

## Carol DeSoto

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**From:** Commissioners  
**Sent:** Wednesday, July 21, 2021 4:36 PM  
**To:** Carol DeSoto  
**Subject:** FW: Oppose: Zoning Map Amendment (ZMA) #20-01: Wintergreen Nursery, Rural Conservation (RC) to Commercial Village (CV) Rezoning Requested

FYI

Julie Bryson

Assistant Chief of Staff • U.S. Army veteran

Commissioners' Office

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**From:** Anne Stark <kayakgirl01@comcast.net>  
**Sent:** Wednesday, July 21, 2021 2:37 PM  
**To:** Commissioners <Commissioners@charlescountymd.gov>  
**Subject:** Oppose: Zoning Map Amendment (ZMA) #20-01: Wintergreen Nursery, Rural Conservation (RC) to Commercial Village (CV) Rezoning Requested

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Dear County Commissioners,

I strongly OPPOSE the proposed Zoning Map Amendment (ZMA) #20-01 for Wintergreen Nursery, Rural Conservation (RC) to Commercial Village (DV) .

I attended the June 8th virtual hearing. The Applicant, CG Land Acquisitions, LLC, is using a loophole to try and rezone this property under the guise that it was an 'error' or 'mistake' in zoning. Come on, there was NO MISTAKE in the zoning!

The lack of visibility of the public notice road signs is a competitive advantage for the Applicant because they can't be read. The speed limit is 55 mph on Leonardtown Rd and 50 mph on Billingsley where the signs are placed parallel to the highway. The handwritten sign is unreadable traveling at this high rate of speed. And, they don't face toward oncoming traffic. This is the reason there is dismal public participation. No one is aware. Plus, the county doesn't mail public notice's to nearby residents to alert them. The Planning and Growth Department needs to invest in a sign department. I recommend a large printed font and larger sign. The signs were removed for five days, not sure why since there were no changes when they were replaced? I actually drove into Wintergreen Parking lot to park my car and walked to read them. Please investigate.

South from Wintergreen Nursery on Leonardtown Rd: 1.5 miles to Bryantown is a gas station & small shopping center,  
North from Wintergreen Nursery on Leonardtown Rd: 2.8 miles to Gateway Plaza is a gas station & small shopping center.

From Wintergreen Nursery traveling Billingsley Rd: 1.6 miles to Piney Church intersection is a "new" small shopping center with several vacant stores and a gas station. It is evident in EVERY direction of Wintergreen Nursery is the same small shopping plaza and gas station. We are inundated with the same type of Commercial property that residents are unhappy about. We don't need or want more of the same! It is poor planning to change what is now a Special Exception into a new Commercial Village.

The Land Use Attorney at the June 8 hearing stated Route 5/Leonardtwn Road is the second highest road classification in Charles County and this intersection in question is the ONLY one with no Commercial Property on it, it is improper to even consider more commercial property at this intersection.

The same Land Use Attorney said Route 5 is the 2nd highest road classification in Charles County. Only Route 301 has a higher road classification. Of the 7 high classifications roadways in Charles County ONLY one intersection has no commercial property designated, that is this intersection of Leonardtown Road & Billingsley Road. He said 38,000 to 40,000 vehicles travel DAILY on Leonardtown Road past the nursery. *All the more reason that this busy intersection should NOT be approved for commercial development.*

The rezoning from Rural Conservation to Commercial Village will **only** benefit the Applicant, CG Land Acquisitions, LLC and will leave residents with the loss of the rural atmosphere in this last area of Waldorf. IF a commercial property is allowed it will affect tax paying residents with lower property values, quality of life, increased crime, noise and additional road congestion creating a public safety issue at this busy intersection. Would you like to live next to it? A special exception easement was originally given to specifically the nursery business to be allowed to locate in a Forest Conservation Area.

Since it won't be a nursery anymore the county commissioners should remove the Special Exception *and* deny the Commercial Village rezoning too. **We do not need to make every intersection burdened with more of the same commercial property. Please deny this rezoning!**

Thank-You,

Anne Stark  
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Waldorf MD 20601