

All minutes entered herein in final copy have been read
and approved by:

THE BOARD OF COUNTY COMMISSIONERS
OF ST. MARY'S COUNTY, MARYLAND

F. Elliott Burch, President

J. Wilmer Bowles, Commissioner

Clarence H. Ridgell, Commissioner

Minutes entered herein recorded and transcribed by:

Mrs. E. L. Tillman
Secretary to the Board of County
Commissioners of St. Mary's County,
Maryland

1

January 4, 1966

Present: All commissioners, Mr. Oliver R. Guyther, Mr. W. S. Donaldson

Route 235 Construction

Mr. M. C. Thompson, Mr. R. Thompson, Mr. H. Dorsey, Mr. Peddicord, all of the SRC, Mr. Paul Bailey, SRC Commissioner, Senator J. Frank Raley, Jr., Delegates Henry Fowler and John H. Briscoe, Mr. Arthur Briscoe, Mr. W. Chapman, of the local EDC, Mr. Pantaleo, Mr. A. Collier of the Enterprise, Dr. Sparks of the State EDC.

Purpose of the meeting was to discuss construction of Route 235 from Halfway House to Lexington Park, and possible use of the railroad bed as one lane, as the railroad has been declared surplus by the navy. There has been some opposition to using the railroad for the road, from the EDC and others who feel that same is a valuable asset to the county and should be retained. A decision will have to be made as the project is being held up because of this matter.

Aerial map of the road was reviewed by Mr. H. Dorsey, showing the road construction as planned. He stated that this was for a 48 foot widened road through Hollywood, and the railroad entered the picture about three or four months ago. There is a 60 feet right of way there now, and at least 80 feet minimum is needed. General discussion and review of variations and alternates that might be used to bring the road through Hollywood, and if the railroad is not used, the entire road to Lexington Park will be a closed section without a median strip.

At this point, Mr. W. Chapman, representing the local EDC, stated that the railroad is a great asset to the county and he would like to see it purchased and retained as this was one thing we have to offer to prospective businesses. Looking into the future, the railroad is probably going to be the most important thing to bring new industry here.

Dr. Sparks, of the state EDC, said he would like to see the railroad retained, as it is an economic facility first and foremost. He pointed out that St. Mary's County does not have much that is not available in other counties to offer prospective businesses and needs all the attractions it can get. Approximately fifty percent of such businesses want rails, and the other fifty percent will look at other counties before locating down here. Charles County has a railroad and people will come into this county before locating in the former, as they want to get away from the Washington area labor competition. The cost to build another railroad must also be considered, as well as the payroll loss that might result if an industry does not come here because the railroad is not in existence. Dr. Sparks stated that if the railroad is not used for the road, it will probably be taken over by the Pennsylvania Railroad and this is being discussed among the officials now.

Mr. R. Thompson said that in some instances additional right of way is purchased and reserved for the railroad so it can be relocated, and that Mr. Fisher has agreed to do this in Washington. Mr. Paul Bailey stated that the SRC will put in writing the fact that they will buy the necessary right of way for the railroad to be relocated if the present one is used for the road. Dr. Sparks suggested taking enough time to have some railroad expert express an opinion as to the cost

of rebuilding the railroad on the relocated track, as the cost might not be feasible.

At this point, Mr. Bowles suggested building a dual highway through the center of the county, leaving the other roads as they are, and keeping the railroad. There was a general discussion concerning this possibility, and Mr. R. Thompson stated that some advance funds may be obtained to set up the lines for engineering such a road, and that this would require legislation in 1967. Dr. Sparks mentioned that if the road is built down the center of the county, there will still be the problem of the railroad and who is going to buy it.

General discussion concerning proceeding with the three sections of the road that do not involve the railroad, and it was agreed that this would be done. A letter will be sent to the SRC to this effect. Mr. Dorsey said he would draw up a plan of the houses involved to relocate the railroad in a short section of the road in Hollywood, and will present same to the commissioners for their review.

Board of Education

Mr. R. King, Senator J. Frank Raley. Mr. King discussed aid to education under the Cooper Commission formula, and it will be approximately \$337,000 instead of \$782,000 as originally estimated. This decrease is due to the over-projection of 1965-1966 school enrollment figures. Mr. King stated that if the base personnel is increased, more money will be allotted, as it is figured according to the number of children in the schools. Senator Raley said there is a new schedule of funds and he will get a copy to the commissioners by next Tuesday.

School construction needs reviewed, and addition to the Great Mills High School will cost approximately \$800,000, and it is hoped that this will include some additional land. The senior classes at Carver Heights will be phased out of that school, and these pupils will be coming into the Great Mills High School. The addition to Chapticon is estimated at \$250,000. There will be an addition to the Greenview Knolls School for special education classes if Public Law 815 funds are available, which are federal funds.

