

**ST. MARY'S COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AUGUST 18, 1992**

**Present:** Robert T. Jarboe, Commissioner  
W. Edward Bailey, Commissioner  
John G. Lancaster, Commissioner  
Barbara R. Thompson, Commissioner  
Edward V. Cox, County Administrator  
Judith A. Spalding, Recording Secretary

(Commissioner Loffler was not present.)

**CALL TO ORDER**

The meeting was called to order at 9:05 a.m.

**APPROVAL OF MINUTES**

Commissioner Bailey moved, seconded by Commissioner Lancaster, to approve the minutes of the Commissioners' meeting of Tuesday, August 11, 1992. Motion carried.

**APPROVAL OF BILLS**

Commissioner Bailey moved, seconded by Commissioner Lancaster, to authorize Commissioner Jarboe to sign the Check Register as presented. Motion carried.

**COUNTY ADMINISTRATOR ITEMS**

**Present:** Edward V. Cox, County Administrator

**1) LETTERS OF SUPPORT  
HOUSING PROGRAMS**

The County Administrator presented a memorandum dated August 14 from the Deputy Director of Economic and Community Development requesting the Commissioners to sign support letters for the Fiscal Year 1992 Voucher Program and Rental Certificate Program Funding Application and the Family Unification Program Application for Section 8 Rental Certificate Assistance. Therefore, the County Administrator presented correspondence addressed to the U. S. Department of Housing and Urban Development: (1) Regarding Application for Funds for the Rental Voucher and Rental Certificates Programs and (2) Regarding Family Unification Program Application for Section 8 Rental Certificate Assistance and Local Comment Per Section 213 of the Housing and Community Development Act of 1974.

Commissioner Thompson moved, seconded by Commissioner Lancaster, to approve and sign the two letters as presented. Motion carried.

**2) CORRECTED RESOLUTION NO. 92-21  
VESTED RIGHTS**

The County Administrator presented the referenced Resolution approved and signed by the Commissioners on August 11 which he stated had an incorrect date for the County Commissioners' public hearing and has now been corrected. No motion was necessary since action was taken on August 11.

The Commissioners signed the corrected Resolution.

**3) EVERGREEN PARK CIVIC ASSOCIATION**

The County Administrator presented a response to August 3 correspondence addressed to the Evergreen Park Civic Association forwarding the list of current members of the Board of Appeals with appointment and expiration dates.

Commissioner Lancaster moved, seconded by Commissioner Bailey, to sign and forward the letter as presented. Motion carried.

**4) ECONOMIC DEVELOPMENT COMMISSION  
"FAST TRACKING"**

The County Administrator presented correspondence responding to the Economic Development Commission's August 7 letter regarding fast tracking certain projects. County Administrator Cox pointed out that fast tracking



had been developed to apply only to defense-related projects, and EDC has requested the Commissioners to expand the definition of fast track to include other projects. The letter requests EDC to develop a definition for fast tracking; a set of precise standards; and the process for recommendation and approval.

Commissioner Lancaster moved, seconded by Commissioner Bailey, to sign and forward the letter as presented. Motion carried.

5) **BUDGET AMENDMENT NO. 93-8  
ECONOMIC AND COMMUNITY DEVELOPMENT**

The County Administrator presented the following Budget Amendments recommended for approval by the Director of Finance with the following justification: Pension for Dorothy Briscoe not budgeted by DECD (\$2400)

Commissioner Thompson moved, seconded by Commissioner Lancaster, to approve and authorize Commissioner Jarboe to sign the Budget Amendment as presented. Motion carried.

6) **LETTERS OF APPRECIATION  
FIRE/RESCUE APPRECIATION DAY**

The County Administrator presented correspondence addressed to various businesses and organizations in the County expressing appreciation for their contributions to Fire/Rescue Appreciation Day held August 8.

The Commissioners agreed to sign and forward the letters as presented.

**EXECUTIVE SESSION**

Present: Edward V. Cox, County Administrator

Commissioner Lancaster moved, seconded by Commissioner Bailey, to meet in Executive Session to discuss a matter of Personnel. Motion carried. The Session was held from 9:30 a.m. to 9:45 a.m.

