

**ST. MARY'S COUNTY  
BOARD OF COUNTY COMMISSIONERS' MEETING  
GOVERNMENTAL CENTER  
Tuesday, June 27, 2006**

**Present:** Commissioner President Thomas F. McKay  
Commissioner Kenneth R. Dement  
Commissioner Lawrence D. Jarboe  
Commissioner Thomas A. Mattingly, Sr.  
Commissioner Daniel H. Raley  
George G. Forrest, County Administrator  
Betty Jean Pasko, Senior Admin. Coordinator (Recorder)

The meeting was called to order at 9:10 AM

**APPROVAL OF CHECK REGISTER**

**Commissioner Raley moved, seconded by Commissioner Jarboe, to authorize the Commissioner President to sign the Check Register as presented. Motion carried 5-0.**

**APPROVAL OF MINUTES**

**Commissioner Jarboe moved, seconded by Commissioner Raley, to adopt the minutes of the Commissioners' meeting of June 13, 2006, as presented. Motion carried 5-0.**

**Commissioner Jarboe moved, seconded by Commissioner Mattingly, to adopt the minutes of the Commissioners' meeting; i.e., Motion to enter into Executive Session of February 17, 2006, as presented. Motion carried 5-0.**

**Commissioner Jarboe moved, seconded by Commissioner Mattingly, to adopt the minutes of the Commissioners' meeting; i.e., Motion to enter into Executive Session of May 1, 2006, as presented. Motion carried 5-0.**

**COUNTY ADMINISTRATOR**

1. Draft Agenda July 11, 2006 (no BOCC meeting on 7/4).
2. **Public Safety** (*Tim Cameron, Director, Public Safety; Michelle Lilly, Emergency Planner, Public Safety*)

**Commissioner Raley moved, seconded by Commissioner Dement, to approve and authorize the Commissioner President to sign the Community Right to**

**Know Funding Agreement and related Budget Amendment re-aligning the FY07 budget with the actual grant amount. Motion carried 5-0.**

3. **Information Technology and Public Safety** (*Bob Kelly, Director of IT; Tim Cameron, Director, Public Safety*)

**Commissioner Mattingly moved, seconded by Commissioner Jarboe, to approve the concept of the draft MOU as presented and direct staff to prepare a final MOU for the Board's consideration to provide for Cable Internet Access for the Fire/EMS Companies in St. Mary's County through the existing I-Net connections. Motion carried 5-0.**

4. **Department of Recreation, Parks, and Community Services** (*Phil Rollins, Director, RP&CS; Jackie Beckman, Community Traffic Safety Coordinator*)

**Commissioner Jarboe moved, seconded by Commissioner Dement, to approve and authorize the Commissioner President to sign the FY06 Highway Safety Project Agreement Modification and related Budget Amendment increasing project revenues and expenses by \$51,100 for law enforcement activities. Motion carried 5-0.**

**Commissioner Mattingly moved, seconded by Commissioner Dement, to approve and authorize the Commissioner President to sign the FY07 Highway Safety Project Agreement and related Budget Amendment decreasing project revenues and expenses by \$24,000. Motion carried 5-0.**

**Commissioner Raley moved, seconded by Commissioner Jarboe, to approve and authorize the Commissioner President to sign the Declaration of Adherence to Award Conditions/Requirements for the Program Open Space/Community Parks and Playgrounds Grant in the amount of \$125,000 for the John G. Lancaster Park located in the 8<sup>th</sup> Election District. Motion carried 5-0.**

**Commissioner Jarboe moved, seconded by Commissioner Dement, to accept the Deed from Phillip B. Hayden, Sr. and Jane L. Hayden for land to be used in conjunction with the Paul Ellis Public Landing, Avenue, Maryland, and authorize the Commissioner President to sign the Certificate of Acceptance on behalf of the County. Motion carried 5-0.**

5. **State's Attorney** (*Daniel Joseph White, Assistant State's Attorney*)

