

**ST. MARY'S COUNTY
BOARD OF COUNTY COMMISSIONERS
OCTOBER 25, 1994**

Present: Commissioner Carl M. Loffler, Jr., President
Commissioner W. Edward Bailey
Commissioner Robert T. Jarboe
Commissioner John G. Lancaster
Commissioner Barbara R. Thompson
Mary Pat Pope, Administrative Officer (on behalf of County Administrator)
Judith A. Spalding, Recording Secretary

**DEPARTMENT OF PLANNING AND ZONING TOUR
UPDATE ON STREAMLINING IMPLEMENTATION**

Prior to the beginning of the meeting the County Commissioners visited the Department of Planning and Zoning for a tour and an update on the Streamlining Implementation.

CALL TO ORDER

The meeting was called to order at 10:15 a.m.

APPROVAL OF MINUTES

Commissioner Thompson moved, seconded by Commissioner Bailey, to approve the minutes of the Commissioners' meeting of Tuesday, October 18, 1994. Motion carried.

APPROVAL OF BILLS

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

COUNTY ADMINISTRATOR ITEMS

Present: Mary Pat Pope, Administrative Officer (on behalf of the County Administrator)

1) **Department of Public Works Items**

On behalf of the Department of Public Works, Ms. Pope presented the following documents for the Commissioners' review and approval

Summerwood, Section 1

Addendum to Public Works Agreement between William P. Gloster, III and Gretchen G. Gloster and Board of County Commissioners of St. Mary's County extending deadline for improvements to October 1, 1995. The Addendum is backed by a Letter of Credit with International Fidelity Insurance Company in the amount of \$66,000.

Cox's Run, Section 2

Public Works Agreement between John Burroughs and St. Mary's County guaranteeing completion of Seth Court by August 1, 1995. The Agreement is backed by a Letter of Credit with First National Bank of St. Mary's in the amount of \$48,700

Heard's Estates

Public Works Agreement between Quality Built Homes, Inc. and St. Mary's County guaranteeing completion of Barkentine Court by October 1, 1995. The Agreement is backed by a Letter of Credit with The Washington Savings Bank FSB in the amount of \$65,100.

Patuxent River Farms

Correspondence addressed to Homestead Insurance Company calling Bond No. P01424 in the amount of \$473,000 for a Public Works Agreement.

Commissioner Bailey moved, seconded by Commissioner Lancaster, to approve and authorize Commissioner Loffler to sign the referenced Department of Public Works documents as presented. Motion carried.

2) **Resolutions
Road Name Changes**

As a follow up to public hearings and subsequent discussions, Ms. Pope presented the following Road Resolutions for the Commissioners' review and approval:

Resolution No. Z94-17 - Renaming the roads in the 1st, 2nd, and 9th Election Districts (public hearing held August 23, 1994)

Resolution No. Z94-18 - Renaming the roads in the 8th Election District (public hearing held August 30, 1994)

Commissioner Lancaster moved, seconded by Commissioner Jarboe, to approve and sign the Resolutions as presented. Motion carried.

3) **Correspondence to Congressman Hoyer
Federal Impact Aid**

Ms. Pope referred to a study entitled Preliminary Economic Adjustment Strategy prepared by Coopers & Lybrand for the Buck County Naval Air Warfare Center Economic Adjustment Committee which contains information about relocating family demographics. Because of the need for appropriate funding for education, Ms. Pope presented correspondence addressed to Congressman Hoyer requesting his assistance in ensuring that impact aid for education will follow the families relocating from Warminster, Pennsylvania to St. Mary's County.

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

4) **Personnel
Office on Aging
Conversion of Employee to Regular Part Time**

Ms. Pope presented a memorandum dated October 25 from the Personnel Officer advising that the Director of the Office on Aging has requested to change Mr. George L. Neal from a grant-funded Intermittent Part Time employee to a grant-funded Regular Part Time employee. The request to convert Mr. Neal back to a RPT (he was converted from RPT to IPT in 1993) is because of a change in the Maryland State Retirement rules to allow an employee to work RPT and still receive state retirement/pension payments.

