

**BOARD OF COUNTY COMMISSIONERS FOR ST. MARY'S COUNTY  
2<sup>ND</sup> PUBLIC HEARING ON THE  
ST. MARY'S COUNTY DRAFT COMPREHENSIVE PLAN  
2009 UPDATE**

**Thursday, November 5, 2009  
Cole Cinema, St. Mary's College, St. Mary's City, MD**

**Present:** Commissioner President Francis Jack Russell  
Commissioner Thomas A. Mattingly, Sr.  
Commissioner Daniel H. Raley  
Donna Gebicke (Recorder)

**Absent:** Commissioners Kenneth R. Dement and Lawrence D. Jarboe

**Presenter:** Jeff Jackman, Senior Planner, Dept. of Land Use and Growth Management

Commissioner President Russell opened the public hearing at 6:34 p.m. Mr. Jackman stated for the record that the draft St. Mary's County Comprehensive Plan (Plan) was prepared in accordance with Article 66B; Media Release was published on October 8; Legal Notice was published in the October 9 and 14, 2009, editions of the Enterprise newspaper; and the Draft Plan is available at the three public libraries and is posted on the County's web-site.

Mr. Jackman presented an overview of the draft Plan, which included background information, to-date and future public processes, and proposed changes to the current Comp Plan.

**Public Testimony** (*Public comments as noted below are intended as highlights of testimony given and are not verbatim*)

Bob Lewis, Executive Director, St. Mary's River Watershed Association, P.O. Box 94, St. Mary's City

Commend staff and Planning Commission on the Plan document. SMRWA concerns: make sure there is no future expansion of development areas in watershed area, especially in the Lexington Park Development District; need to keep RPD rural; healthy watershed is going to support community and economic needs, so protection is important. Patuxent and St. Inigoes need better protection against encroachment. There is no specific recognition of the St. Mary's River as a valuable natural resource in the Plan. Recognize and foster health

and well-being of river so it can support future development and redevelopment. Better protection for important viewsheds. Will get specifics to you in writing. Create new area -- St. Mary's River Preservation area and eventually incorporate into Mattapani RLD.

Stovey Brown, Director, Sailing Center Chesapeake

Include sailing as an integral part of your vision in the Plan. Sailing Center was formed in June 2009. Cole family that owns Milburn Creek Marina on St. Inigoes Creek allowed us to begin operation there. By summer we teamed up with the St. Mary's River Yacht Club, which expanded its junior and adult sailing offerings using the Sailing Center's resources. With the Yacht Club, we graduated 80 individuals from basic instruction to advanced racing. This fall we are hosting high school sailing practices and have held four regattas. Right now we have students from the four high schools and two middle schools sailing regularly.

Guy Barbato, 29552 Trent Hall Rd., Mechanicsville, on Biology faculty at Leonardtown High

Include sailing in the Plan. In the future, we see the Sailing Center expanding to host more junior sailing regattas, and running regional and national championships for small boat sailing classes. Plan to become the first National US Sailing Center on the East Coast north of Florida. (students also provided supportive comments)

Joan Gelrud, Chair, Human Services Council

Here tonight to celebrate that there is a new chapter in the County's Comprehensive Plan on human services which puts a human face on this important planning document that will guide the growth and development of our community in the years ahead. You charged a number of county departments, private agencies and citizens to conduct an assessment of human services in the county and develop a set of recommendations on how to address these needs in the coming years. This work resulted in the establishment of the Department of Human Services and the Human Service Council. The needs assessment conducted several years ago identified four over-arching issues: lack of affordable housing; need for increased coordination of transportation services and increased accessibility for disabled citizens; need for increased training to fill current and future jobs; lack of access for health, mental health, and dental care, and a countywide mobile crisis response.

Greg Shields – yielded his time

Iris Hall Willey, 23919 Mill Cove Rd., California

Remove Myrtle Point peninsula from the Lexington Park Development District (LPDD). Creeks from Woods at Myrtle Point subdivision suffer from run-off. This highly sensitive area needs to be protected and removed from the bull's-eye of dense development. This is also a highly congested traffic area with failed road and intersection. Hope we never have to evacuate.

Barne Wheeler, 18231 River Rd., Tall Timbers (Chair, Commission on the Environment)

In general, we believe this is a great Plan and improved over the last one, particularly where the need to preserve the County's rich environmental heritage is concerned.

(Recommendations and supporting rationale were provided in writing for the record and are available for public review and receipt.)

Trish Brow, 45328 Mill Cove Harbor, California

Support less dense development in the critical area zone (Mill Cove/Myrtle Point). Traffic also a concern in this area. Remove area from LPDD.

Robert Volland, 24093 Mill Cove Rd., California

Mill Cove is entirely within the critical area. Disconnect with Plan that states resources in the critical area should be protected. Remove Mill Cove and Myrtle Point from Lexington Park Development District.

John Paradis – "Stovey Brown covered my topic."

Jane Sypher, 45211 Cove Manor Rd., California

Do not remove Mill Cove or Myrtle Point from the LPDD. Let me tell you why I think the Planning Commission's decision to leave Mill Cove and Myrtle Point in the LPDD was correct, as well as the decision of previous PC members and previous County Commissioners: main commercial hub for the County is two miles from this area (smart growth guidelines); public water and sewer will be available; some property owners on Mill Cove Harbor Road purchased the property after the area was included in the LPDD (2005), meaning this was an area designated for development. One of those parcels has been in my family since 1919, and my brother and I have a contract with a developer. To remove this property would devalue our property rights. I believe Mill Cove will thrive as a neighborhood because new houses bring new neighbors and new opportunities to share with others what we have had the privilege of enjoying for years. Key is to stay on top of developers to do the right thing. There will be economic impact of new construction jobs and an increase in tax base and impact fees. Myrtle Point has a Master Plan and the lynchpin is access to public water and sewer. Small tornado several years ago swept through the park resulting in significant run-off into Sam Abell Cove after large rain events, which some blame on Woods at Myrtle Point. To remove this area from the LPDD will undermine an approved Master Plan. (Full comments were provided in writing for the record.)

John Parlett – yielded his time

Marquerite Morris 45810 Aberdeen Lane, P.O. Box 233, Valley Lee

Leah's House in Valley Lee is 9/10 mile away from the Village Center itself, which is a Priority Funding Area (PFA). \$800,000 in grant funding to expand our facility was lost because of zoning designation on the property (RPD and RCL) and the limitations therein. Please consider our special circumstances. We still need a shelter for the homeless in St. Mary's County. Consider the overall effect of your decisions. We request a text amendment to current zoning converting Happyland Road area to a PFA. We were advised that requesting an exception from the state to be eligible to receive funding outside of an PFA is the best way to achieve our goal of adding additional beds to our facility.

Commissioner President Russell closed the public hearing at 7:40 pm and announced that written comments can be sent the Board of County Commissioners until the close of the public comment period on November 30, 2009.

Minutes Approved by the Board of County Commissioners on \_\_\_\_\_

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Donna M. Gebicke (Recorder)