**Commissioner Dement moved, seconded by Commissioner Mattingly, to approve and authorize the Commissioner President to sign Grant Award Number CSAF-2006-1142 from the Governor's Office of Crime Control and Prevention in the amount of \$11,600 for the fiscal period July 1, 2006, through June 30, 2007. Motion carried 5-0.**

6. **County Attorney's Office and Housing Authority** (*Liz Passarelli, Real Property Manager; Dennis Nicholson, Director, Housing Authority; Rhonda Garcia, Project Manager*)

**Commissioner Raley moved, seconded by Commissioner Dement, to approve and authorize the Commissioner President to sign the Lease Agreement with the Housing Authority of St. Mary's County for the use of property located at 44595 Old St. Andrew's Church Road for construction and sublease of affordable housing taking into account that there will be an added clause inserted with regards to reversion. Motion carried 5-0.**

*Ms. Chesser, County Attorney, will add a reversion clause to the Lease Agreement clarifying the status of the property if not in use for the stated purpose by a certain time.*

**Commissioner Mattingly moved, seconded by Commissioner Jarboe, to approve and authorize the Commissioner President to sign the Easement Agreement with SMECO for the purpose of relocating and adding electrical poles on County property located on or near Newtowne Neck Rd., Leonardtown. Motion carried 5-0.**

*Ms. Passarelli will inform the town of utility pole relocations and additions.*

7. **Department of Economic and Community Development and Department of Social Services** (*John Savich, Director, DECD; Robin Finnacom, Executive Director, Community Development Corporation; Ella May Russell, Director, Department of Social Services*)

**Commissioner Raley moved, seconded by Commissioner Jarboe, to approve and authorize the Commissioner President to sign the Inter-Governmental Agreement that will provide a partnership between the County and the Department of Social Services to deliver job development and placement services to DSS clients and also to approve and authorize the Commissioner President to sign the Sub-Recipient Agreement. Motion carried 5-0.**

8. **Dept. of Finance** (*Elaine Kramer, Director of Finance; Dr. Michael J. Martirano, Superintendent of Schools*)

**Commissioner Raley moved, seconded by Commissioner Dement, to approve the Operating and Capital Restricted and Revolving Fund Budgets as previously approved by the Board of Education and based on the revised summary, which reflects the Aging Schools allocation from the State only as a Capital project and eliminates the duplication in the Restricted Fund section; and further, to sign the letter to the Board of Education evidencing this action. Motion carried 5-0.**

**Commissioner Raley moved, seconded by Commissioner Jarboe, to approve the submission of the Excludable Costs as identified in the package and authorize the Commissioner President to sign the form required to be submitted, and to sign the letter to the MD State Dept. of Education intended to accompany the submission. Motion carried 5-0.**

**9. Department of Public Works and Transportation (*George Erichsen, P.E., DPW&T Director*)**

**Commissioner Raley moved, seconded by Commissioner Jarboe, to approve and authorize the Commissioner President to sign the Public Works Agreement Addendum for the Emerald Hills Subdivision, Section 4, located in the 8<sup>th</sup> Election District, extending the Public Works Agreement to February 1, 2007. Motion carried 5-0.**

**Commissioner Mattingly moved, seconded by Commissioner Jarboe, to approve and authorize the Commissioner President to sign the Public Works Agreement Addendum for the Newton Manor Subdivision, Section 1, located in the 6<sup>th</sup> Election District, with an expiration date of 12/1/06. Motion carried 5-0.**

**Commissioner Raley moved, seconded by Commissioner Dement, to approve and authorize the Commissioner President to sign the Deeds for Hickory Hills PUD Subdivision, Phases 3A and 3B, located in the 8<sup>th</sup> Election District, and to approve and sign the Resolutions to: accept Meath Road, Athboy Court, Coosan Court, and Boyne Court, in the Hickory Hills PUD Subdivision, Phases 3A and 3B, 8<sup>th</sup> Election District, into the County's Highway Maintenance System; and to post 25-mph speed limit and stop signs on said roads. Motion carried 5-0.**

