

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF COUNTY COMMISSIONERS  
AND PLANNING COMMISSION JOINT MEETING  
SOUTHERN MARYLAND HIGHER EDUCATION CENTER \* CALIFORNIA, MARYLAND  
Tuesday August 8, 2006**

Commissioners present were Thomas F. McKay, President; Kenneth R. Dement; Lawrence D. Jarboe; Thomas A. Mattingly Sr.; and Daniel H. Raley. County Administrator George G. Forrest and Recording Secretary Betty Jean Pasko were also present. Planning Commission members present were Steve Reeves, Chair; Howard Thompson, Vice Chair; Merl Evans; Shelby Guazzo; Brandon Hayden; and Susan McNeill. Lawrence Chase was excused. Land Use and Growth Management (LUGM) staff present were: Denis Canavan, Director; Jeff Jackman, Senior Planner; and Phil Shire, Planner IV.

The public hearing was opened at 6:30 p.m.

**PUBLIC HEARING**

The purpose of the Joint Public Hearing is to receive public testimony regarding the proposed Text Amendments and proposed Zoning Map Changes to the Comprehensive Zoning Ordinance to Implement the Lexington Park Development District Master Plan.

Mr. Jackman provided an overview of the proposed Text Amendments and proposed Zoning Map Changes, including tables listing four groups of proposed Amendments; i.e., Table 1 'Zoning Changes Recommended by the Master Plan', Table 2 'Requested Zoning Changes', Table 3 'Zoning Changes to Correct Mapping Errors', and Table 4 'PUD Boundary Confirmations'.

**PUBLIC COMMENTS**

Phil Dorsey, 22835 Washington Street, Leonardtown, stated a mistake in zoning was made to Map 51, Parcel 163. He explained William Smith operated his trailer park on the property for 40 years and then his daughter, Bertha Fields, took over operation of the park and is now going to retire. He stated he is a contract purchaser of the property and the majority of trailer parks are zoned RH or commercial. He stated he had asked Mr. Jackman of LUGM if any trailer parks in St. Mary's County are zoned RL and Mr. Jackman could not name any. He stated this property should be rezoned to RH because it is an existing mobile home park. He explained the property was recommended for rezoning to RH in 1989 because at that time it was consistent with the plan; however, it was never rezoned. He feels this is a mistake and is asking the Board of County Commissioners (BOCC) and Planning Commission to consider affording this property the same opportunity as other mobile home parks by rezoning it from RL to RH. He asked staff why RH zoning was consistent with the plan in 1989 but not now.

Bertha Fields, 20737 Hermanville Road, Lexington Park, asked that the Smith-Fields Trailer Park be rezoned from RL to RH.

Gordon Aldridge, of Ridge, stated he shares ownership of 6 ½ acres (Parcels 69 and 68) on MD 235 with his brothers. He brought with him the first letter his father wrote in 1988 regarding rezoning this property. His family has been approached by developers wanting to build restaurants, banks, etc. but those developers do not find the RMX zoning desirable. He asked the BOCC and Planning Commission to rezone these two parcels commercial.

Melinda Mountjoy, 23202 Pembrook Dr., Hollywood, stated she has been President of the Venture Crew at Sanner's Lake for a year. She explained this club makes it possible for young people to learn firearms safety and she feels it will be a real shame if the club is not available any more.

John Mountjoy, Jr., President, Sanner's Lake Sportsman Club, asked the audience to raise their hands if they were in support of the Sanner's Lake property retaining its current zoning, to which a large number of people raised their hands. He explained the Boy Scout District Manager is also present to support retaining the current zoning because the Boy Scouts sponsors many events at this property, including camping and cookouts. Mr. Mountjoy is concerned they will lose the Boy Scout sponsorship, which is an important resource, and have the Club's operations restricted.

Ronnie Taylor, 13104 Joy Road, Lusby, explained he is in attendance with his son, Gavin, who also benefits from the activities at Sanner's Lake. He is concerned because this is the only shooting club in St. Mary's and Calvert and he is worried rezoning could make it easier to close the club in the future. He stated he values the club and he has been able to show his son how to safely shoot a gun. He feels loss of the club would be a great loss to St. Mary's and Calvert County sportsmen.