Commissioner Lancaster moved, seconded by Commissioner Jarboe, to approve the conversion as requested. Motion carried.

**PROCLAMATION
NATIONAL HOSPICE MONTH**

The Commissioners presented the referenced Proclamation designating the month of November 1994 as National Hospice Month in St. Mary's County.

**DEPARTMENT OF RECREATION AND PARKS
FIFTH DISTRICT PARK PROGRAM OPEN SPACE GRANT APPLICATION**

Present: Phil Rollins, Director

Mr. Rollins appeared before the Commissioners to present the referenced Program Open Space Grant Application in the amount of \$183,682 (72% state - \$132,282; 28% county - \$51,300) for the design, architectural/engineering work for improvements/expansion of the Fifth District Park. He stated that a Master Plan will be developed for the Fifth District Park and the grant would provide funding for the projects that are anticipated to be addressed in the Plan.

During discussion the Commissioners suggested that Recreation and Parks look at the approximately 100-acre county-owned parcel that is adjacent to the Fifth District Park for possible future expansion. Mr. Rollins stated that if this land cannot be used for the park, he will return to the Board with other options including acquiring other park land.

After discussion Commissioner Bailey moved, seconded by Commissioner Lancaster, to approve and authorize Commissioner Loffler to sign the Program Open Space Grant Application for the Fifth District Park as presented. Motion carried.

**DEPARTMENT OF PLANNING AND ZONING
ZONING ORDINANCE AMENDMENTS**

Present: Jon Grimm, Director, DPZ
Peggy Childs, Recording Secretary

Mr. Grimm distributed via his memo of 10/21/94 the completed Zoning Ordinance document for the Commissioners' final review, with the language proposed for deletion stricken through, and added language in italics. The proposed mapping changes were included and the mapping rules attached for information purposes.

The Commissioners discussed the three mapping changes: Otis Wood; Doug Green; and Marv Franzen. The Commissioners were concerned that downzoning Mr. Wood's property as requested would hurt, rather than help him. Mr. Grimm said he had spoken with Mr. Wood before we went to public hearing and he has asked for this; he also referred Mr. Wood to Mr. Spence, of the Assessment Office. However, he said he would call him again and see if he has talked with Mr. Spence and, if so, if he is interested in subdivision of the property should he want to go forward with the request for Town Center Residential zoning.

Regarding the Doug Green request for changing his property on the corner of Commerce Drive from RPD to Industrial, Mr. Grimm said he can't document it, but there appears to have been a rationale for zoning the property RPD and there doesn't seem to be a compelling reason to change it. Commissioner Loffler noted that would allow an industrial lot to have access to a residential road, and the RPD zoning was to direct traffic within the Industrial Park. Mr. Grimm said Mr. Green understands his position but does not agree.

Regarding the Marv Franzen mapping change, Commissioner Bailey stated there was no time limit set on site plan approval when the CL zoning was granted, and he is in favor of approving the Franzen mapping request today. Commissioner Loffler disagreed with Commissioner Bailey stating the site plan should have been submitted prior to the 1990 Comprehensive Rezoning. Mr. Grimm stated he believes the CL conditional approval was superseded by the Comprehensive Rezoning. The Planning Commission also agreed that the property is most properly zoned RL. However, the requested use would be permissible under conditional use approval by the Board of Appeals, and that process is available to the applicant.

Commissioner Jarboe asked if the proposed Administrative Variance amendment will require an additional fee or a new position? Mr. Grimm replied he would not come to the Commissioners in their next budget cycle and avoid asking for new personnel if he thought they were necessary, but the administrative variance will not generate a position and should reduce staff time and make the operation more efficient. He said he would ask the Commissioners to use the Board of Appeals variance fee and reduce it slightly, to cover advertising and notification requirements.

Mr. Grimm was instructed to talk with Mr. Wood and come back in three weeks.

GENERAL ELECTION COVERAGE

Present: Marjorie Aud, President, Supervisors of Elections
Charles Latham, "
Michael Sirk, "
B. Marie Gardiner, "
Catherine Countiss, Elections Clerk
Judy Pedersen, Public Information Specialist

As a follow up to last week's meeting, the referenced individuals appeared before the Commissioners to present costs for dissemination of ballots throughout the County. Mrs. Aud distributed a handout setting forth costs for mailing a sample ballot to each registered voter and the costs for having the ballot printed in the local newspapers.