**Commissioner Raley moved, seconded by Commissioner Jarboe, to approve and sign the Resolutions to accept Meath Road and Daugherty Court, in the Hickory Hills PUD Subdivision, Phase 3C, 8<sup>th</sup> Election District, into the County's Highway Maintenance System; and to post 25-mph speed limit and stop signs on said roads. Motion carried 5-0.**

**10. Boards and Committees**

**Commissioner Jarboe moved, seconded by Commissioner Dement, to appoint the following St. Mary's County citizens to the Commission for People with Disabilities: Cathy Zumbrun, Joseph P. O'Connor, and Christina Bishop. Motion carried 5-0.**

**11. County Attorney (*Christy Chesser, County Attorney; John Savich, Director DECD*)**

**Commissioner Raley moved, seconded by Commissioner Dement, pending**

**receipt of completed application and the accompanying documents, to approve the issuance of a taxicab license as requested and authorize Commissioner President to sign application. Motion carried 5-0.**

*It was clarified that the motion pertained to Chesapeake Cab Incorporated.*

*Ms. Chesser indicated that she will take an action to re-write the code section to bring it up-to-date and to make it easier to follow.*

### **COMMENDATIONS - COLLEGE OF SOUTHERN MARYLAND: KOREAN UNIVERSITY STUDENTS PARTICIPATING IN CIEECE LANGUAGE & CULTURE SUMMER PROGRAM**

Present: Paul Manchak, Rotarian and Program Advisor  
Myoung-Ja Lee, Group Leader

CIEECE Language & Culture Summer Program is designed to improve students' English ability and provide opportunities to use English by meeting and communicating with various American people around St. Mary's County. The visit to the St. Mary's County Government Commissioner's Meeting provided insight into the process of county level government and business.

The following Chonnam National University students received Commendations for program participation:

Jung Hyunjung, Yun Weonseok, Lee Kimyon, Shin Hyosoon, Lee Sunme, Lee Taemin, Jung Suyeon, Kwack Soonyeong, Jo Hansol, Kim Yulhee, Song Myeongjae, Jeong Hyeran, Kim Sunhee, Kim Boseul, Jan Keumseok, Shin Jin Yeong, Yoon Hyang MI, and Jeong Gukh. The members of this group are the future leaders of business and government of Chonnam Province.

### **WILDEWOOD PUD DISCUSSION**

Present: Denis Canavan, Director, Land Use and Growth Management  
Phil Shire, Planner

Commissioner President McKay cited the 6/27/06 letter from the Board of County Commissioners to Mr. Wettengel regarding Wildewood Community development and requesting a status report to be presented at the 7/10/06 Planning Commission meeting followed by a presentation to the Board of County Commissioners on 7/18/06. The Planning Commission will conduct a technical review prior to presentation to the Board of County Commissioners.

The original PUD (Planned Unit Development) was approved in 1978 (later amended in 1989). The total approval consists of 3792 units on 885 acres. The density then approved was 4.28 units per acre (representing overall density).

Discussion ensued regarding managing development and preserving the environment.

*Commissioner Mattingly requested staff research regarding PUD requirements (mandated level of the retirement community).*

**DEPARTMENT OF LAND USE & GROWTH MANAGEMENT: PROPOSED RESOLUTION TO AMEND SERVICE AREA MAPS III-34 AND IV-34 OF THE COMPREHENSIVE WATER AND SEWER PLAN TO CHANGE SERVICE CATEGORIES FOR ST. CLAIR OFFICE BLDG., CWSP#05-131-023.**

Present: Denis Canavan, Director, Land Use and Growth Management  
Jeff Jackman, Sr. Planner

Pursuant to the provisions of the St. Mary's County Comprehensive Water and Sewer Plan (CWSP), a public hearing was held on the proposed Resolution on 6/13/06. No written comments were received during the open record period.

