

**ST. MARY'S COUNTY  
BOARD OF COUNTY COMMISSIONERS' MEETING  
Room 14, Governmental Center  
OCTOBER 14, 1997**

Present: Commissioner Barbara R. Thompson, President  
Commissioner D. Christian Brugman  
Commissioner Paul W. Chesser  
Commissioner Frances P. Eagan  
Commissioner Lawrence D. Jarboe  
John J. Kachmar Jr., County Administrator  
Judith A. Spalding, Recorder

**CALL TO ORDER**

The meeting was called to order at 1:05 p.m.

**APPROVAL OF MINUTES**

Commissioner Eagan moved, seconded by Commissioner Chesser, to approve the minutes of Tuesday, October 14, 1997 as corrected. Motion carried.

**APPROVAL OF BILLS**

Commissioner Jarboe moved, seconded by Commissioner Chesser, to authorize Commissioner Thompson to sign the Schedule of Bills as presented. Motion carried.

**ADDITIONS/DELETIONS TO AGENDA**

Commissioner Jarboe moved, seconded by Commissioner Chesser, to approve the Agenda as amended (addition of an executive session on personnel - Mental Health Authority and Boards and Committees - administrative letter). Motion carried.

**CONSENT AGENDA**

The Consent Agenda included the following:

**Correspondence:**

1. To State Highway Administration concerning the Scenic Byways Program, providing recommendations for additions to proposed byways.
2. To MD Department of Transportation regarding the need for signage in relationship to farm equipment using area roads.
3. To Potomac River Association regarding land use and planning issues.
4. To J. Frank Raley regarding the county's plans for reorganization.
5. To Chair of the Commission on the Environment regarding assignment of staff person to attend Commission's meetings.
6. To Norton Dodge regarding inclusion of additional areas in the Agricultural District Overlay of the Comprehensive Land Use Plan.
7. To George Steinback, Jr. and George Steinback, 3rd regarding survey crews on All Faith Church Road.
8. To individuals regarding the privatization of Millstone Landing Road and Bradley Farm Lane:
  - a. James Bradley
  - b. Richard Bean



9. To John Cardova concerning placement of mailbox in subdivision.

**Commissioner Jarboe moved, seconded by Commissioner Eagan, to approve the Consent Agenda as presented. Motion carried.**

#### **COUNTY ADMINISTRATOR'S ITEMS**

Present: John J. Kachmar Jr., County Administrator

1. **Maryland Tourism Council Award**  
Also Present: Cindy Woodburn, Tourism Coordinator

Ms. Woodburn appeared before the Commissioners to present the *Maryland Tourism Council Award* received by the Southern Maryland Travel and Tourism Committee.

2. **Naval Air Test and Evaluation Museum**

The County Administrator advised that due to the widening of Route 235 the Naval Air Test and Evaluation Museum, a not-for-profit corporation, will need to be relocated because the Federal Government is giving up 85 feet at that location. The museum contains wholly owned government property; e.g., aircraft displays and needs to be fenced in. The subcommittee of the Infrastructure Advisory Committee has met several times to discuss this issue and discussed various parcels at which the Museum could possibly be relocated. Mr. Kachmar indicated that the Governor has proposed to match County funds in the amount of \$50,000 for professional consultants to do survey work and research of possible locations to move the museum. The State is estimating that work will begin in Fall of 1999 and demolition of the museum will occur shortly before that time.

In addition Mr. Kachmar advised that the Committee discussed not only the creation of a new Naval Air Test Museum, but also a county museum, a visitors' center, a military visitors' center, and a county historical center.

**After discussion the Board gave their concurrence to inform the State of its commitment to a matching grant with the State to go forward as described by the County Administrator.**

Mr. Kachmar closed by stating that a formal request from the State will be received within the next couple of weeks.

2. **Information Releases**
  - a. Announcing that Baltimore Gas and Electric will be conducting a full cycle test of the early warning alarm system for the Calvert Cliffs Nuclear Power Plant.
  - b. Proclaiming Friday, October 31, 1997 as the official date for "*Trick or Treating*" in St. Mary's County.

**The Commissioners gave their concurrence to distribute the Information Releases as presented.**

#### **COUNTY COMMISSIONERS' TIME**

##### **Time Allowed for Speakers**

##### **Comprehensive Plan Public Hearing**

Commissioner Eagan inquired as to the amount of time allowed for speakers at this evening's public hearing on the Comprehensive Plan. She stated that this will be one of the most important decisions made by this Board and that she did not believe that three minutes was adequate time to speak. She indicated that the Commissioners should be



able to hear everything everybody had to say. The Commissioners agreed to discuss this with the Chair of the Planning Commission prior to the opening of the hearing.

