

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. I support reasonable environmental controls and protections for property, however I also believe that property owners have a right to develop their property in a reasonable manner that will not cause undue harm to the environment.

More than adequate protections for any environmental features that may exist at the subject property are provided by the Resource Protection Zone that is in place under the Charles County zoning regulations. With that in mind, I 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.

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

Sincerely,



Ava Coombs
28926 Dandelion Way
Mechanicsville, MD 20659