**Commissioner Raley moved, seconded by Commissioner Mattingly, to amend service areas maps III-34 and IV-34 to change the service categories from W-6 and S-6 to W-3D and S-3D for the 0.6 acres described on Tax Map 34, Grid 2, Parcel 333, in the Sixth Election District as proposed with regards to Case No. CWSP #05-131-023. Motion carried 5-0.**

**DEPARTMENT OF LAND USE & GROWTH MANAGEMENT: PROPOSED ORDINANCE TO AMEND COMPREHENSIVE ZONING ORDINANCE TEXT RE OFFICE AND BUSINESS PARKS (OBP ZONE) – RESIDENTIAL USES, DMX ZONE, AT CHAPTERS 30, 31, 32, 50 AND 51.**

Present: Denis Canavan, Director LU&GM  
Jeff Jackman, Sr. Planner

The proposed Amendments to the St. Mary's County Comprehensive Zoning Ordinance, as recommended by the Planning Commission, amends Sections 30.4, Purpose of Base Districts, Section 31.13, Purpose of the Office and Business Park District (OBP); Schedule 32.1 Development Standards; Schedule 32.2 Modifications to Development Standards; Section 50.4, Use Classifications, Use Types, and Locations within Zoning Districts; and Section 51.3 Specific Regulations and Standards.

The Ordinance Amendment (encompassing materials from the 2/28/06 discussion) would achieve the following:

- Establish a threshold density of 10 units per acre in the OBP with the requirements to purchase additional TDRs for density up to 20 units per acre.
- Retain the maximum footprint requirements for a commercial structure within the OBP and allow the increase with the purchase of TDRs.

- Modify the land uses table in schedule 50.4 to the Planning Commission's resolution.
- Further modify the OBP lot standers to eliminate the lot width of 100 feet and the lot depth of 200 feet so that the table with read "none".
- Increase the base residential density in the DMX zone to 20 units per acre and accommodate a bonus density up to 10 additional units per acre with the use of TDRs; **OR**
- Increase the allowable residential density in the DMX to 30 dwellings per acre and do not require the use of TDRs to attain this density. The Planning Commission preferred this option.

Commissioner Raley recommended the following:

- Instead of 51/49 split, 60/40
- No residential development in the AICUZ
- With regards to the residential development along the 60/40 ratio, somewhere in the testimony the Planning Commission (for this scenario) state in the requirement of TDRs: Lots 1- 5 one TDR, Lots 6-10 no TDRs, Lots 11-15 would require ½ TDR per unit. Total density instead of 20 per acre would be 15 (using 7.5 TDRs).
- Consider: (1) Pros & Cons of being able to transfer residential density that will no longer be permitted in the AICUZ area and (2) Pros & Cons of the PUD requirement other than it gives this Board some added oversight with regards to those areas right outside the Base.

*It was suggested that Mr. Canavan form a task force to visit Oceana that would be actively involved with the next comprehensive rewrite and review.*

*In regards to the DMX, Commissioner Raley said that he will not vote for density of 30 per unit, but will do 20 with no TDRs. Commissioner President McKay was more supportive of the 30 per unit density. Mr. Canavan to re-craft legislation based on BOCC discussion and get back on BOCC Agenda.*

## **COMMISSIONER TIME**

### Commissioner Jarboe

Received a letter from a disabled vet who moved to St. Mary's County to be with relatives after Katrina and suffered several hardships with federal agency support. However, locally, Community Services and Cynthia Brown were singled out as providing positive support. Commissioner Jarboe requested staff support to investigate and prepare a response to this letter.

### Commissioner Raley

Went to the State Firemen's Convention with Commissioner Mattingly. Commissioner Raley acknowledged and offered congratulations to St. Mary's County residents, Bobbie

McWilliams, out-going President of the State-wide Ladies Auxiliary, and Bobby Balta, incoming President of the Firemen's Association. Since 1991, St. Mary's County has had four individuals rise to the rank of President of this state-wide organization.

#### Commissioner Dement

Apologized for not making the Fireman's Convention and offered congratulations to Bobbie McWilliams and Bobby Balta.

