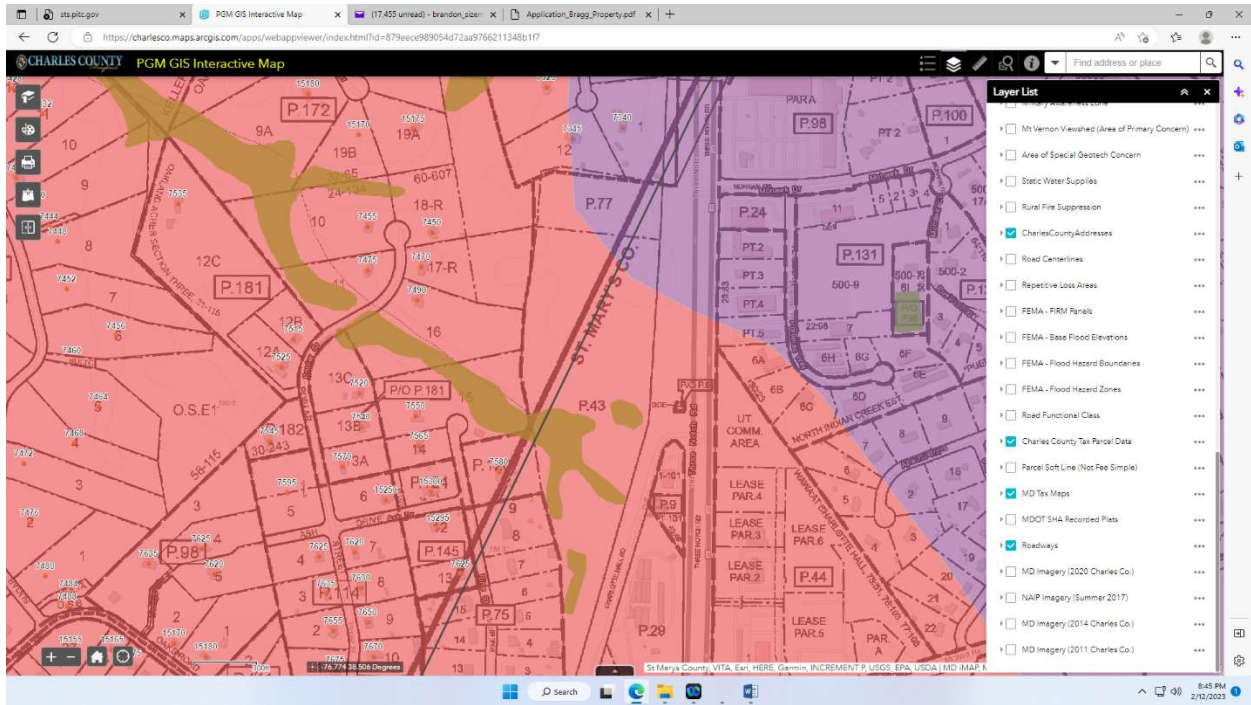
The applicant states that no zoning was applied here to the subject property. I am no expert at this by far, but given the applicants many years in doing this, I would think he would see the legend to the right that shows the portion of the subject property being zoned Agricultural Conservation. AC being designated by white space. This zoning further supports the Charles County Planning Commission's RR zoning of the property.



Are wetlands not an issue of this rezoning when they want to build an 84-lumber company there? As you can see from this snippet wetlands and watershed almost cover the entire property. Why were there no staff from the department of Natural Resources present for the hearing? I know this is a zoning matter but, the applicant has also brought forth his plan to build an 84-Lumber on the property which should be considered all as well since it is a factor supported by the Economic Directors and in support of the ZMA.



The applicant states that this demonstrates that Charles County wasn't aware of the Bragg Property Parcels due to them not being present here. Below you will see this was simply a mistake on the applicant's ability to navigate the tool correctly by checking the correct box on the layers list making the property lines visible.



After checking the appropriate box, you can see in detail the lot lines of each parcel.

sts.pitc.gov x PGM GIS Interactive Map x (17,455 unread) - brandon_size... x Application_Bragg_Property.pdf x

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1730664/Application_Bragg_Property.pdf

2 of 3

Charles County Department of Planning & Growth Management

V. Rationale for Amendment: Change or Mistake

Change: If an amendment should be made on the grounds of a change in the character of the neighborhood, the application must include enough information to prove that a change in the neighborhood has occurred. An application asserting change in the neighborhood must include the following information:

- ✓ A description of the area which reasonably constitutes the neighborhood of the Base Zone Amendment and a Neighborhood Definition Map indicating the properties included in the neighborhood.
- ✓ A description of the changes that have occurred in the neighborhood since the original or last comprehensive rezoning.
- ✓ Statements explaining how these changes justify the proposed amendment and how the proposed amendment is compatible with existing and proposed development for the area.

Mistake: If a mistake has been made, the applicant must establish that at the time of the last comprehensive rezoning, the County failed to take into account the existing facts, projects, or trends in making the decision regarding the zoning of the property.