Lars Caspersen, President, Sanner's Lake Sportsman Club, 24555 Cotswold Dr., Hollywood, explained the Sanner's Club has a good turnout tonight with about 1/5 of its members present. He explained the concern of members is rezoning will make it easier to close down the club, which will be the loss of a very valuable asset to Southern Maryland. He explained the club provides training for coast guard, police, fire departments, Calvert Cliffs security personnel, Boy Scouts, and the Venture Crew. The club also teaches children how to properly and safely use firearms. He explained the club has gone out of the way with its youth programs and opens all club events to the community; even non-members use the facility. He restated the concern that rezoning would be the first step to closing the club, which would be a considerable loss to the community. .

*Commissioner Raley asked Mr. Canavan if the club will be a nonconforming use if zoned RMX. Mr. Canavan replied yes, but he will have to thoroughly research the history and uses on the property, acreage, etc., and will provide the Board with an analysis before this issue goes to the Planning Commission meeting on August 28th.*

*Ms. Guazzo, asked if the zoning was changed and the property owner wanted to improve the property, as a conditional use, would they have to go through the Board of Appeals process? Mr. Canavan replied yes.*

Tana Glockner, 23028 Three Notch Road, California, stated she owns property on MD 235, Tax Map 34, Parcel 78, lots 502-1 and 502-2. She explained these two lots contain 4/1/3 acres combined and the property owners are trying to keep the parcels together to be sold as one unit. She said they have received three letters of intent thus far. The property is directly across from First Colony (Ruby Tuesday) and the request to rezone CMX is continually denied. She asked staff where they would like to see commercial growth if not on this property. She would like the BOCC and Planning Commission to honor the request to rezone the property CMX based on changes in the neighborhood and the property owners' history.

*Commissioner Raley asked Ms. Glockner if she would be ok with text amendment that would increase the buffer area between development and residences in the rear of the property? Ms. Glockner replied that increased buffer requirements would not be a problem for her; it would be the developer's problem.*

Suzi Sprinkle-Raley, 23046 Three Notch Road, California, explained her house is located in the hole across from First Colony. She stated she has coordinated the sale of her property with two other area property owners: Ms. Glockner and Dr. Naini. She said she has brought the buffer issue to the attention of interested developers, all of which are unconcerned about increased buffers. She asked staff who among them would desire to purchase her house and live in it as a residence.

Louis Aldridge, Jr., Christy Lane, Lexington Park, explained the proposed map amendment will split-zone his property RMX and commercial. He stated the property is currently two complete parcels zoned commercial and he and the other owners do not want to lose any of the property or give it to the County or the State.

Pete Williams, 41071 Sand Piper Lane, Leonardtown, stated he would like the current zoning for the Sanner's Lake property to be retained. He explained he has a slightly different perspective than the other speakers because he is on active duty on base and uses the club professionally to keep up with weapons requirements and also to take advantage of the social aspect.

Joyce Lloyd Chappel, owns property at 22420 Three Notch Rd., Lexington Park and resides at 207 E. Tantallon Drive, Ft. Washington. He explained his property is located on MD 235 and he wants it to retain its CMX zoning because he and the other property owners are in the process of talking to developers and are working together to sell their properties. He feels it will serve the County no purpose to rezone his property RL. He asked that the property, which is bounded by Quality Van Lines, retain CMX in its entirety.

Greg Knapf, 23362 Pembrook Dr., Hollywood, Past President of Sanner's Lake, asked the audience to stand if they support Sanner's Lake retaining its current zoning and a large group of audience members stood. He explained the club has been in existence since 1959 and rezoning the property will jeopardize the club. He asked staff if the club is nonconforming under the current CC zoning according to the Master Plan. *Staff responded no, the club is conforming.* Mr. Knapf expressed concern the Master Plan supports building roads through the property and in that instance, he feels eminent domain could be used to acquire property for the roads. *Staff responded it would be based on a new development proposal and they don't see a need to exercise eminent domain, which would be subject to development.* Mr. Knapf stated he does not see how roads can be built across the property without the use of eminent domain or some other means to take property needed for the road.