Along with the other Commissioners, attended the ribbon cutting ceremony for the new community playground at St. Clement's Shores Park.

Attended the one year anniversary of services to seniors at the Northern Senior Center Reception.

Attended the Flag Day Event, was a great event in spite of the weather.

Presented a Proclamation on behalf of the Commissioners to Leonardtown High School Building Service Staff at the luncheon last week.

Attended the Breton Bay NARFE luncheon and swearing in of the new officers.

Attended the River Concert at St. Mary's College on Friday.

Attended the silent auction fund raiser at St. Michaels School.

Congratulated Commissioner President Tommy McKay and Carol Hoey on being named the Republican Man & Woman of the Year.

Stopped by the Juneteenth African-American Heritage Celebration in Lexington Park.

Attended a Retired Board of Education Employees Luncheon on 6/20 and the swearing in of the new officers.

Along with some of the other Commissioners, attended the ribbon cutting for Linda's Café in Leonardtown.

#### Commissioner Mattingly

Offered apologies for missing a lot of events that he would have liked to attend but was out of town attending the Fireman's Convention. As a follow-up to Commissioner Raley's comments, acknowledged the large number of volunteers in the Southern Maryland tri-county area, supporting and serving very active roles. Wished Bobby Balta well.

Wished his son, Todd, happy birthday.

#### Commissioner McKay

Mentioned that Ms. McWilliams said Commissioner's Raley and Mattingly represented the Board well at the Fireman's Convention and expressed his appreciation for their participation.

**PUBLIC HEARING: USE OF TDRs IN RURAL LEGACY AREAS. IN CHAPTER 26, "TRANSFERABLE DEVELOPMENT RIGHTS (TDRs)", AT SECTION 26.2.2 INSTER NEW SUBPART B. TO PROHIBIT USE OF TDRs TO**



## **INCREASE DENSITY ABOVE ONE DWELLING PER FIVE ACRES IN A RURAL LEGACY AREA.**

Present: Denis Canavan, Director LU&GM  
Jeff Jackman, Sr. Planner

Mr. Canavan stated that this Text Amendment was initially drafted in November 2005 to compliment the land preservation efforts in the Rural Legacy Program by not allowing an increase in the residential density through the use of TDRs in the two County Rural Legacy Areas. This intent was again stated as a recommendation in the Land Preservation Parks and Recreation Plan adopted by the Board of County Commissioners on December 20, 2005.

The goal of the text amendment is to prohibit the use of TDRs for an increase in residential density greater than one dwelling unit per five acres, with a potential density of one dwelling unit per three acres with the use of TDRs.

Mr. Canavan reviewed the new language in Section 26.2, Paragraph B “Land zoned RPD which is designated as a Rural Legacy Area by the Maryland Rural Legacy Board shall not be developed to a density greater than one (1) dwelling unit per five (5) acres of gross area.”

Public Comments:

George Baroniak, P.O. Box 268, Dameron MD 20628

Mr. Baroniak, Agriculture Preservation Board member, concurred with Mr. Canavan’s statements and expressed support for this Text Amendment.

As there were no further comments from the public, the hearing was closed. The record will be kept open for 10 days for written comments.

### **VOTE TO MOVE INTO EXECUTIVE SESSION**

**Commissioner Raley moved, seconded by Commissioner Dement, to enter into executive session for the purpose of discussing real property acquisition, litigation, and personnel, with regards to reclassifications, contracts, and benefits. Motion carried 5-0.**

*(The remaining portion of the meeting minutes was transcribed by Donna Gebicke)*

### **EXECUTIVE SESSION**

#### **Personnel**

Present: Commissioner Thomas F. McKay, President  
Commissioner Kenneth R. Dement  
Commissioner Lawrence D. Jarboe  
Commissioner Thomas A. Mattingly, Sr.  
Commissioner Daniel H. Raley

George Forrest, County Administrator  
Sue Sabo, HR Director  
Donna Gebicke, Administrative Assistant to the BOCC, Recorder

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

Time Held: 4:34 pm – 5:40 pm.