Discussion ensued as to the best method of making the ballots available to all voters, the following points were made:

- That there was not adequate time to mail them to the voters prior to the November 8 General Election
- That the ballots should be placed in the public libraries and county post offices
- That the County's Procurement Office could handle getting the ballots printed.

After discussion the following motions were made:

Commissioner Thompson moved, seconded by Commissioner Bailey, that the County's Finance Department will get the ballots printed through the Procurement Office and that the County Commissioners'/Administrator's Office will handle distribution to the post offices and libraries. Motion carried.

Commissioner Lancaster moved, seconded by Commissioner Thompson, to have the ballot published in the two local newspapers one time each (Enterprise - Wednesday, November 2; Today - Tuesday, November 1). Motion carried.

In conclusion Ms. Pedersen advised that she has been working with the Elections Office to develop information releases and public services announcements regarding polling places and voting. She presented an Information Release giving polling locations, a Public Service Announcement giving the Election Office's number to answer any questions and a PSA giving information about applying for an absentee ballot.

PATUXENT RIVER COMMISSION MYRTLE POINT PROPERTY

Commissioner Thompson presented draft correspondence from the Patuxent River Commission addressed to Resolution Trust Corporation regarding the Myrtle Point property located in St. Mary's County. She advised that at the Commission's last meeting, which she did not attend, the PRC had adopted a resolution to encourage RTC to consider classifying the property as a "covered property." This designation would allow public and private organizations a first opportunity to bid on the property. Commissioner Thompson noted that the draft letter notifies RTC that the County has a perspective on the property that should be taken into consideration.

After discussion the Commissioners directed Administrative Officer Pope to draft correspondence to RTC giving the county's position regarding this property.

Later in the meeting Ms. Pope presented correspondence addressed to RTC indicating that St. Mary's County is not in support of the "covered property" classification, and that the County continues to support the current planned use of the entire property as a Planned Unit Development.

Commissioner Jarboe moved, seconded by Commissioner Lancaster, to sign and forward the letter as presented. Motion carried. Commissioner Thompson was not present; however, she declined to sign the letter.

MARYLAND DEPARTMENT OF TRANSPORTATION ANNUAL HIGHWAY MEETING

At this time the Commissioners attended the Annual Highway Meeting presented by the Maryland Department of Transportation held at the Carter State Office Building.

COMMENDATION - VISTA

The Commissioners presented a Commendation to Elisabeth Strawbridge recognizing her volunteer services to the VISTA program.

ALLIANCE POLICY COUNCIL MEETING

At this time the Commissioners attended the Alliance Policy Council Meeting at the Carter State Office Building.

At the conclusion of the meeting, Mr. Joe Dick, Director, Alliance, requested the Commissioners' approval of the concept for establishing a Youth Service Corps in St. Mary's County based on the model of the Americorps Grant.

The three Commissioners who were present (Commissioners Loffler, Lancaster, and Thompson) gave their concurrence to this request.

PUBLIC HEARING - ROAD NAME CHANGES 4TH, 5TH, AND 7TH ELECTION DISTRICTS

Present: Paul Wible, Director, EMA
Connie Johnson, Addressing Technician

The Commissioners conducted a public hearing on changes to the following roads in the 4th, 5th and 7th Election Districts as they appear on the Official Road Name List.

1. **Air Force Road (County Road 30994) in Wicomico Shores** - propose renaming to "Aviation Yacht Club Road" because it is an extension of Aviation Yacht Club Road.

Executive Boulevard (County Road 30995) in Wicomico Shores - propose renaming to "Aviation Yacht Club Road" because it is an extension of Aviation Yacht Club Road.

2. **Allison Circle (County Road 30922) off Sky View Drive in Golden Beach** - propose renaming to "Sky View Drive" because it is an extension of Sky View Drive

Rooftop Circle in Golden Beach - propose renaming to "Allison Circle" because it is part of Allison Circle

3. **Anderson Lane in Thompson's Corner** - propose deleting from the Official Road Name List because it is the same road as "Anderson Drive"

Comments received from Karen Anderson on 10/12/94 requesting that both Anderson Lane and Anderson Drive remain because they are two separate roads.