**Rural Legacy Program**

Commissioner Jarboe referred to the Governor's Rural Legacy Program recently presented by Director of Planning and Zoning Jon Grimm and stated that he recently spoke with Commissioners Mayor and Levy of Charles County regarding the possibility of a regional effort. Charles County is working on the Zekiah Swamp watershed as its rural legacy area and expressed interest in a joint effort. Commissioner Jarboe suggested Wicomico and Indian Creek because of their common borders as a possibility for a regional project, and requested staff to draft a letter to Charles County requesting consideration for a regional effort (for the purchase of greenway easements and farm easements for areas that are in the watersheds and cannot be developed). He pointed out that the State has indicated that a regional effort would be acceptable.

**The Commissioners gave their concurrence for staff to draft a letter for next week's meeting.**

**EXECUTIVE SESSIONS**

**Commissioner Jarboe moved, seconded by Commissioner Eagan, to meet in Executive Session to discuss matters of Personnel (Office on Aging - Senior Program Manager; Recreation and Parks - Head Greens Keeper Position), as provided for in Article 24, Section 4-210(a)1. Motion carried.**

**Personnel (Office on Aging - Senior Program Manager)**

Present: Commissioner Barbara R. Thompson  
 Commissioner D. Christian Brugman  
 Commissioner Paul W. Chesser  
 Commissioner Frances P. Eagan  
 Commissioner Lawrence D. Jarboe  
 John Kachmar Jr., County Administrator  
 Judith Spalding, Recorder

Authority: Article 24, Section 4-210(a)1

Time Held: 1:50 p.m. - 1:55 p.m.

Action Taken: The Commissioners reviewed a memorandum from Personnel on the referenced matter and agreed to take action in open session.

**Personnel (Recreation and Parks - Head Greens Keeper Position)**

Present: Commissioner Barbara R. Thompson  
 Commissioner D. Christian Brugman  
 Commissioner Paul W. Chesser  
 Commissioner Frances P. Eagan  
 Commissioner Lawrence D. Jarboe  
 John Kachmar Jr., County Administrator  
 Judith Spalding, Recorder

Authority: Article 24, Section 4-210(a)1

Time Held: 1:55 p.m. - 2:00 p.m.

Action Taken: The Commissioners reviewed a memorandum from Personnel on the referenced matter and agreed to take action in open session.



## **FOLLOW UP TO EXECUTIVE SESSIONS**

### **Office on Aging - Senior Program Manager Position**

Commissioner Eagan moved, seconded by Commissioner Chessser, that as a follow up to the Office on Aging budget request, to upgrade the Senior Program Manager position to a Grade 8. Motion carried.

### **Recreation and Parks - Head Greens Keeper Position**

Commissioner Brugman moved, seconded by Commissioner Eagan that the Head Greens Keeper Position be changed to Golf Course Superintendent at a Grade 10, to be effective January 1, 1998. Motion carried.

During discussion of the motion, Commissioner Jarboe pointed out that he would like to see the golf course privatized, but that he would vote for the motion in this instance because it was important to continue to maintain the golf course in good condition.

Commissioner Thompson noted that the salary for the position will come from golf course revenues.

## **PUBLIC HEARING-FISCAL YEAR 1998 SUPPLEMENTAL APPROPRIATION OFFICE ON AGING**

Present: Steve Welkos, Director of Finance  
Gene Carter, Director, Office on Aging

The Commissioners conducted a public hearing to consider a supplemental appropriation of \$21,600 in Medical Assistance revenues and client fees to the Office on Aging to provide for Saturday openings for the Medical Adult Day Services program.

Notice of the hearing was published in the October 1 and 8, 1997 issues of the *Enterprise* newspaper.

The hearing was opened for comments from the audience.

The hearing was closed; the record will remain open for ten days for written comments.

## **EXECUTIVE SESSION**

Commissioner Eagan moved, seconded by Commissioner Chessser, to meet in Executive Session to discuss matters of Personnel (Boards, Committees, Commissions - Administrative Correspondence), as provided for in Article 24, Section 4-210(a)1. Motion carried four to one with Commissioner Jarboe voting against.

### **Personnel (Boards, Committees, Commissions - Administrative Correspondence)**

Present: Commissioner Barbara R. Thompson  
Commissioner D. Christian Brugman  
Commissioner Paul W. Chessser  
Commissioner Frances P. Eagan  
Commissioner Lawrence D. Jarboe  
John Kachmar Jr., County Administrator  
Judith Spalding, Recorder

Authority: Article 24, Section 4-210(a)1

Time Held: 2:10 p.m. - 2:20 p.m.

Action Taken: The County Administrator discussed the referenced issue and received direction from the County Commissioners, and the Commissioners agreed to take action in open session.