Action taken: The Commissioners discussed personnel matters.

## **ACTION FROM EXECUTIVE SESSION**

**Commissioner Dement moved to approve reclassifications as requested by Circuit Court Chief Judge Abrams and State's Attorney Richard Fritz. The motion died for lack of a second.**

**Commissioner Mattingly moved, seconded by Commissioner Raley, to approve reclassification requested by Judge Abrams at a Grade 9, Step 12, and reclassification requested by State's Attorney Fritz at a Grade 9, Step 7. Motion failed 2-3. Commissioners McKay, Jarboe and Dement voted no.**

## **PUBLIC HEARING (DEPARTMENT OF LAND USE & GROWTH MANAGEMENT): PROPOSAL TO AMEND CHAPTER 65 OF THE COMPREHENSIVE ZONING ORDINANCE TO ALLOW OFF-SITE ADVERTISING FOR NONPROFIT AND CIVIC ORGANIZATIONS**

Present: Denis Canavan, Director, Land Use and Growth Management  
Yvonne Chaillet, Zoning Administrator

The public hearing was advertised in the June 11 and 18, 2006, editions of the St. Mary's Today newspaper. The following Text Amendments to the Zoning Ordinance were proposed for consideration:

1. Chapter 51, "Use Regulations and Standards," Section 51.3.112, "Home Occupation," amend language to allow off-site advertising for directional purposes only.
2. In Chapter 65, "Signs," Section 65.2.4, "Temporary and Miscellaneous Signs," amend language to allow off-site advertising of special events and the civic or non-profit organizations sponsoring such events.
3. In Chapter 65, "Signs," Section 65.4, "Regulations for Off-site Advertising Signs," amend language to allow civic and non-profit organizations to place one permanent freestanding sign on private property only and to allow home occupations to place one directional sign in accordance with Section 51.3.112, "Home Occupations."

*Commissioner Mattingly suggested changing the reference to 501(c)3 to just 501(c) to accommodate different types of nonprofits, such as fire departments.*

Public Comments:

Jimmy Long, 40500 Juniors Ct., Leonardtown

The 3<sup>rd</sup> District Optimist Club raises a lot of money for the community through our concession trailer, Cruising Cafe. We have a signed agreement from property owners north of Leonardtown facing southbound lane to place a sign. Under the current

Ordinance we are limited to 12 square feet. This is not enough to properly advertise events. We need a minimum of 40 square feet to make a sign big enough to include the necessary information and to be read from the road at 50 mph. Club members would appreciate your consideration.

Paula Martino, Government Affairs Director, So. Md. Association of Realtors, 8440 Leonardtown Rd., Hughesville

We would support any measure that seeks to lessen the burden of government regulations for purposes of encouraging and benefiting organizations that exist solely to serve our community.

As there were no additional comments, the hearing was closed. The record will remain open for an additional ten days for written comments.

*Mr. Canavan will look into the current zoning for the proposed location of the 3<sup>rd</sup> District Optimist Club's sign.*

**PUBLIC HEARING: PROPOSAL TO AMEND CHAPTERS 51 & 65 OF THE COMPREHENSIVE ZONING ORDINANCE TO ALLOW OFF-SITE ADVERTISING FOR HOME OCCUPATIONS**

Present: Denis Canavan, Director, Land Use & Growth Management  
Yvonne Chaillet, Zoning Administrator

The public hearing was advertised in the June 11 and 18, 2006, editions of the St. Mary's Today newspaper. Under the current statutes, home occupations are allowed one sign on the property. Home businesses in more rural areas that don't enjoy the benefit of traffic are limited in terms of advertising. The proposed amendments would allow for temporary and permanent off-site signage for home occupations.