Petition received 10/20/94 recommending Copperhead Lane, Fox Hollow Lane or Smith Lane.

4. **Bailey Road (MD Route 520) off of White's Neck Road** - propose renaming to "White's Neck Road" because it is an extension of White's Neck Road

Maryland Route 520 Extension (County Road 30935) - propose renaming to "White's Neck Road" because it is an extension of White's Neck Road

5. **Bailey Way off Colton's Point Road (MD Route 242) in Milestown** - propose renaming because it duplicates the "Bailey Drive" in Compton which was established first
6. **Beverly Drive (County Road 30701) off Cox Road in Beverly Estates** - propose renaming because it duplicates the "Beverly Drive" off Mechanicsville-Chaptico Road which serves a greater population; suggest "Cox Court"

7. **Bietzell Road (County Road 30105) off of MD Route 520** - propose correcting spelling to "Beitzell Road"

8. **Birch Manor Drive (County Road 30713) off of Birch Manor Drive** - propose renaming because the loop off of Birch Manor Drive is a separate road and should have a unique name; suggest "Birch Manor Circle"

Camellia Court (County Road 30715) off of Birch Manor Drive - propose renaming to "Birch Manor Drive" because it is an extension of Birch Manor Drive

9. **Bushwood Drive (Private Road 4038) in Longview Beach** - propose renaming because it duplicates the "Bushwood Road" off of Hurry-Dynard Road which serves a greater population

Letter received 10/13/94 from Mr. John M. Dixon suggesting Woodbush Drive

10. **Chaptico Mechanicsville Road (County Road 30029)** - propose renaming because the road name has too many characters; suggest Mechanicsville Road

Willma Reeves presented comments suggesting Gardiner Mill Road.

The Commissioners suggested that she gather a petition for this name.

11. **Colonial Court in Lockes Hill Forest** - propose renaming because it duplicates the "Colonial Court" in Colonial Estates which serves a greater population

Petition received 10/20/94 suggesting Nor Way, Hunca Munca Lane, Any Which Way, or Not This Way.

12. **Comanche Lane (County Road 30710) off Pocahontas Drive in Indian River Estates** - propose renaming because it duplicates the Comanche Lane in Indian Creek Estates which serves a greater population

13. **County Oak Road (County Road 30503) in Golden Beach** - propose renaming to "Golden Beach Road" because it is an extension of Golden Beach Road

Comments received 10/7/94 from Doris Hodges suggesting to end Golden Beach Road at the "T" intersection and rename the portion to the left "All Faith Church Road" because it is an extension of All Faith Church Road.

14. **Duke Lane off Oaks-Coskey Swamp Road** - propose renaming because it duplicates the Duke Road in Golden Beach which was established first and serves a greater population

15. **Dynard Circle in Mount Pleasant** - propose deleting from the Official Road Name List because the road was not built as recorded

Dynard Drive in Mount Pleasant - propose deleting from the Official Road Name List because the road was not built as recorded

Pleasant Drive (County Road 30660) off MD Route 470 - propose renaming to "Ted Drive" because it is known as Ted Drive

Ted Drive (County Road 30661) in Mt. Pleasant - propose renaming to "Ted Circle" because it is known as Ted Circle

Ted Circle (County Road 30662) off of Ted Circle in Mt. Pleasant - propose renaming because the road off of "Ted Circle" is a separate road and should have a unique name

16. **Dynard-Hurry Road (County Road 30520) off Colton Point Road (MD Route 242)** - propose renaming because it is the same road as Hurry-Chaptico Road and the road should have only one name

Hurry-Chaptico Road (County Road 30091) - propose renaming because it is the same road as Dynard-Hurry Road and the road should have only one name

Willma Reeves submitted written comment recommending that Chaptico-Hurry, Chaptico-Dynard Road be named "Hurry Road" from one end to the other.

Arlene Cullins supported the name of "Hurry Road."

