

February 10, 1954

Special Meeting for Public Hearing on Rezoning 5-56/100 Acres of land, located on the 3 Notch Road near the intersection of Horse Head Road, California, Md., owned by Mr. Herbert Tennyson - to rezone from "A Residential" to "Industrial" Notice of Hearing appeared in Enterprise and Beacon Jan 21 and 28, Feb 4, 1954 as provided by Law.
2 p.m. Appeared against the rezoning- Mr. Aubrey Stone, J. B. Collier and Norman McKay
Appeared for the rezoning- no one.

Commissioner Ernest L. Stone being related to one of the protestants disqualified himself before the hearing. Commissioners Alvey and Guy, attorney W.O.E. Sterling, Planning & Zoning Secretary T.W. Nicolet and Resident Engineer M.C. Thompson, Jr., present.

Mr. Sterling;- Gentlemen what have you to say in regard to the rezoning application?

Mr. Stone;- If the property is rezoned to "Industrial" it will lower the value of the property as a residential area. I live across the road from Mr. Tennyson and I think it should remain "residential"-there are several others living along there who have nice homes and expect to stay there all their lives and it would certainly mess things up to rezone the place. I dont know of anything more important that I could add to that, that's the main reason we are opposed to it. What was the use of zoning at all if you are going to rezone from time to time I cant see any point in rezoning. There's Combs and Clarke and Collier and McKay, they all bought that land for homes and if it is changed to "industrial" you know what will happen along that road. Anything can be built up there, right next to a nice home. I dont know what they want to rezone it for. I would like to know how far it is back to the railroad.

Mr. Thompson;- about 400 ft between the railroad and the 3 Notch road.

Mr. Collier- you mean it is 3 or 400 ft from the railroad track out to the highway?

Mr. Thompson- it could be more, I was only guessing.

Mr. Sterling;- has anyone else anything to say?

Mr. McKay;- I havent anything to add that Mr. Stone didnt say- other than that I bought the lot for residential purposes and I dont like the idea of it being rezoned for industrial and some business place going up across from my home. I expect to live there the rest of my life.

Mr. Sterling;- it is true that if the property is rezoned "industrial" it certainly will detract from the value of your home.

Mr. Collier;- if business places go up there it would naturally bring more prosperity if it is to be used for what I understand

Mr. Guy;- there is that strip of land between the railroad and the road.

Mr. Collier;- if the railroad is inside the 400 ft. it would look like it would go between the road and railroad.

Mr. Nicolet;- on the opposite side of the road the zoning goes 400 ft. on the other side of the road it is zoned "Agriculture"

Mr. Guy;- who owns the land on the other side of the railroad

Mr. McKay;- I own the strip of land on the opposite side where the old 3 Notch road went down, I own that and there is no road frontage, but a short strip up to his driveway, past that it is some road towards California in front of my house, and he has no front on the road

Mr. Guy;- on the other side where it is zoned "Agriculture" if you want to build a warehouse could that be done?

Mr. Nicolet;- the warehouse is supposed to be in zoned "Industrial", the ordinance specifies what can be zoned for "agriculture" but when you sublet land for manufacturing business you are not supposed to build.

Mr. Guy;- well if you want to put up a tobacco barn between the strip between the railroad and the road could you do it.

Mr. Nicolet-yes Where you have "Industrial" zoning the traffic is increased. My point is that where you have existing property zoned "Agriculture" it isn't good to go ahead and disturb that property for "use" such as manufacturing- when it comes to the time that all that land is used up then it is time to think about encroaching upon that zoned area, but that time hasn't come yet.

Mr. Sterling;- has anyone else anything to say? Then it is the opinion of all that that land should not be "rezoned" ? All answered "yes."

Then it is the opinion and decision of the Board of County Commissioners of St. Mary's County, Md., that the application is denied and the land remains as zoned "A Residential."

2;37 p.m. meeting closed.