Staff opposes a text amendment that would allow off-site advertising for any purpose other than what is permitted in Chapter 65 as a directional sign to indicate distance and/or direction to service type businesses and tourist-oriented destinations specifically identified in the adopted Southern Maryland Heritage Area Plan. If the Board decides to approve the proposed text amendment, staff then recommends amending Section 51.3.112 of the Ordinance to allow off-site advertising of home occupations with the following restrictions:

Page 51-44, Amend subsection 51.3.112.a, "Accessory Standards," to add the following:

(10) One off-site advertising sign may be posted on private property only with the permission of the property owner.

- a. Signs shall indicate direction only and shall not be located more than 10 miles from the subject business location.
- b. B. Signs shall be limited to six square feet in size and shall be no more than 18 feet high.
- c. C. Signs shall be subject to a minimum setback of five feet from the road right of way.
- d. Signs shall not be lighted.
- e. The provisions of subparagraph (10) shall cease to have effect by operation of law 30- days after (the effective date of this law).

Page 65-9, Repeal subsection 65.41 and readopt that same subsection, rewritten as follows:

- 1. Directional signs. These signs are intended for the purpose of indicating *direction only to Home Occupations in accordance with Section 51.3.112 of this Ordinance and for the purpose of indicating* distance and/or direction to service type businesses and tourist-oriented destinations specifically identified in the adopted Southern Maryland Heritage Area Plan.
  - a. Signs shall be subject to a minimum setback of five feet from the road right of way.
  - b. Signs shall be limited to these: (1) retail businesses serving the traveling public, such as filling stations, restaurants, motels, marinas, grocery, and carry-out stores, etc.; or (2) agricultural businesses. Signs shall not be permitted for businesses serving primarily local needs such as furniture, jewelry, shoes, etc.
  - c. Signs shall be limited to three in number for any business location, and shall not be located more than 10 miles from the subject business location.
  - d. Each sign shall be limited to 12 square feet and shall be no more than 18 feet high.
  - e. The provisions of subsection 65.4.1, as they apply to home occupations signs only, shall cease to have effect by operation of law 30 days after (the effective date of this law).

Public Comments:

Paula Martino, Government Affairs Director, So. Md. Association of Realtors, 8440 Leonardtown Rd., Hughesville

It is precisely the exclusionary nature of the proposed Ordinance for home occupations with which the Southern MD Association of Realtors is concerned. Currently Section 65-26, i3 places several burdensome restrictions on vital marketing tool for the real estate industry – the off-site directional sign. The restrictions seem to unfairly target one segment of the business community, while the proposal seeks to award albeit a worthy benefit to another segment of the for-profit community. We think the proposal is unfair

and respectfully request that language be added to the Ordinance that gives realtors a similar, less restrictive opportunity for placement of off-site directional signs. Such an amendment would effectively repeal restrictions in 65.26i3 on the type, number, size and duration of off-site directional signs and result, in our opinion, in a sign Ordinance that is more fair and equitable. However, we agree with Commissioner Raley that a

comprehensive review of the sign Ordinance is in order. We welcome the opportunity to be a participant in these discussions. *At the request of Commissioner Raley, Ms. Martino clarified that they are not opposed to the proposal, but are asking for the same consideration.*

Denise King, 46086 Drayden Road, Valley Lee

I am a school teacher who opened a small crafts shop in a small cottage on Rt. 249, "Kings Creations." We sell homemade local crafts and furniture and feel our business enhances the flavor of the area. Without a sign, it is hard to get the word out about our small business. A sign at the end of the road would be a great. People come to the Valley Lee Firehouse on Sunday for brunch, and we hate to think of the potential customers we have missed because they didn't know we are here. We understand the need to preserve rural areas, but this is a busy main road where you would expect to see such signs. We urge you all to support our request for a sign and to give the little guys a break.

As there were no other citizens wishing to speak, the hearing was closed, but will remain open for additional written comments for ten days.

#### **ADJOURNMENT**

The meeting adjourned at 6:50 pm.

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

\_\_\_\_\_  
Betty Jean Pasko, Senior Administrative Coordinator