Willma Reeves also submitted written comment suggesting that "Hurry Road" that goes past the Clements Landfill be named "Mary Thomas Road" because Mrs. Thomas has lived on that section of roadway longer than anyone else on that road.

Mr. Wible advised that the naming of "Hurry Road" could be handled during the clean up hearing, which will be held at a later date.

17. **E. Ray Burroughs Lane** - propose deleting from the Official Road Name List because it is the same road as "Willow Glen Lane"

Comments/petition received 10/13/94 from Shelby Guazzo stating there is already a Willow Glen Lane in Maddox

Petition received 10/24/94 recommending Dusty Lane, Scenic Drive, or Harvest Lane.

Mr. Wible indicated that Harvest Lane or E. Ray Burroughs Lane would be acceptable.

18. **East Mt. Chance Lane (County Road 31071) in Mt. Chance** - propose renaming because directional designations may only be used with paired roads that share an intersection

Arlene Cullins suggested East Mt. Chance Court.

Commissioner Loffler advised that it cannot be named East Mt. Chance Court because there is no West Mt. Chance Court. A petition is needed from property owners to rename.

19. **Flora Corner Road (County Road 30045)** - propose renaming to distinguish the two separate road directions at the intersection with Three Notch Road (MD Route 5); suggest (a) rename Flora Corner Road from Three Notch Road to the west or (b) rename the two sides "East Flora Corner Road" and "West Flora Corner Road"

20. **Four Seasons Court (County Road 30978) off of New Market Turner Road (MD Route 6)** - propose renaming the portion of Four Seasons Court, from New Market Turner Road to Four Seasons Drive West, to "Four Seasons Drive" because it is part of Four Seasons Drive; the portion of Four Seasons Court, from Four Seasons Drive to the dead-end, is proposed to remain "Four Seasons Court"

Four Seasons Drive East (County Road 31006) off of New Market Turner Road (MD Route 6) - propose renaming because directional designations may only be used with paired roads that share an intersection

Four Seasons Drive West (County Road 31005) off of Four Seasons Court - propose renaming to "Four Seasons Drive" because directional designations may only be used with paired roads that share an intersection and it is part of the road that, with a portion of Four Seasons Court, is proposed to be renamed "Four Seasons Drive"

21. **Gibson Road in Gibson Subdivision** - propose renaming because it duplicates the "Gibson Road" off MD Route 520 which serves a greater population

Petition received 10/25/94 recommending "Jack Gibson Road"

22. **Goodrich Lane in Morganza** - propose deleting from the Official Road Name List because it is the same road as "Goodrick Lane"

23. **Grant Court (County Road 30960) in Laurel Ridge** - propose renaming because it duplicates the "Grant Road" in Golden Beach which was established first and serves a greater population

24. **Horse Landing Road (Private Road 4201)** - propose deleting from the Official Road Name List because it is the same road as "Riverview Road" in Horse Landing.

25. **Lockes Hill Road (County Road 30042)** - propose renaming to distinguish the two separate road directions at the intersection with Three Notch Road (MD Route 5); suggest (a) rename Lockes Hill Road from Three Notch Road to the west or (b) rename the two sides "East Lockes Hill Road" and "West Lockes Hill Road"

26. **Longwoods Lane in Maddox** - propose deleting from the Official Road Name List because it is the same road as "Long Woods Lane" in Chaptico

27. **Louis Thomas Road (County Road 30124) off Louis Thomas Road** - propose renaming because the spur off of Louis Thomas Road is a separate road and should have a unique name

Commissioner Bailey noted that Mr. Louis Thomas lives on County Road 30124, the road to be renamed.

28. **New Market Turner Road (MD Route 6)** - propose renaming the portion of the road from Three Notch Road (MD Route 5) in New Market to the Charles County line to distinguish the two separate road directions at the intersection with Three Notch Road; suggest "New Market Road"

29. **North Manor Road (County Road 31043) in Colton Point** - propose renaming because directional designations may only be used with paired roads that share an intersection and it duplicates the "Manor Road" off of Maddox Road (MD Route 238) which serves a greater population

South Manor Road (County Road 31064) in Colton Point - propose renaming because directional designations may only be used with paired roads that share an intersection and it duplicates the "Manor Road" off of Maddox Road (MD Route 238) which serves a greater population

Petition received 10/19/94 recommending Dukeharts Place or Dukeharts Court.

