

Carol DeSoto

From: Commissioners
Sent: Monday, July 26, 2021 8:09 AM
To: Carol DeSoto
Subject: FW: Oppose Special Exception

Julie Bryson
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From: DONNELL ROGERS <donnell.c.rogers@gmail.com>
Sent: Friday, July 23, 2021 4:00 PM
To: Commissioners <Commissioners@charlescountymd.gov>
Subject: Oppose Special Exception

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Dear County Commissioners,

Please be advised that I hereby OPPOSE the proposed Zoning map Amendment #20--1 for Wintergreen Nursery, Rural Conservation to Commercial Village, which is located approximately 1.1 miles from the entrance of my neighborhood. The applicant is using a 'mistake' in zoning to rezone the property to Commercial Village. Since Route 5/Leoarnadtown 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 consider putting additional property at this intersection.

I also would like to express that I attended/participated in the initial hearing when the applicant provided remarks. During this time, one informed both panel members and meeting participants about the shady tactics the applicant and/or county utilized to notify the public. As a result, your committee members voted to grant an extension.

I wanted to inform you that it appears that the applicant has done very little to notify the public. More importantly, it appears if they have taken the minimum standard. Due to the location, quantity, and font size of the writing on the sign, its evident that the applicant is trying to conceal their intent. For example, there are only two "notification" signs posted on Evergreens property. Both the signs are posted in turning lanes which require motorists to yield to on-coming traffic, which is concerning.

Additionally, the writing on the signs is barely legible, and its contents may possibly be read from a distance of 15 feet at best, assuming you are standing still. In a vehicle, I assure you it is not legible because the vehicle is moving, and the motorist will likely be paying attention to oncoming traffic. Finally, the content on the sign is only posted on one side, not the side facing the nursery where individuals would be able to read the notice.

Finally, a special exception easement was originally given to specifically the nursery business to be allowed to locate in Forest Conservation Areas. Since it won't be a nursery anymore, the county should remove the Special Exception and deny the Commercial Village.

Please consider.

Respectfully,

Donnell Rogers