**In open session Commissioner Eagan moved, seconded by Commissioner Brugman, to direct staff to proceed as discussed in executive session regarding Boards, Committees, Commissions - Administrative Correspondence. Motion carried.**

**ST. MARY'S COUNTY RETIRED TEACHERS' ASSOCIATION  
PRESENTATION OF FACSIMILE CHECK**

Present: Bert Abell, President, St. Mary's County RTA  
Wilfred Uncle, "  
Ruth Portee, "  
Ivy Hurry, "

The referenced individuals appeared before the Commissioners to present a facsimile check to the Commissioners, which represents the cumulative total of volunteer service hours and its dollar value from members of the local Retired Education Association. This presentation is in commemoration of Retired Education Day - Celebration of Community Service which was October 13, 1997, the 50th anniversary of the formation of NRTA. Mr. Abell expressed appreciation to Ms. Uncle who recorded the community service activities and hours of the volunteers and the timely submission to the State of this report.

**EXECUTIVE SESSION**

**Commissioner Brugman moved, seconded by Commissioner Jarboe, to meet in Executive Session to discuss matters of Personnel (Mental Health Authority), as provided for in Article 24, Section 4-210(a)1. Motion carried.**

**Personnel (Mental Health Authority)**

Present: Commissioner Barbara R. Thompson  
Commissioner D. Christian Brugman  
Commissioner Paul W. Chesser  
Commissioner Frances P. Eagan  
Commissioner Lawrence D. Jarboe  
John Kachmar Jr., County Administrator  
Judith Spalding, Recorder

Authority: Article 24, Section 4-210(a)1  
Time Held: 2:30 p.m. - 2:42 p.m.

Action Taken: The Commissioners discussed the referenced issue, gave direction to the County Administrator and agreed to take action in open session.

**In open session Commissioner Eagan moved, seconded by Commissioner Brugman, to direct staff to proceed as discussed in executive session regarding the Mental Health Authority. Motion carried.**

**HEALTH BENEFITS UPDATE/DECISION**

Present: Mark Lynn, Consultant, Bolton, Offutt, Donavan  
Dee Kramer, Benefits Coordinator

Mr. Lynn appeared before the Commissioners to present proposed changes to the County's health and life insurance benefits for active employees and retired employees. He stated that he and the Health Advisory Committee recommend the following:

- \* To change basic life benefit from \$5,000 to a dollar amount equal to one times each individual employee's salary.



- \* To keep traditional and PPN Blue Cross Medical Plans but increase lifetime maximum benefit from \$1,000,000 to an unlimited amount.
- \* To eliminate the \$300 and the \$1,000 Comp Plans.
- To add an HMO Medical Plan that would have a \$5 prescription plan.
- To keep the \$5 and \$10 prescription drug plans, and eliminate the \$2 plan.
- \* To request the Commissioners to fund a long-term disability insurance benefit with the savings derived from the lower cost Blue Cross contract.
- \* To make no changes to the dental and vision benefits and keep the flexible spending accounts the same.

(The end result should be a 2% savings for the 18-month benefit period from 1/1/98 through 6/30/99.)

Recommendations pertaining to retiree benefits include:

- \* To keep the traditional medical plan with an unlimited lifetime maximum benefit.
- \* To add PPN and HMO options for retirees under age 65.
- \* To keep the supplement to Medicare for retirees age 65 and over.
- \* To add a Medicare HMO for retirees age 65 and over with a \$5 prescription built in.
- \* To eliminate the \$2 prescription plan and replace it with a \$5 plan.
- \* To keep vision benefits the same.
- \* To keep retiree life insurance at \$5,000 basic benefit.

**After discussion Commissioner Eagan moved, seconded by Commissioner Chesser, to accept the recommendation of the consultant and Health Advisory Committee regarding health/life insurance benefits for active county employees. Motion carried.**

**Commissioner Eagan further moved, seconded by Commissioner Chesser to accept the recommendations pertaining to retiree benefits. Motion carried.**

**Commissioner Eagan moved, seconded by Commissioner Jarboe, that the change to the life insurance and long-term disability benefits be implemented as soon as it can be done. Motion carried.**

In closing Commissioner Eagan requested that an Information Release be distributed to employees regarding these changes and pointing out that these changes are being done at no disadvantage to the employees.

