

August 30, 1966

Present: Mr. Burch and Mr. Ridgell.

McKay's Beach

Delegation was in regarding west extension of McKay's Beach Road, that was built by the county three or four years ago. The road has been graveled but has not been paved and there is a great deal of dust as a result. The commissioners assured these people that the dust problem would be taken care of immediately. Those present also asked that when the road is hardsurfaced that the grade not be changed, as the drainage is good as it now is.

(Mr. Bowles came into the meeting at this point).

Copying Machine

Mr. W. S. Donaldson, Mr. P. Raley, Mr. Ringelstien, from the Xerox Company. General discussion concerning need for such a machine in the courthouse, and Mr. Ringelstien presented brochure of descriptive information for types of machines available. It was decided that the 813 machine, costing approximately \$32.50 rental per month, would be obtained. Mr. Ringelstien explained that the contract will be on a fifteen day cancellation notice basis, and is renewed month by month. If we get the 813 machine and decide the better machine would be more suitable, the 813 would be removed at no charge. On the 813 the care and cost of the drum is taken out of the hands of the customer, also.

The commissioners asked that sharing the machine be discussed with the state office in the courthouse and that Mr. Ringelstien come back and discuss this further with the commissioners.

Public Hearing - SMECO

Mr. Pantaleo, Mr. L. Rogers, Mr. Guyther, Mr. P. Bailey (representing group present) Mr. M. Dean, Mr. R. Wigginton, and delegation. Mr. Wigginton, representing SMECO, explained that they had made application for zoning property near Oraville which the company owned, some 300 acres of land. It was purchased for construction of a generating plant, but this has not been accomplished as yet. As the county is in the process of a study for zoning the entire county, they are applying for zoning the area industrial for the purpose of building this plant. The demand for current is growing, and the capacity of the present plant is being pushed and will be overloaded, so they need a new plant for the area.

Mr. Wigginton stated that they are supplying current for three counties, under a five year contract, and the current will cost more at the end of that time. A plant such as this would probably be the least objectionable industrial development. He said that there will be disagreement to this and most of the people here today were from Calvert County. The area that they have is a large tract and they would use roughly 38 acres. Some of these plants can be built underground, if desired, and Mr. Wigginton stated that the plant they would build would be as modern as anything that can be built.

Mr. M. Dean said that since they bought the 305 acres for the purpose of the power plant, their new contract was reduced, and they now have the cheapest rate of electricity in the state.

Mr. Paul Bailey asked members of the corporation if they have offered to guarantee that this property would not be used as an underground or power plant in the future. After this property has been zoned industrial, someone else could buy it. He mentioned people he is representing and presented petition signed by people who are against this zoning. Mr. Bailey introduced Dr. Cumberland, a resident of Calvert County. Dr. Cumberland said it is not necessary to industrialize southern Maryland to develop it, but should develop recreational areas to bring people into the county. He mentioned fine highways we now have and that people are looking for protective areas in southern Maryland where they can build homes. It is not correct to assume that an area must industrialize in order to advance or to support tax measures or provide jobs. There are other sources of revenues becoming available in the state from federal programs for high quality restriction areas. It is not necessary to build power plants in an area in order to obtain power. He stated that he does not believe that a nuclear power plant will ever be built in Calvert County. The pollution law does not allow "hot" water to be dumped into the river. We should protect the investment we have here and keep the water clean as it now is, and seek high quality development, not a maximum of anything. It is not necessary for every rural area to seek industries for its future. This is not the answer for the development of rural areas. The future will bring many people into the area who are looking for a respite from the problems of the city and it would be a mistake to consider this county as an extension of the metropolitan area.

Mr. R. Lore, President of the National Institute of Oysterman of North America, spoke of pollution ruining the clam and oyster beds. There are laws now being passed for the eventual abatement of pollution of waters. He feels that the Patuxent River is the most prolific for general seafood, and the property in question is adjoining an oyster bar that produces the best oysters in the whole world. He feels it would be a great mistake to dump "hot" water and sewage right into the middle of the river, from an electric plant.

Mr. Frank Sakran said that there is no blueprint for the proposed generating plant, but SMECO just wanted this to hold over the heads of PEPCO as a way to get lower rates. He said he did not believe we have an industrial county as we do not have raw materials, cheap power and trained labor, and these are three necessary elements. Instead, we should try to develop our natural resources, historical areas, etc.

Mr. Roosenburg, from the Solomons laboratory stated St. Mary's County should stick to non-industrial zoning until we get the facts concerning the population explosion in Washington that will effect us, and then we can consider what we can accommodate industrially. Right now there is too much involved.

Representatives from various organizations were heard, all protesting the zoning requested.

