

April 25, 2021

Wayne Magoon, Chair
Charles County Planning Commission
200 Baltimore Street
La Plata, Maryland 20646

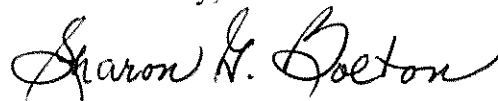
Re: Zoning Map Amendment (ZMA) #20-03; Estate of Julia D. Hungerford;

Dear Mr. Magoon:

I am writing to express my support for the applicant's request for a change in zoning in the above referenced matter. I have resided in my home on the western side of Charles County since 1959. I have seen many changes in this county. I am a proponent of both reasonable environment protection and reasonable economic development. I am familiar with the affected area and I believe that the amendment requested by the petitioner is appropriate. This portion of our county needs reasonable business development. The state of decline in the area has been evident for many years now. Our property values are decreasing, the crime rate is increasing, and many of the people my age have moved to other parts of the county because of the lack of available space and opportunities for business development that will support and improve the community. We should have amenities that attract good stewards of the environment. Abandoned, vacant, and unused property does not do that.

While I certainly support reasonable environmental controls and protection, I also strongly believe that these controls and protections should not be the only factor considered in zoning issues. I strongly believe that this amendment will not harm the environment, as the Resource Protection zone that is already in place on the property will provide more than adequate protection for any environmental features that may exist there. I therefore ask you to approve the applicant's request for a zoning map amendment.

Sincerely,



Sharon G. Bolton
Mt. Zephyr
3940 Mt. Zephyr Farm
La Plata, MD 20646