#### **EXECUTIVE SESSION**

**Commissioner Eagan moved, seconded by Commissioner Chesser, to meet in Executive Session to discuss a matter of Property Acquisition (St. Mary's County Airport), as provided for in Article 24, Section 4-210(a)11. Motion carried.**

**Commissioner Eagan moved, seconded by Commissioner Chesser, to meet in Executive Session to discuss a matter of Personnel (County Attorney's Evaluation), as provided for in Article 24, Section 4-210(a)1. Motion carried.**



**Property Acquisition (St. Mary's County Airport)**

Present: Commissioner Barbara R. Thompson  
Commissioner D. Christian Brugman  
Commissioner Paul W. Chesser  
Commissioner Frances P. Eagan  
Commissioner Lawrence D. Jarboe  
John Kachmar Jr., County Administrator  
Douglas S. Durkin, County Attorney  
James Haley, Airport Manager  
George Erichsen, Supervisor Engineering Services, DPW  
Judith Spalding, Recorder

Authority: Article 24, Section 4-210(a)11

Time Held: 3:15 p.m. - 4:05 p.m.

Action Taken: County Attorney Durkin and Mr. Haley reviewed the referenced matter and received direction from the Commissioners.

**In open session Commissioner Eagan moved, seconded by Commissioner Chesser, to authorize staff to proceed as discussed in executive session relative to property acquisition - St. Mary's County Airport. Motion carried.**

**Commissioner Eagan further moved, seconded by Commissioner Chesser, to transfer appropriate funding for the property acquisition as discussed in executive session. Motion carried.**

**Personnel (County Attorney's Evaluation)**

Present: Commissioner Barbara R. Thompson  
Commissioner D. Christian Brugman  
Commissioner Paul W. Chesser  
Commissioner Frances P. Eagan  
Commissioner Lawrence D. Jarboe  
John Kachmar Jr., County Administrator  
Judith Spalding, Recorder

Authority: Article 24, Section 4-210(a)1

Time Held: 4:05 p.m. - 5:30 p.m.

Action Taken: The Commissioners reviewed with the County Attorney his evaluation and agreed to continue discussion at Noon on October 28.

**PUBLIC HEARING  
DRAFT COMPREHENSIVE PLAN  
"QUALITY OF LIFE IN ST. MARY'S COUNTY  
A STRATEGY FOR THE 21st CENTURY"**

**PC/CCRS JOINT HEARING 1997 COMPREHENSIVE PLAN UPDATE  
LEONARDTOWN HIGH SCHOOL \* LEONARDTOWN, MARYLAND  
Tuesday, October 14, 1997**

All County Commissioners and all Planning Commission members were present. DPZ staff present were Jon Grimm, Director; Keith Lackie, Deputy Director; Planners Jeffrey Jackman, Sue Veith and Mary Hayden; Tina Bowles, Office Supervisor; and Peggy Childs, Recording Secretary.

This was the formal presentation of the Planning Commission's July 11, 1997 Draft to the public and to the Board of County Commissioners. Chairman Frank Taylor opened the hearing at 6:30 p.m. After a brief presentation by Planning Director Jon Grimm, the hearing was opened for public comment. Speakers were allowed five minutes if speaking on their own behalf and ten minutes if they represented a group. Comments were as follows:



Richard Klein, of Community Environmental Defense Services, a paid consultant representing the Potomac River Association, the Friends of St. Mary's, and the Second District Community Association. Impressive Plan but does not go far enough on four issues: Traffic; Schools; Preservation of Rural Land; and Environmental Protection. Important points included: (1) By the year 2000 county traffic could increase by 20,000 vehicle trips per day. (2) By the year 2006 all three county high schools will be over capacity. (3) County has lost 90 miles of waterways due to existing development; by the year 2020 we could lose another 39 miles. Mud pollution controls and stormwater management programs must be improved and enforced.

- (1) *Deny approval for development projects that would cause traffic congestion below that permitted on a rural road - Level of Service C. This measure must be applied to all roads in the county.*
- (2) *Prohibit development projects that would add students to a school which is, or will be, over capacity.*
- (3) *Allow no more than one house per 20 acres in the Agricultural Overlay Districts and apply this overlay to far more than one-third of rural land. Allow farm owners excluded from the District to petition for inclusion.*
- (4) *Immediately upgrade programs to protect water quality from mud pollution, runoff and the other forms of environmental damage caused by new development.*
- (5) *Enact a temporary moratorium on development project approvals until the preceding four measures and other worthwhile recommendations of the draft plan can be put into place.*

Robert J. Lewis, Friends of the St. Mary's River.

