

Carol DeSoto

From: Commissioners
Sent: Monday, July 26, 2021 8:10 AM
To: Carol DeSoto
Subject: FW: Oppose: Zoning Map Amendment (ZMA) #20-01: Wintergreen Nursery, Rural Conservation (RC) to Commercial Village (CV) Rezoning Requested

Julie Bryson
Assistant Chief of Staff • U.S. Army veteran
Commissioners' Office
E: BrysonJ@CharlesCountyMD.gov
O: 301-645-0699

From: amy@redteamnyc.com <amy@redteamnyc.com>
Sent: Friday, July 23, 2021 12:58 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

[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Dear County Commissioners,

I OPPOSE the proposed Zoning Map Amendment (ZMA) #20-01 for Wintergreen Nursery, Rural Conservation (RC) to Commercial Village (CV) which is located 1.1 miles from the entrance to my neighborhood.

Since 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. I have a serious concern with Grace Christian Academy across the street from the proposed rezoned area. Locating commercial stores directly across from the school will create a dangerous situation when children start crossing a busy highway. This action could result in accidents and God forbid the loss of a child's life trying to cross this increasingly busy highway.

We have plenty of other gas stations and convience stores nearby. Traveling South on Leonardtown Road from Wintergreen Nursery 1.5 miles is a small shopping center with a gas station in Bryantown, traveling north 2.8 miles to Gateway Plaza is another shopping center with a gas station at the intersection. From Billingsley Rd at the intersection 1.6 miles away is another new small shopping plaza with vacant stores and yet again another gas station and convenience store. It is evident that we are inundated with

commercial property in EVERY direction of Wintergreen Nursery. *We don't need or want more of the same commercial property!*

It is poor planning to change what is now a Special Exception into a new Commercial Village. The rezoning from Rural Conservation to Commercial Village will *only* benefit the Applicant, CG Land Acquisitions, LLC and will leave the residents with the loss of the rural atmosphere in this area of Waldorf. IF a commercial property is allowed it will affect tax paying residents with lower property values, quality of life, increased crime, and additional road congestion creating a public safety issue at this busy intersection.

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 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 for your consideration.

Sincerely,

Amy E. M. Oxendine
12826 Meadowbrook Lane
Waldorf, MD 20601

240-754-7989