

Carol DeSoto

From: Commissioners
Sent: Monday, July 26, 2021 8:11 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

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From: Ralph Rossetti <rossettir99@gmail.com>
Sent: Friday, July 23, 2021 9:39 AM
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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County Commissioners,

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

On Leonardtown Road traveling south from Wintergreen Nursery is a small shopping center with a gas station in Bryantown, traveling northbound 2.8 miles to Gateway Plaza is another shopping center with a gas station at the intersection. On Billingsley Rd leaving Wintergreen Nursery at another 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, 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 attention to this matter.

Respectfully,

Ralph Rossetti

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