- (1) *Maintain scenic quality of Point Lookout Road. Include corridor from Great Mills to St. Inigoes in Agricultural Overlay District (area on the east side and within 1500 ft. of Point Lookout Road; area from Point Lookout Road west to the St. Mary's River).*
- (2) *Include area from Hermanville Road south to Point Lookout in an Agricultural Overlay District.*
- (3) *Allow farm owners outside the proposed districts to petition for agricultural zoning status to preserve their farms/forests. This would augment the rural character of the county and compensate property owners for lost land value.*
- (4) *Action 11, page 37 - Remove Rural-Residential Floating Zone from Plan.*
- (5) *Immediately adopt temporary moratorium on all developments of more than 5 dwelling units until new Plan is in effect.*

Ford and Linda Dean

Many aspects of Plan too restrictive and infringe on rights of individual; will create a bureaucracy of gigantic proportions. Specific concerns:

- (1) *Access control on major roads would deny access to some residents.*
- (2) *Landscaping/architectural standards would prohibit vinyl siding, metal buildings, etc.*
- (3) *Component to discourage development on slopes of 15-25% will prohibit construction of house on a hill with walk-out basement.*
- (4) *Mandated clustering will create urban-type subdivisions in rural areas and deny individuals the right to a home with a yard and some privacy.*
- (5) *Questions public policy that imposes unreasonable densities on an area already suffering strain on infrastructure.*



- (6) *Proposed plan will result in proliferation of scattered 5-lot minor subdivisions and farmsteads with private roads in rural areas.*
- (7) *Preserve open space - 85% of undeveloped land already restricted by other factors, including Critical Area and Forest Conservation Act requirements, areas which do not perc, wetland areas, steep slope areas, agricultural areas.*

Kenneth Booth, Great Mills - former President of County Farm Bureau

Concurred with Ford Dean remarks. Feels Plan is the result of 2020 mandates and increased regulations to destroy a sense of community predictability and tolerance and push police power legislation beyond the limits of reason. Comments were regarding farmers:

- (1) *Farmers with less than 50 acres represent 63% of all agriculturally-assessed parcels and should have been included in agricultural tax credit.*
- (2) *Conveyance of development rights in perpetuity too restrictive; Ag/Seafood Commission should be more aggressive on farmers' behalf and attempt to implement some real preservation policies that the farmer would be willing to accept.*
- (3) *TDRs - represent loss of equity; program is not voluntary and isolates farmers from the rest of the community as far as equity increase in land.*
- (4) *Farmers not the cause of congestion in the county and should not be singled out as scapegoats.*

Mary Janssen, speaking for "Save Historic St. Mary's City"

- (1) *Preserve the underground city; nothing like it anywhere in the whole world. Allow St. Mary's City to develop as a tourist site.*
- (2) *Development and traffic are a threat to St. Mary's City. Prevent Park Hall development and strip zoning along Route 5 to keep it open.*
- (3) *Plan ahead now, while in the infancy of tourism, and get a handle on the traffic we are facing.*

Nancy Smith, Friends of the Chesapeake

- (1) *Protect and preserve the Chesapeake Bay and its tributaries; without a strong natural resource base, economic development is doomed.*
- (2) *What is sustainable development and what is natural resource protection for the county in the 21st century?*
- (3) *Preserve agricultural land in southern part of county.*
- (4) *Groundwater report needs to be hashed out in public hearing; population statistics are too low. Virginia uses the same aquifers that we do and county is going to have groundwater problem.*
- (5) *County cannot sustain a maximum buildout of over 400,000 people; there will be NQ quality of life for anyone; cannot predicate development on that kind of basis.*
- (6) *Need sensitive areas planning and additional watershed protection. Absolutely crucial to provide a mechanism/require ecological assessment of downstream affects of large-scale development in the next 25-30 years. Surveys show people want clean water and clean air, and will pay higher taxes to get them.*



Ed Burroughs, Mechanicsville

Lifelong county resident; objects to clustering provision. Example John and Willard Graves farm on Route 6 is most undesirable place to even consider living; prime example of what county should NOT do. *Please DON'T STRENGTHEN CLUSTER PLAN.*

Attorney Phil Dorsey, representing farmers and other property owners

Good plan, but no compensation to the farmer or large property owners in RPD/AOZ for the taking of development rights to benefit those in development districts and town centers. Under the current Plan, a 146 acre farm could be developed into 48 lots; under old Plan into 146 lots. Under proposed Plan, the same 146-acre property could only be divided into 15-acre farmsteads or 5 buildable lots. A goal of the Plan on page 6 is to shift financial burden of Plan to those who benefit from public and community facilities. What provisions of Plan guarantee the value of TDRs to compensate for loss of development rights?

- (1) *Please formulate fiscal policy to compensate farmers and property owners who are willing to make the Plan work for their loss of development rights.*
- (2) *Include St. Clements Shores as a Village Center.*

Mr. Dorsey submitted a list of 28 written comments and issues to be considered.

