

April 23, 2021

Charles County Planning Commission
Attn: Mr. Wayne Magoon, Chair
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 in support of the applicant's request for a change in zoning in Zoning Map Amendment case #20-03. Although I currently reside in St. Mary's county, I have spent the majority of my life in Charles county, and lived near the Myrtle Grove Wildlife Center during the majority of that time. I support reasonable environmental controls and protections, but I also believe that the rights of land owners to develop their property in a reasonable manner that will not unduly impact the environment needs to be carefully weighed and considered in decisions such as this.

More than adequate protections for any environmental features that may exist at the subject property are provided by the Resource Protection Zone that is already in place under current County regulations. I therefore believe that the amendment requested by the petitioner is both reasonable and appropriate, and will not harm the environment. Equally important, it will allow reasonable business development to occur on the property, which fronts on Md. Rt. 210, and is surrounded by other commercial business uses.

I therefore ask you to approve the applicant's request for a zoning map amendment in case #20-03.

Sincerely,



Ryan Coombs
28926 Dandelion Way
Mechanicsville, MD 20659