*Commissioner Mattingly responded this would be based on the property owners presenting a development proposal for the property. He stated he doesn't see eminent domain occurring in order for the County to build a road because roads would be built as the property owner develops the property. So ultimately it would be decided by Mr. Sanner, the property owner. He noted the possibility of a road exists regardless of whether or not the zoning is changed.*

Mike Chikar, 22312 Cedar St., Compton, stated he keeps hearing that nothing is going to change if the property at Sanner's Lake is rezoned, so he doesn't understand why it needs to be rezoned in the first place. It is a unique property that supports youth sports (boys and girls) as well as sports for men and women. He expressed concern rezoning will allow for the potential to close the Sanner's Lake club and take away important activities for young sportsmen.

Ed Sanner, P.O. Box 24, Lexington Park, stated he supports what the other speakers have said tonight and feels he couldn't have stated the concerns better. He asked how someone else can request his property be rezoned? *Commissioner McKay explained the consulting firm makes recommendations, but the Board ultimately makes the decisions, with public input, to accept or reject their recommendations.*

*Ms. McNeill asked for a response to the speaker's question as to why the consultant recommended rezoning of the Sanner's Lake property. Mr. Canavan responded the property is located in a large commercial corridor and given the environmental setting, the thought was to reduce intensity of commercial uses and mix residential in for future residences. He explained rezoning will take advantage of proximity to Great Mills Road and the base. The land use*

*recommendation is an extension of RMX, and in line with reduction of density (land use premise). He explained today is only the zoning stage and staff don't have to agree with the land use recommendation. The recommendation was put forward in the original draft, went through the public hearings and was adopted last November. The Master Plan will help to shape and implement land use pattern for potential residential uses.*

*Commissioner Jarboe commented the land use consultant did not have the opportunity to look at businesses or talk to owners; thus, the human factor was missing. He explained public hearings are held for this reason. Commissioner McKay stated that the BOCC has no intention of doing anything that the public is not aware of. The BOCC receives recommendations and then holds public hearings to get citizen input. In the past, property was rezoned and the public would find out about it afterwards. Holding public hearings first now ensures the BOCC hears the public.*

Pat Mudd and PF Summers spoke regarding property located on the corner of MD 235 and Shady Mile Drive. They explained they have assembled several properties on the north side of MD 235, which includes an existing pond that provides a natural buffer. They stated the existing buffer between commercial and residential zones is 75 feet and staff is recommending extending this by an additional 50 feet. *Phil Shire corrected this and stated the current CMX buffer is 30'.* They expressed concern the recommended zoning by staff creates a poor residential lot and a poor commercial lot, since there is not enough depth. They also feel this recommendation will cause more trees to be cleared and bring construction closer to the pond. They have submitted a boundary line adjustment plat that eradicates the CMX line (122 in front, 104 in rear). They are requesting the zoning line follow the existing natural features.

Cara Grumbles, 48386 Sunburst Dr., Lexington Park, MD 20653, explained the Sanner's Lake Sportsman Club provides the Sheriff's Department with training opportunities because the department doesn't have its own range. She stated she pays for membership and the club allows her and other officers to maintain a high performance level. She stated the DOD/Federal Swat Team trains there, as well as the military. She asked if the zoning does not need to change, then why change it and risk losing a club that is so vital to local law enforcement agencies.

Charles Carruth, CEO, Carruth & Sons, Ready-mix Concrete Co., 44901Petite Point Lane, Valley Lee' stated his company operates as a conditional use granted by the Board of Appeals in 1996. The company sent a letter to staff in February objecting to the effort to downzone any of the property to residential use. He expressed concern over the need for additional residential development along Great Mills Road with the current explosion of residences on Willows Road. He requested the BOCC and Planning Commission strongly consider any change in zoning. He asked for assurance Mr. Sanner's Sportsman Club and Carruth & Sons Ready Mix can continue their operations in the future.

