

Carol DeSoto

From: Marc Imlay <ialm@erols.com>
Sent: Thursday, July 22, 2021 3:42 PM
To: Commissioners
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,

A rezoning is being proposed for Wintergreen Nursery (formerly Longwood Gardens) a mile from our community entrance There was a County Commissioner virtual hearing on June 8, *they held the record open until July 23.*

The Applicant, CG Land Acquisitions, LLC, is requesting a zoning change from Rural Conservation (RC) to Commercial Village (CV) for a 7.5715-acre property located at 5405 Leonardtown Road in Waldorf, the intersection of Leonardtown Road (MD Route 5) and Billingsley Road. The nursery that is located there now is allowed by a special exception. The zoning change being proposed is to develop the corner of the intersection where Wintergreen Nursery is currently located which is a Forest Conservation Area. The Applicant is trying to get the rezoning approved by saying it was a 'mistake' in zoning by the County Commissioners back in 1992. There was no MISTAKE in zoning, they are using this as a reason to rezone the property as some type of Commercial Village (CV).

What is at stake?

- 1). The County is not required to mail public notices to affected residents who live near Wintergreen Nursery about the zoning change so residents are not aware of this proposal.
- 2). The only Public Notice signs are on Wentworth Nursery property. They are small, un-noticed and placed in dangerous locations next to the highway on Rte. 5/Leonardtown Road and on Billingsley Road. The posted speed limit is 55 mph on Leonardtown Rd and 50 mph on Billingsley which make the signs unreadable traveling at this high rate of speed. And, they don't face toward oncoming traffic. *Go and see for yourself.*
- 3). The Applicant is proposing to change the zoning to a Commercial Village (CV) to open the corner to ANY type of commercial development.
- 4). At the County Commissioners hearing on June 8, the Land Use Attorney representing the Applicant stated there is some type of commercial development on EVERY intersection in Waldorf.
- 5). This same Attorney stated that Rte 5/Leonardtown Rd 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. There are 38,000 to 40,000 vehicles that travel DAILY on Leonardtown Road past the nursery.

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/Leonardtown 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.

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,

Marc Imlay

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