

**JOINT BOARD OF COUNTY COMMISSIONERS FOR ST. MARY'S COUNTY
AND ST. MARY'S COUNTY PLANNING COMMISSION
PUBLIC HEARING
ON THE PROPOSED COMPREHENSIVE REVISION OF THE MAPS AND TEXT OF
THE ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE**

CHESAPEAKE BUILDING MEETING ROOM, LEONARDTOWN, MD

7:00 pm

Thursday, May 20, 2010

Present: Commissioner President Francis Jack Russell
Commissioner Kenneth R. Dement
Commissioner Lawrence D. Jarboe
Commissioner Thomas A. Mattingly, Sr.
Commissioner Daniel H. Raley
Sarah Cannavo (Recorder)

Brandon Hayden, Chairman, Planning Commission
Shelby Guazzo, Planning Commission
Susan McNeil, Planning Commission
Joe Meinert, Planning Commission
Martin Seibert, Planning Commission

Commissioner President Russell opened the hearing at 7:00 pm. Mr. Shire, Deputy Director of the Department of Land Use and Growth Management, read the Notice of Public Hearing into the record indicating the notice was published in *The Enterprise* newspaper on April 30 and May 5, 2010. Mr. Shire provided a PowerPoint presentation on the proposed changes to the current zoning ordinance.

Commissioner President Russell opened the hearing for public comment at 7:20 pm.

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

Mr. Hamer Campbell, 1738 Elton Road, Silver Spring (Handout Provided)

Mr. Campbell is the Director of Capital Affairs for the Maryland-National Capital Building Industry Association. He asked the Board of County Commissioners not to hastily accept the proposed re-zoning of the Lexington Park Development District to a Residential Low Density Transitional District. If this district was down-zoned as planned, it will further increase the cost of living on or near the water and encourage sprawl into the rural district. Additionally, zoning change of this area (to RL-T) is not consistent with the Lexington Park Master Plan.

Ms. Rose Gatton, 24675 KMR Way, Hollywood

Stated that Mr. Shire's presentation answered all her questions and that she did not need any further clarification.

Mr. Bob Massey, 21606 Great Mills Road, Lexington Park (Handout Provided)

Mr. Massey asked for a specific variance in section 24 of the Stormwater Management plan for ESD items and requirements, all toward improvement of ESD in St. Mary's County. Many ESD improvements are unique and require individual review by a person with experience and a wide view of possibilities.

Mr. Bernie Chalmers, Howard County (Handout Provided)

Mr. Chalmers does not support the proposal to have mandatory public water hook-up for all residential subdivisions of 25 lots or more. He feels that private well usage, when possible is a much better option. The cost of installing and maintaining a public water system can be very costly and the hook-up fee may cause financial burden to homeowners. There is also a negative impact on jobs and income associated with well drilling. Please do not approve the proposal for mandatory hook-up.

Ms. Susan McGhee, 21058 Ricky's Place, Lexington Park

Ms. McGhee would like LUGM staff to review the change in zoning for the Willow Woods subdivision. Ms. McGhee believes the change from Low Density to High Density was an error. Please keep this area as Low Density.

Mr. Buddy Winslow, 23703 Bill Dixon Road, California (Handout Provided)

Mr. Winslow is opposed to the mandatory public water provision proposed for subdivision with 25 or more homes. Jobs will be lost (well suppliers, drillers, and other industry associated with well drilling / maintenance). He also states that part of the purpose of the zoning changes was to "Protect Rural View" and that the use of Public Water Towers will not accomplish that goal. Mr. Winslow stated that the chemicals in public water presents a health issue and is not good for the environment.

Mr. Winslow also brought up a suggestion for a tax credit for homes that install and use geo-thermal systems. These systems are good for the environment and reduce the carbon footprint. Several other Maryland Counties have incentives for citizens who use geo-thermal and he asks that St. Mary's County look at the possibility of similar incentives.

Mr. Brian Abell, 41830 Abell Creek Lane, Leonardtown (Handout Provided)

Mr. Abell believes the map identifying the Critical Area near his property is in error and would like the boundaries rechecked by staff to ensure they are correctly reflected on the map.

Commissioner President Russell closed the public hearing at 7:35 pm. The public comment period will remain open until June 15, 2010, for written comment.

Minutes Approved by the Board of County Commissioners on _____

Sarah Cannavo, Administrative Assistant (Recorder)