Mr. Guyther then read from the law the act authorizing the various communities of the subdivisions to plan and zone under the general act, Section 23, 66B of the Code. By virtue of this act, St. Mary's County Planning and Zoning came into being. The Planning and Zoning Commission published its first zoning ordinance by virtue of the authority and this has been amended several times since then, as recently as 1964. The Planning and Zoning Commission is authorized to adopt a master plan

for the county, to set up the various types of districts. There is no master plan that has been adopted. There is a planning firm that has been making studies and will make recommendations to the commissioners for the county. The ordinance allows, until there is a master plan, that land use areas be set up, such as Lexington Park. Once this is adopted by resolution, and this was done in Lexington Park, if someone wants to rezone this, a public hearing is held by Planning and Zoning. Planning and Zoning then makes a recommendation on this application to the commissioners and under the statute the commissioners then hold a public hearing and review whether or not to accept the recommendations. REA filed such application and the area in question has never been zoned, so this is not a re-zoning. Under these regulations they are authorized to grant spot zoning, and there have been some instances of this. Mr. Guyther mentioned that St. Mary's City was spot zoned to protect the historical are. There have been other instances where this has been denied as there was no need for it.

Mr. Guyther continued by stating that Planning and Zoning held a hearing on June 6 and 27, and then read the letter from this commission to the commissioners with recommendations, that request be withheld pending the master plan, etc. He said that this letter was not clear as SMECO was not asking for rezoning, and the Planning and Zoning letter is not a recommendation to accept or deny the application. Under these procedures, the commissioners do not have any authority to approve this application at this time. The only way they can approve it is if an official design has been established and approved by the Planning and Zoning Commission. Any action that will be taken here can go to the courts and be struck down because the proper procedure was not followed.

Mr. Wigginton said that Mr. Guyther and Mr. Sterling should get together and discuss this, as something must be worked out and a final action from the Planning and Zoning Commission. He feels his clients are entitled to a fair and complete hearing. Mr. M. Dean stated that they are only interested in serving the people of the county and whatever they do will be in the best interest of same.

Mr. Burch stated that the commissioners will take these matters under advisement and make a decision.

Roads

Mr. Pantaleo and Mr. Bond. Reviewed statements from Pratt Marine Construction in the amount of \$3,051.96 for the boatramp at Leonardtown, and \$250 for additional work for cofferdam. Mr. Pantaleo has approved same, and after discussion, the commissioners approved payment of the statements.

Mr. Bond reported they have finished Riceville Road, Long Rd., Baptist Church Rd., Godchild Rd., and 8/10's of a mile of the Golden Beach Rd., Hill's Club Rd., Oaks Copsey Rd., Locks Hill Rd., road from Dynard to Hurry, Sugarhole Rd., and John Lynch Rd., Cryer Rd., and Bob Hunt Rd., are being put in shape. When these are done, everything will be surface treated in this area. The Frank Brown Extension is ready to be done. Dixon Road is being bushed and shoulders cut, and primed for surface treatment. Wilmer Palmer Road has surface treated once (last year) and will be given a second treatment. Mr. Bond said that the Buzzards Point and Lynch Roads will be done as soon as possible, and he wants to get another distributor and do some of these roads on Saturday. The charge for this will be straight time.

Reviewed oiling schedule, and Mr. Bond will check the Cat Creek Road. If necessary, this will be done. Chrisman Road added to the schedule. Buzzards Point Road cost is \$1,690 for .6 of a mile, 20 feet wide. This includes 10% overhead. John Lynch Road, .2 of a mile, \$450, Cryer Road, \$318, Wilmer Palmer Road, \$350, Frank Brown, \$453, Van Ward Road, \$525, Hodges Road, no figures, Dixon Road, no figures, B. Mattingly Road, no figures. Cost for the Hunt Road and Cryer Road would be \$992. If these were done, the grader would not have to go down there anymore, and this will save money on maintenance.

Mr. Bond said he could put salt on the McKay's Beach Road, as discussed this morning. Courtney Road to the public wharf will be done. Portney's Overlook will cost about \$2,000 to complete, according to Mr. Bond. Mr. Guyther will deed the road to the county, it will be surface treated and Mr. Guyther will reimburse the county for that portion of the road that belongs to the subdivision.

Public Hearing - Reeder

Mrs. L. Rogers, Planning and Zoning Commission secretary. Hearing held by Planning and Zoning on June 6, 1966, on application submitted by Richard O. Reeder of Lexington Park, Maryland, for the rezoning of agricultural property located north of the Patuxent Naval Air Station, to commercial. Rezoning request to enable applicant to construct a garage on said property.

Planning and Zoning is recommending that a Special Use Permit be granted, as recommended by Harland Bartholomew & Associates, Planning Consultants, and that the zoning not be changed. The permit would be granted with the stipulation that the junk car lot be screened by fencing so as not to be visible from any abutting street. There were no protestants at the hearing held by Planning and Zoning.

There were no protestants at today's hearing.

Vouchers #26793 through 26931 approved for payment, and signed by Mr. Burch.

Meeting adjourned.

Approved,

F. Elliott Burch, President