

## Carol DeSoto

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**From:** Commissioners  
**Sent:** Monday, July 26, 2021 8:08 AM  
**To:** Carol DeSoto  
**Subject:** FW: Objection to Zoning Map Ammendment (ZMA) #20-01: Wintergreen Nursery, Rural Conservation to Commercial Village Rezoning Requested

Julie Bryson

Assistant Chief of Staff • U.S. Army veteran

Commissioners' Office

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**From:** Nasser Ameen <nasserameen@gmail.com>  
**Sent:** Friday, July 23, 2021 4:35 PM  
**To:** Commissioners <Commissioners@charlescountymd.gov>  
**Subject:** Objection to Zoning Map Ammendment (ZMA) #20-01: Wintergreen Nursery, Rural Conservation to Commercial Village Rezoning Requested

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Dear Charles County Commissioners:

I am writing to you today to state that I OPPOSE the proposed change in Zoning Map Amendment #20-01, which happens to be located very close to my neighborhood (1 mile away).

I have recently learned about this rezoning that the county is trying to do, and I would like to voice my opinion on this matter. The applicant is using a "mistake" in zoning to rezone the property to a 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.

There are already 2 SHELL gas stations located north and south of Wintergreen Nursery with one being 1.5miles (southbound) and the other being 2.8 miles (northbound). One of the benefits of living in neighborhoods like Meadowbrook, Zakiah Manor, and Forest Hill is that many residents find their properties to be peaceful and quiet, away from the busy roads 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 safety concerns.

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.

Please DENY this rezoning.

-Nasser Ameen  
12823 Meadowbrook Ln  
Waldorf, MD 20601