Thomas Woodburn, 22390 Rt. 235 North, Lexington Park, stated he objects to the proposed rezoning from CMX to RL of his 18 acres located on Tax Map 43, Parcel 512 (identified incorrectly on the tax map as Parcel 32). He expressed concern the rezoning will be devastating to his business, Quality Transfer, that he has operated for 47 years..

June McWhirt, Secretary, Sanner's Lake Sportsman Club, stated the club has 400 members and 100 associates. It provides a recreational facility for members and their guests and is host to an abundance of organizations and activities, including: Boy Scout activities, fishing derbies, NRA certified instruction, personal protection training for women, coordinated programs with Parks & Recreation, and a Jr. Olympics program. She stated the club also supports college scholarships. She noted the property is a historical property ( it was the summer home of Dashiell Hammett) and supports abundant wildlife. She asked if the County will provide the club with another site if the property is rezoned.

Jerry Nokleby, Nokleby Surveying, Inc., 17777 Grace Lane, Tall Timbers, stated he is present for his client, Dennis Edwards, who owns property located on Tax Map 51, Parcel 331, which borders Sanner's Lake. He explained after development was started on this property, the developers discovered the middle portion of the property is zoned CC. They went to staff thinking the CC zoning must be a mistake. He explained the property owner wants the property rezoned DMX because the remaining development will include affordable housing and larger lots. This will compliment what has already been developed on the other three sides of the property. Staff is recommending RMX, which allows a base density of one unit per acre, or five units per acre with Transferable Development Rights (TDRs). He stated they agree with the Sanner's Lake speakers. He also stated they feel this property should be rezoned DMX, which will flexibility in commercial design and enhance property value.

Terry Adair, 23826 Meredith Court, Hollywood, explained he owns property at 22185 Chancellors Run Road, at the corner of Norris Road. He submitted a request on May 12th to staff to have his property rezoned from RL to RMX. He explained a state highway is in the works near his property and the stakes are within 3" of his property. He added all of his neighbors support this request.

Karin Giddings Weining who resides in Delaware explained she is present with her brother, Jeff Giddings. She stated together they own property located on Tax Map 43, parcel 46 that is zoned OBP. They are requesting this property be rezoned RH instead of RL because it is a very convenient area for access to low cost housing.

Billy Price, 20570 Chingville Road, stated he is a member of Ducks Unlimited, on the Board of Southern Maryland Heritage Consortium, and a member of the Sportsman Club. He feels there is a lot of heritage to the Sanners property that should be taken into account before the property is rezoned. He explained the club also hosts a lot of youth events for Ducks Unlimited.

Rosalyn Wolbright, 22211 Chancellors Run Road, requested the Planning Commission again consider rezoning the entire length of Chancellors Run Road. She expressed concern she will have a four lane highway in her front yard. She is afraid the State will take every tree and yard along Chancellors Run Road and destroy not only the character of the road but the quality of life of the residents who live there. She stated residents have not received any answers from the State regarding the road. She said if the road is not rezoned and the highway is built, the property will be so devalued that only those who can't afford to live anywhere else will live there. She expressed concern it is unfair to residents because the highway will be unsafe, offer no buffering, increase noise levels, and bring additional pollution to the area. She feels the entire road might as well be rezoned commercial, like MD235, if the road is going to be widened.

*Commissioner Raley commented his concern regarding proposed rezoning MD 235 from MD 4 to Shady Mile Drive is that the residents in back should be protected from any additional loss in property value. Staff is proposing increased setbacks, but nothing about increased buffers. He asked staff if the public hearing process will have to be repeated to increase the buffers.*

*Mr. Canavan responded yes, because that would change text amendments. He said staff can probably include the increased buffer requirement as part of the current proposed text amendments.*

The hearing was closed at 9:00 pm, but the record will remain open for ten days for written comments.

**ADJOURNMENT**

The meeting adjourned at 9:00 PM.

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Reformatted by Cindy R.  
Koestner,  
Recording Secretary for the  
Planning Commission, not in  
attendance.

Approved in open session: September 11, 2006.

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Stephen T. Reeves  
Chairman