**1992 CHAPTICO CLASSIC RACE  
TRI-COUNTY RESIDENTIAL ALTERNATIVES FOR YOUTH, INC.**

Present: Michael Whitson, President  
Paul Enoch, Director

Mr. Whitson appeared before the Commissioners to introduce Mr. Enoch the new Director and to remind the Board of the Annual Chaptico Classic Race to be held August 29 for the benefit of the Tri-County Residential Alternatives for Youth, Inc. He stated that Commissioner Lancaster will fire the gun to start the race and Delegate Bell will lead the runners.

During discussion Mr. Enoch reviewed his background and plans for carrying out Tri-County's programs. The Commissioners wished him success in his new position.

**1992 CATHOLIC REUNION - WRAP UP**

Present: Becky Proffitt, Reunion Committee  
Doris Jones, "  
Mary Pat Pope, Administrative Officer

The referenced individuals appeared before the Commissioners to give a final report on the 1992 Catholic Reunion which had been held July 24, 25, and 26. Mrs. Proffitt indicated that the event was very successful and the visitors to the county were very pleased with the arrangements and programs. She advised that the Committee is in the process of updating the registrants and surname index and checking them for accuracy of spellings. A video tape is being edited and will be made available for viewing. Mrs. Jones reported that plans are underway for an Annual Southern Maryland Heritage Week, and the Commissioners will be kept informed of the progress of the event.

In closing the Commissioners expressed appreciation to the Committee for their efforts in organizing the Catholic Reunion and offered the County's assistance in future projects.



**HOMELESS SHELTER FOR MEN PROPOSAL**

Present: Rev. Rona Harding  
Father Mike Wilson  
Sister Michaellean  
Pat Murphy, Department of Social Services  
Rick Baes, Architect  
Dennis Nicholson, Economic & Community Development  
Representatives of organizations and churches

The referenced individuals appeared before the Commissioners to request the county's assistance in establishing a homeless shelter for men. Rev. Harding advised that all denominations have expressed an interest in supporting the need for the shelter in the Lexington Park Area. Ms. Murphy advised that the Department of Social Services has several mechanisms to assist the homeless, cash management, income maintenance and a homeless grant program; however, there are no longer any grant funds as of August 17 and the emergency assistance program has been reduced. She advised that over 2,000 people have been receiving assistance of which 341 were homeless and 133 were homeless men.

Several of the organization and church representatives in the audience reported on what their groups were doing to help the homeless (hot meals, rent and medical assistance, and emergency housing), and each spoke to the need for the shelter.

Mr. Nicholson advised that his department is investigating state and federal grants to assist in providing a shelter and that no county funds would be involved. The group was interested in the three county-owned buildings on Lei Drive in Lexington Park. Mr. Baes distributed drawings of the proposed renovations advising that two would be used for sleeping units and the third for administration, kitchen, dining and medical facility.

After some discussion the Commissioners expressed concurrence with the need and directed staff to work with the committee to develop recommendations and return to the Board in two weeks.

**AGREEMENT FOR PURCHASE OF REAL PROPERTY  
FRANK KNOX SCHOOL**

Present: Capt. Roger Hill, Naval Air Station  
Capt. Bruce Kendall, Public Works Officer  
Alek Loker, Public Affairs  
Debbie Moomey, Realty Specialist, Dept. of Navy  
Richard A. Engel, Realty Division, "  
Joseph Densford, County Attorney

The referenced representatives of the U. S. Navy appeared before the Commissioners to present an Agreement for Purchase of Real Property between Board of County Commissioners for St. Mary's County and the United States of American wherein Tract A (22 acres located on Md. Rte. 235 and Hermanville Road) and B (ten acres located adjacent to Pine Hill Run Wastewater Treatment Plant) will be given to the County in exchange for Tract C (Frank Knox Elementary School located at the intersection of Md. Rte. 235 and Cedar Point Road).

Commissioner Lancaster moved, seconded by Commissioner Thompson, to accept and authorize Commissioner Jarboe to sign the Agreement as presented. Motion carried.

**EXECUTIVE SESSIONS**

Present: Edward V. Cox, County Administrator

Commissioner Bailey moved, seconded by Commissioner Lancaster, to meet in Executive Session to discuss matters of property acquisition. Motion carried. The Sessions were held as follows:

Property Acquisition

Also Present: Phil Rollins, Director, R & P

(Held from 11:20 a.m. to 11:50 a.m.)