Brett Grohsgal, 48322 Far Cry Road, Lexington Park

Supports this superb land use plan; contains good analyses, accurate projections and excellent proposals to keep this a great place to live. Seeks to harness development and minimize negative impacts; seeks shared sacrifices for a common good, which is to keep St. Mary's County beautiful and rural. The shared sacrifices necessary to attain this goal are certainly present, as we've heard tonight. No one will be 100% happy with the Plan. Developers won't be able to make profits as readily; new residents may have to pay a higher impact fee; businesses may have to comply with much-needed design standards, and farmers and other large land owners may have to sacrifice quite a bit as well.

Mr. Grohsgal owns a working farm of over 100 acres south of Lexington Park. Under current zoning he could put 30+ houses on his land, but he didn't come here to be a developer; he came to work hard, to love the forests and coasts, and appreciate the bald eagles and bluebirds, who watch while he sweats. These birds and everything else we treasure will leave forever if development is not restrained. As a farmer and voter, urges the adoption of this Plan. If it is changed in any way, please make it *more* restrictive of development. Please do not gut it. Please do not let St. Mary's go the way of Prince George's, Arlington and Fairfax. Please leave a legacy for our children that includes forests, eagles, seafood, open farmland and, if we're really lucky, fewer traffic jams on Route 235. Please:

- (1) *Increase size of Agricultural Overlay Districts.*
- (2) *Address the problems of our horrible traffic jams more aggressively.*

James Owens, of Hermanville

Resident of county for 76 years, lived in Hermanville since 1942 with father, mother and 12 kids, working on family farm. Since then, has farmed the land himself. Five years ago he quit raising tobacco and can no longer make a living selling vegetables so tried to sell 40 acres that he did not farm; supported by County Commissioners. Now some of the people who supported him backed off, and his 125 acre farm is up for sale because he cannot support himself. If there is a way for him to keep his farm and stay on it, let him know.

- (1) *Agrees 100% with Mr. Dorsey's comments to compensate farmers.*

John Horton, 44294 Sotterley Lane, Hollywood

For past 40-50 years we have seen the increased tide of population overwhelm counties and towns like ours, swallow up farmland and destroy wetlands. Seems so difficult for one county to learn from the experience of another and not make the same mistakes. One way to avoid repeating past mistakes is to listen to the voice of professionals trained in planning, who are watching what goes on



elsewhere, have seen what has happened here and have learned from it. This county lucky to have professional planners in DPZ. This is a professional document and an admirable piece of work that we should all be proud of. It is based on laws, concepts, strategies and recommended policies from a long list of sources, including public input. Asks that the draft plan not be diluted by last minute complaints and tinkering by special interests which weaken the Plan. Let's follow through with a Zoning Ordinance which will enforce the growth strategies of the Plan. Let's give the Plan a chance; let's give the planners a chance, let's make it work!

Billy Fitzgerald, representing residents/property owners in Compton area

Contacted by many land owners over the years regarding what could be done to expand St. Clements Shores sewerage treatment plant. Advised by DPZ that it would be a wise move to include St. Clements Shores as a Village Center. A year ago, a group hired an environmental engineering firm who provided a lengthy report to Planning Commission and County Commissioners. Since that time, others in Compton area with failing systems or who own "infill" lots have requested public sewer. MetComm is in the process of acquiring lands from adjoining property owners to upgrade the plant and says, if there is to be any growth in the near future, now is the ideal time to acquire additional land to do it.

Dr. Guyther's book says that village centers are passing from the social scene and fast becoming obsolete, but contain much history and mean something to a lot of people. He has compared the Comp Plan criteria for commercial village centers with the Compton area and feels Compton falls in line very well. The idea is not to increase development but to serve existing property owners, who will help pay the costs, and to allow a retirement community.

- (1) *Include Compton as Village Center to expand public sewer.*

Kevin Barnes, Compton resident/business owner/member "self-help" sewer project

Also supports Compton as a Village Center. Property owners cannot build homes because of unsuitable soils. Even though the "self-help" project brought the sewer along Combs Road, Joe Hazel Road and Tippet Road, owners of undeveloped property along the line cannot tie into it. Since the St. Clements Shores treatment plant will be expanded to correct design deficiencies, it makes no sense not to expand the plant to accommodate all existing lots and parcels of record in the Compton area.