VI. Consistency with County Plans
An attachment must be included with this application that demonstrates how the proposed rezoning is consistent with the County's Comprehensive Plan, Comprehensive Water and Sewer Plan, Capital Improvement Program, and other County plans as applicable.

VII. Adjoining and Confronting Property Ownership
A listing of all persons, organizations, corporations or groups owning land adjoining or confronting the property for which the Local Map Amendment is requested must be provided as a separate attachment to this application. Please title this document as "Adjoining and Confronting" and include the full name and address for each entity listed as it is shown on the current assessment records of the Maryland Department of Assessments and Taxation.

VIII. Owner Information
This application shall include the name, mailing address, and signature of each record owner of the property for which the amendment is being sought. If owned by a corporation, this application must be signed by the officer empowered to act for the corporation.

Owner Name: St. Mary's Gateway, LLC Phone Number: 301-884-9454

Address: 29971 Business Center Drive, Charlotte Hall Maryland 20662
(Street) (City) (State) (Zip Code)

Owner Signature:  Date: 9-23-22

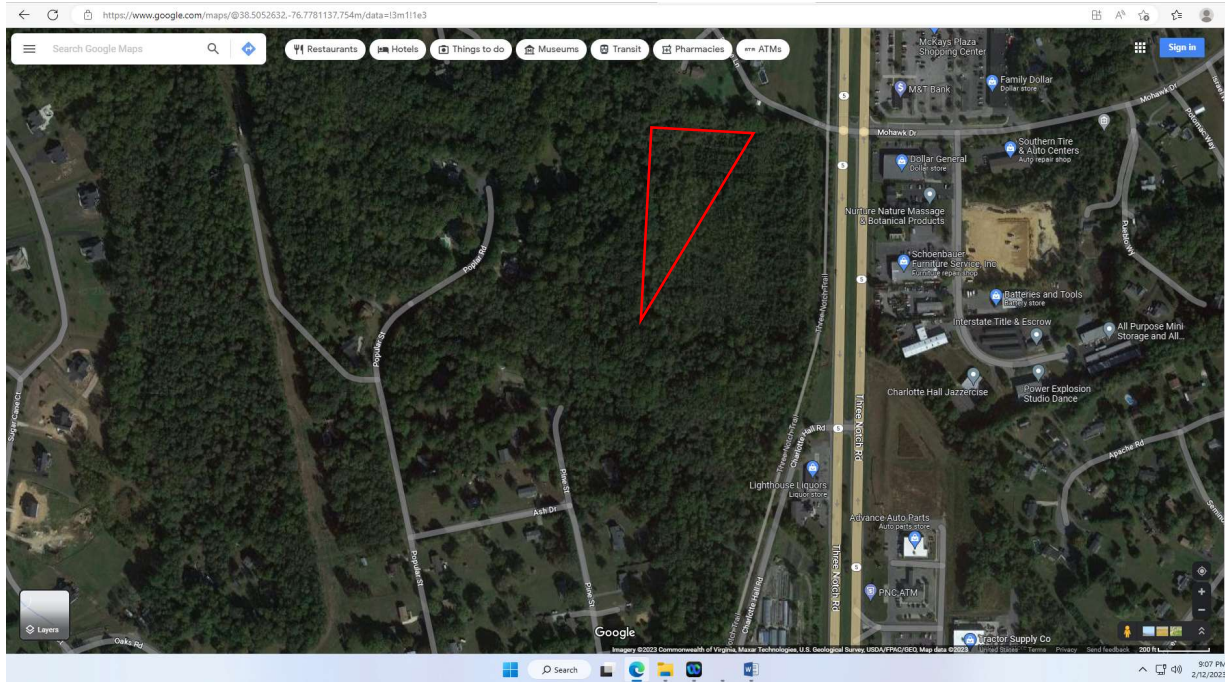
Owner Name: Sherry Kay Williams, Wendy Williams-Truitt and Lisa D. Zimmer Phone Number: _____

Address: 1940 Meador Avenue, SE Atlanta Georgia 30315
(Street) (City) (State) (Zip Code)

Owner Signature: _____ Date: _____

Charles County Department of Planning & Growth Management • 200 Baltimore Street La Plata, MD 20646
301-645-0692 • MD Relay Service: 7-1-1 (TDD: 1-800-735-2258) • www.CharlesCountyMD.gov

This is the applicants Application for rezoning. I can see here that there are two property owners listed yet, there is only one signature. Is the applicant trying to rezone another owner's property without their consent/input? Or is it avoided due to the litigation issues of the property?



This screen shot from Google Maps updated as of 2023 displays a more accurate depiction of the condition of the Bragg Property and how densely wooded the property is. This further supports the Rural Residential Zoning. The subject Property is designated by the red border (approximate). Here is the site-by-site analysis at a glimpse and as Charles County established this is a RR property according to the regulations set forth.