Mr. King also mentioned briefly, proposed salary increases for cafeteria workers, custodians, secretaries, etc., and difficulty keeping qualified help as they are leaving to work on the base for much higher salaries.

County Planning Meeting

Mr. Jack Wood, of Harland Bartholomew, Senator Raley, Delegates Fowler and Briscoe, Dr. A. Houser, Mr. W. Miles, Mr. T. T. Pantaleo, Mr. R. Gucker, of the State Planning Department, Mr. Cato Merchant, Mr. T. R. McKee, and Mr. R. Dean, of the St. Mary's Metropolitan Commission, Mr. Oliver Guyther.

Mr. Jack Wood reported that the plans his firm are making deal with all physical aspects of the county, and there have been surveys as to what is here at the present time. These plans will indicate what is needed and where it should be located in the county, and a six year budget is shown to accomplish this. A 30 year land use plan will indicate how much land is required for all development in the county, and this is based on population, suitability of the land for a given purpose, etc. Desirable transportation and public facilities will also be planned for. To implement these plans there is zoning, subdivision control, and

public works programming. These are the legal tools that will put the plans into effect.

Mr. Wood stated that our present zoning ordinance should be left alone with a few minor changes. He also feels that the subdivision requirements are adequate, and further stated that the Planning & Zoning Commission is supposed to, by law, enforce the regulations. He suggested that the county adopt a BOCA Building Code, as the state is trying to have a uniform code. So far as procedure is concerned, plans should be submitted to Planning & Zoning, the county engineer, the Health Department, the Metropolitan Commission, and then we will have an orderly practice. If the regulations are changed a public hearing will have to be held. He stated that they will turn in all plans next month to the Planning & Zoning Commission for their review.

Mr. Gucker explained that the subdivision regulations are adopted by the County Commissioners, who delegate approval to the Planning & Zoning Commission. If higher standards are desired, it is up to the commissioners to instigate them, and the commissioners have the authority to change the law concerning standards. Mr. Pantaleo said that there are specifications for roads in the subdivision regulations, but these should be higher than they are at present.

General discussion concerning the Elms property, and Mr. Wood stated that this is the problem of the sanitary engineers of the Health Department, and not the responsibility of the commissioners. He further stated that the county should not make any decision on any subdivision until the plats of said subdivision are presented. Regardless of what the State Health Department does so far as the point of discharge is concerned, Planning & Zoning can turn the plan down flat if it does not come up to county standards. So far as the size of the lots are concerned, this can be change by having public hearings. Mr. Wood said that a large portion of the county should be zoned for large lots, some as much as five acres. He also recommends getting county wide zoning and then making changes in the ordinances. Mr. Gucker said that the commissioners have the authority to zone the county, and public hearings must be held by Planning & Zoning and the commissioners. He said he will have a report ready this month.

So far as trailers are concerned, Mr. Wood said that an ordinance could be passed allowing them only in commercial areas, or prohibiting them anywhere in the county except in a trailer park. This is what Charles County has done, and Mr. Wood will send the commissioners a copy of their ordinance.

Mr. Wood recommended drawing up a sheet of regulations for subdivisions and these could be given to future developers. Senator Raley suggested that Mr. Pantaleo draw up an administrative policy to follow in these matters, and this will be done.

A letter will be sent to the State Health Department stating that they are to handle the matter of issuance of permits for points of discharge, and the county will control the developing of subdivisions from there.

School Buses

Mr. Paul reported that a school bus inspection was recently held, and that checks were withheld until defects found were corrected. He reported that Mrs. Bell had brought in all slips, signed as being corrected, the day after he had told her she could not have her check. As some of the repairs needed would take several

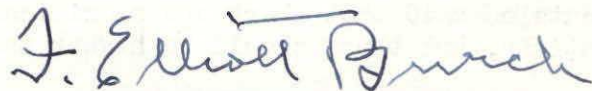
days, it would have been impossible for all defects to be corrected. Mr. Raley said he asked Mr. Bell to bring his buses in for another inspection, and the latter had refused to do so on the day specified. The school buses were inspected again this morning and only two of Mr. Bell's buses had defects corrected, the others have not.

General discussion concerning this matter, and it was agreed that Mr. Bell's buses should not be allowed to transport children when said buses are in an unsafe condition, and this situation will be corrected immediately. Mr. Guyther will review the law on such matters giving the commissioners the authority to take an unsafe bus off the road.

Vouchers #24648 through 24664 approved and signed by Mr. Burch.

Meeting adjourned.
Meeting adjourned.

Approved,



F. Elliott Burch, President