- (1) *Include Compton as Residential/Commercial Village Center provided it does not allow additional, high density growth in the future.*

Erik Janssen, St. Mary's City; President of Potomac River Association

- (1) *Agricultural Overlay Districts should be expanded, but need to make sure we provide incentives for TDRs to establish market.*
- (2) *Provide bonuses/incentives to revitalize older areas, such as Lexington Park, and prevent deterioration into slums.*

William H. Guy, Sr., Mechanicsville

- (1) *Trying to sell mother's estate but new Plan will not allow sale to a developer. Wants county to remain rural but believes it is unfair to impose this restriction on property owners. Otherwise very good Plan.*

Steven Uhler, Hollywood farmer

- (1) *Plan should discourage growth rather than accommodate it. If we have another oil cutoff like we did in the 1970s and the Navy fades out the Patuxent River Navy Base, this tiny peninsula will not be able to support the people who are coming here. Has had 2 cows, 2 sheep and 2 dogs that have been run over on the road.*

Larry Pinto, representing Community Preservation Coalition of St. Mary's

Will provide written comments in week or so. Much better plan than 1988 Plan; Public review process works; citizen input was obtained and resulted in this draft. Thanks for not recommending a



north county development district. Plan tries some new things to manage growth and protect rural areas/natural resources. Likes AgOverlays and changes to TDR program.

- (1) *County cannot support the maximum potential buildout identified in Plan.*

Dick Myers, representing Animal Welfare League

Thanks for including AWL's request for animal shelter. Hope it survives in the final document.

Allie Bursey, owns 6 acres in New Market

Has been through torture for 22 months trying to get her property rezoned to Commercial. Sure Plan has been done very skillfully and with great expertise, but accountability, common sense, and timely responses also very important. "Annual review process" should mean annual review and not 22 months. Doesn't know anyone who has had a pleasant experience with DPZ.

John Raley, representing group of California property owner

- (1) *Requests rezoning from RNC to Commercial for property on east side of Route 235 in California (Town Creek/Walmart area).*

Tana Glockner Shultz, California property owner/insurance business

- (1) *Agrees with above request for change to commercial along 235 corridor, which will soon become 6-lane highway. Commercial Limited not acceptable because property owners would not get the benefit of their tax dollars.*
- (2) *Agrees with Ford Dean comments. Listen to our voices; need to address growth and look to the future.*

Len Greess, Breton Bay

Expressed appreciation to Planning Commission and staff for long hours and thoughtful deliberations and making use of public input. Agrees with Larry Pinto's comments regarding maximum buildout, the logic of which is incontrovertible. Excellent plan; thorough, with many desirable features.

- (1) *Agrees with goal/policy statement for strong Adequate Public Facilities element. Need strong APF Ordinance as basis for rejection of development proposals where public/community facilities are not in place.*
- (2) *Agrees with statement on page 91 to "ensure the density or intensity of permitted developments is supportable by the **planned** road network prior to approval of development activities."*
- (3) *Offers transportation/road problems in Fairfax, VA and Montgomery County, MD as example. Find out why residents in the 2 richest counties in the country are rebelling against gridlock. Look into extreme displeasure with personal, residential, and business taxes if you believe the golden eggs of growth bring only good things of life. Urges confirmation of the nationally-accepted fact that residential growth costs approximately \$1.50 for every \$1.00 increase in revenue it produces.*
- (4) *Suggests broader role for Planning Commission in growth management. Supports statement in Introduction which says "If we don't track our progress and redirect as necessary, the attainment of our community vision may never be realized." This should be the function of the Planning Commission with the collaboration of a Land Management Oversight or Quality of Life monitoring group. Membership to this group should be appointment of applicants who have demonstrated independence, a history of community service, and a willingness to be chosen in a process open to the public.*
- (5) *We must develop a point of view that unrestricted and unregulated growth is not inevitable. We don't have to sell our quality of life, bit by bit ,to any and every*



developer who wants to grab a St. Mary's County golden egg for himself. Looks forward to countians demanding that the County Commissioners ensure us all that they will work diligently to implement this Plan on the citizens' behalf.

Jack Candela, Leonardtown

- (1) *Hope when we are finished we have a Plan that's fair and equitable for everyone. St. Mary's County has what most people from other jurisdictions would die for. Don't lock the gates at the County line and keep people out.*
- (2) *Restrictions of AgOverlays and RPD will reduce the value of these properties, taking rights and money out of the pockets of property owners. Rural character can be retained in other ways, including buffering and clustering.*
- (3) *Excellent document; good starting point, but listen to citizen input and make changes that are fair and equitable.*

Patti Whorl

Born and raised in County but recently relocated back here after 22 years in Washington, D.C. Would not have wanted to come back to quality of life existing in northern end of county.