Property Acquisition

Also Present: Joseph Mitchell, Director, DECD

(Held from 11:50 a.m. to 12:20 p.m.)



**ST. MARY'S COUNTY REGIONAL PARK  
SUBLEASE - SOFTBALL HALL OF FAME**

Present: Phil Rollins, Director, R & P

Mr. Rollins appeared before the Commissioner to present correspondence from the Office of the Attorney General, Department of Natural Resources requesting an amendment to the ninth paragraph on page three of the sublease adding the State to the hold harmless agreement.

Commissioner Lancaster moved, seconded by Commissioner Thompson, to accept and authorize Commissioner Jarboe to sign the amendment as presented. Motion carried.

**DEPARTMENT OF PLANNING AND ZONING  
PUBLIC HEARING  
CRITICAL AREA ORDINANCE**

Present: Jon Grimm, Director  
Jeffrey Jackman, Principal Planner  
Scott Kudlas, Environmental Planner  
Peggy Childs, Recording Secretary.

A list of other attendees is on file in DPZ.

**PUBLIC HEARING - CRITICAL AREA ORDINANCE AMENDMENTS**

Legal Ad published in The Enterprise on 7/29/92 & 8/5/92.

Mr. Grimm reviewed the proposed Revisions, as contained in the 3/27/92 Draft, to be incorporated into the Zoning Ordinance, by reference, as Section 38.2. The revisions have been recommended by the special committee appointed by the Planning Commission and by the Planning Commission, following its public hearing. He noted some of the changes are simply codifications which do not impact the Ordinance itself, but simply make it easier to read. The following are issues noted by the Commissioners:

- (1) Lack of indentation makes it difficult to know where you are and doesn't follow normal outline rules.
- (2) Pg. 11, b.(1), Civil Penalties. Written notice of violation is issued first; if violation continues, each day on which the violation occurs constitutes a separation violation and fine.
- (3) Pg. 23, (4)(b)(i) - Change "24 hour period" to "one work day."
- (4) Pg. 23, (5) - Fees in lieu of reforestation/afforestation, in accordance with the following thresholds, established by State law:
  - Up to 20% - \$.20 per sq. ft. of cut, cleared, or disturbed area.
  - 20 - 30% - \$.40 per sq. ft. of cut, cleared, or disturbed area.
  - In excess of 30% - \$.60 per sq. ft. of cut, cleared, or disturbed area, or any site which was cleared without a CA Environmental Permit or grading permit after 3/27/90.

Fees in lieu may also be paid by property owners who choose to do so based upon these clearing percentages, and will go into a Critical Area Account for replanting in the Critical Area, within the Critical Area watershed, or other areas listed on page 23.

- (5) Pg. 31 (3)(b) - An Environmental Permit is not required to remove dead or dying trees or to prune trees.
- (6) Pg. 43, j.(1) - Change identification of future areas deadline to June 30, 1998.



- (7) Pg. 51, Growth Allocation Policy 1 - The guideline says we should look at contiguousness to LDA or IDA, it does not mandate it or set any thresholds. This Policy would limit 50% of growth allocation in any given year to noncontiguous allocations; if the 50% is not used up in a given year it will be carried forward to the next cycle and monitored as a balance.
- (8) Pg. 56, b.(1)(d) - Change "will be" to "has been."
- (9) Pg. 62, b.(b)(ii) - A 20-acre set-aside is not required for conversion from LDA to IDA, only as much acreage as possible. However, a 20-acre set-aside would be required or conversion from RCA to LDA (b)(i).
- (10) Definitions:

Afforestation - Planting 15% of vacant property in CA.  
Reforestation - Replanting.

Add definitions for IDA, LDA, RCA, or refer to page 4.

The Chair opened the hearing to public comment; no comments were made.

Commissioner Jarboe closed the public hearing at 2:05 p.m., advising that the record will remain open for 10 days for public comment, or until August 28th, following which staff will provide the Commissioners with any comments received. Decision will then be scheduled at a later date.

#### ADJOURNMENT

The meeting adjourned at 2:20 p.m.

Minutes Approved by Board of  
County Commissioners on 8/24/92

Judith A. Spalding  
Recording Secretary