30. **Oak Drive (County Road 30579) off Golden Beach Road** - propose renaming because it duplicates the "Oak Road", "Oak Place" and "Oak Court" off Golden Beach Road which serve a greater population

31. **Oaks-Coskey Swamp Road (County Road 30002)** - petition received requesting road name change

Petition received 9/13/94 recommending "Mount Wolf" or "Indian Creek"

Donald Burroughs (originator of the petition) advised that he preferred Mount Wolf and would get additional names on the referenced petition.

32. **Old Golden Beach Road #1 (County Road 30008) from Golden Beach Road to Carroll Manor Drive** - propose correcting road name to "Old Golden Beach Road" by deleting the "#1"

Old Golden Beach Road #2 (County Road 30921) from Golden Beach Road to the dead-end - propose renaming because it duplicates the "Old Golden Beach Road" off Golden Beach Road and Carroll Manor Drive which serves a greater population

33. **Old Route 5 (County Road 30001) off Three Notch Road (MD Route 5) in the Charlotte Hall area** - propose renaming because inventory numbers cannot be used as road names; suggest "Charlotte Hall Road"

Old Route 5 (County Road 30027) off Three Notch Road (MD Route 5) in the New Market Area - propose renaming because inventory numbers cannot be used as road names

Old Route 5 (County Road 30044) from Three Notch Road (MD Route 5) to Leonardtown Road (MD Route 5) near the MD Route 5/MD Route 235 junction - propose renaming because inventory numbers cannot be used as road names; suggest "Village Road"

Comments received from Ben Burroughs, Jr. suggesting the name of "Village Road"

Comments received from Mary Ann Nicestrom suggesting "Old Village Road"

34. **Seminary Road in Persimmon Hills** - propose correcting spelling to "Seminary Road"

Persimmon Creek Road in Mechanicsville - propose deleting from the Official Road Name List because it is the same road as "Seminary Road"

Mr. Murray, developer of the subdivision in front of Secluded Acres, advised that the property owners wanted to keep the road private and requested a cul-de-sac. When he initiated his subdivision he negotiated an agreement with the property owners of Secluded Acres that the road would remain separate and private, therefore leading to the two names.

The Commissioners discussed whether it could remain private after the eighth lot had been developed and Commissioner Loffler suggested the DPW and DPZ be contacted.

Joe Baker, property owner in Secluded Acres, requested keeping the road Persimmon Creek Road.

Mr. Murray agreed that the road could remain Persimmon Creek Road for its entire distance.

35. **Riverview Drive (Private Road 4051) in Long View Beach** - propose renaming because it duplicates the "Riverview Drive" in Port Sunlight Beach which serves a greater population

Letter received 10/13/94 from Mr. John M. Dixon recommending "Viewriver Drive"

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36. **Sandy Court off Bohle Road in Mechanicsville** - propose renaming because it duplicates the "Sandy Court" in Wicomico Shores which was established first; petition received requesting road name change

Petition received 8/15/94 from Madeline K. Sandy to rename to Mary Lynn Lane; because Mary Lynn Lane is a duplicate, she has now requested that the road be named "Mary Valinda Lane."

37. **Skyview Drive in Luckland** - propose deleting from the Official Road Name List because the road was never built

38. **Summitt Hill Court in Summitt Hill** - propose correcting road name to "Summitt Court" as originally recorded

39. **Waterloo Road (County Road 30132) off of Waterloo Road** - propose renaming because the road off of Waterloo Road is a separate road and should have a unique name

John Burroughs presented a petition requesting that the road remain Waterloo Road from Kopel's Marina to Waterloo Point and that the other Waterloo Road name be changed.

40. **Willie Hayden Road in Maddox** - propose renaming to "Bashford Lane" as originally recorded

ADJOURNMENT

The meeting adjourned at 8:35 p.m.

Minutes Approved by Board of
County Commissioners on 11/1/94

Judith A. Spalding
Recording Secretary