- (1) *Schools have overcrowded classrooms already. Will students want to stay to make up county work force or travel to the Washington area?*
- (2) *Traffic - her mother schedules trip to her mailbox across Route 5 when traffic slacks off.*
- (3) *Listen to voices of the residents/voters/constituents. Grand Plan which says a lot, but doesn't say **enough** yet.*

Carolyn Crandall

- (1) *County Commissioners have a grave responsibility; asks that all their considerations, actions and decisions incorporate integrity and prayer.*

Jim Conrad, Member ALPD Advisory Board

Excellent Plan and hope Commissioners adopt it, but ALPD Advisory Board has requested more than Plan has recommended regarding Agricultural Overlays; i.e.:

- (1) *Expand Agricultural Overlays to maintain economies of scale and support agricultural industry, such as farm implement dealers, etc.*
- (2) *Establish some connection between Agricultural Overlay Districts to allow a sort of greenway through the county.*
- (3) *Ag/Seafood Commission looked at soils maps and made suggestions as to how the boundaries could be redrawn to include most productive soils. These suggestions should be a consideration in drawing these boundaries. Consider traditional farming areas for inclusion in Ag Overlays.*
- (4) *Forested areas very important; consider for inclusion in Ag Overlays.*
- (5) *Make TDR program as flexible as possible to allow adjustments for market value and demand.*
- (6) *Allow an appeal process for people who want their property included in an AgOverlay.*
- (7) *Give farmers as many choices as possible to regain equity in their land (tax credit or state programs/agricultural preservation, etc.).*
- (8) *1:3 density in the RPD has proven to be a problem; this should be remain on the table for consideration once the Plan is adopted.*



- (9) *Establish a Zoning Ordinance Review whereby rural industries which are now prohibited by health regulations, etc. could be considered. Apply the Plan and Ordinances to people's day-to-day lives.*

Dr. William Boyd, Leonardtown, Member of ALPD Advisory Board

Practiced medicine for 35 years and has farmed for 45 years. First countian to sell development rights to the state 15 years ago and he has never regretted it.

- (1) *Plan should include a comprehensive plan to start making TDRs work; unless it does that, it is falling short. Suggests copying desired elements from successful programs in other counties.*

Anne Woodley, California

- (1) *Major concern about Adequate Public Facilities, especially schools. Schools are already overcrowded but Steny Hoyer says county statistics don't reflect that. Where will the kids from all the developments like First Colony go to school? Is there a way to address school needs in CompPlan? Split county into northern and southern districts?*
- (2) *County will have a road problem and a facilities problem, and we all should bear the burden of what to do about it.*

Al Guy, Sr., Mechanicsville

- (1) *Taxpayer and land owner who feels he is not being listened to. The strip of land on 235/5 from Halfway House to DJs was overlooked for commercial in 1990 and should be zoned Commercial. Trying to sell mother's estate but countless people have walked away because it is not zoned commercial.*
- (2) *Plan will take away the property owner's rights and will not allow him to subdivide his property for his children and grandchildren. RPD land owners and farmers are subsidizing developers. Establish exception for property owners in the RPD to be able to give land they have lived on all their lives to their children.*
- (3) *Supports preservation and would like to see a little more clustering, but not on 1-2 acres.*
- (4) *What is a TDR worth and what will it do for him?*

Elizabeth Reeves, Member of Potomac River Association

Concurs in concept with AgOverlays and TDRs; Plan will preserve farmland and not infringe on property owners' rights without adequate compensation. However:

- (1) *Only a Plan supported by public consensus will be successful, and more public input is needed. Suggests an additional 6-9 month period for public to participate in planning process until workable consensus can be reached.*
- (3) *Proposes that the Plan not be hard-and-fast and that exceptions be allowed for farmers who need them.*
- (3) *People who want to be placed in AgOverlays should be allowed to do so.*
- (4) *Alternative funding sources for buying TDRs should be explored, such as Program Open Space money. County should be systematically buying up TDRs to preserve more farmland and help the farmers. Money originally came from Agriculture Transfer Tax and should be used to preserve farmland.*
- (5) *Plan could be written better to protect farmers' equity and preserve more open space. A few more months is a small price to pay for quality of life. we will find a meeting ground if we take the time.*



Dr. William Boyd

Land in ALPDs not bound by 3-acre density; you can give a child one acre.

Lee Dyson

Afraid county is being over-developed with houses and shopping centers; countians still shop in Waldorf and Annapolis. Why do we need all these shopping centers and additional homes? What will we do if some of the Base leaves? It won't stay here forever. County is blind as to what is going on.

This concluded public comment and the hearing was concluded at 9:15 p.m. The Chair explained that the record would remain open for 10 days for written comment, concluding on October 24th. Following that, the Planning Commission will have work sessions to consider all comments.

Commissioner Jarboe made one comment about the maximum potential buildout cited in the Plan, stating every single parcel of land would have to be used to reach that potential. A more accurate number can be reached by dividing the maximum by 4 or 5.

#### **ADJOURNMENT**

The meeting adjourned at 9:17 p.m.

**Minutes Approved by Board of  
County Commissioners on 10/21/97**  
*Judith A. Spalding*  
**Judith A. Spalding**  
**Recording Secretary**