

Carol DeSoto

From: Commissioners
Sent: Monday, July 26, 2021 8:09 AM
To: Carol DeSoto
Subject: FW: Oppose: Zoning Map Amendment (ZMA) #20-01: Wintergreen Nursery, Rural Conservation (RC) to Commercial Village (CV) Rezoning Requested

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From: Bonnie Bick <bonniebick@gmail.com>
Sent: Friday, July 23, 2021 1:16 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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Commissioners@charlescountymd.gov

I would like to be on record as opposing: Zoning Map Amendment (ZMA) #20-01: Wintergreen Nursery, Rural Conservation (RC) to Commercial Village (CV) Rezoning Requested

Dear County Commissioners,

Degrading the traveling atmosphere, quality of life on Route #5 is a serious issue. This was not envisioned in the 2016 Comprehensive Plan. A decision of this magnitude, adding commercial to what is now a Forest Conservation District area along a state highway, should be considered in the next Comprehensive Planning process.

First, I would like to say that I signed up, registered to speak at the Commissioners hearing on this issue. I watched the entire hearing and was expecting to be called on to speak, but was not recognized to speak during public testimony. I must say, those defending the rezoning have a weak case when they tout that there is no other highway in the area that has an intersection that is free of commercial zoning. That gives no reason - for that matter, it is a reason

NOT approve this re-zoning, NOT recognize a mistake where it is not and NOT rezone this land from Forest Conservation to commercial. I suggest that the special exception be further reviewed publicly since surely the exception was made because of the value of a nursery to the concept of Forest Conservation.

I OPPOSE the proposed Zoning Map Amendment (ZMA) #20-01 for Wintergreen Nursery, Rural Conservation (RC) to Commercial Village (DV). The Applicant is using a 'mistake' in zoning to rezone the property to Commercial Village. 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.

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. In to many places, there is excess commercial property now vacant.

Please deny this rezoning and look into the present existing Special Exception and share the information with the public.

On Leonardtown Road traveling south, 1.5 miles from Wintergreen Nursery 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. On Billingsley Rd leaving Wintergreen Nursery at the first intersection just 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 consisting of gas stations, convenience stores and small shopping centers in EVERY direction of Wintergreen Nursery. 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 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, noise, and additional road congestion creating a public safety issue at this busy intersection.

Bonnie Bick

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