

BOARD OF COUNTY COMMISSIONERS' MEETING

May 14 and May 15, 1975

Wednesday, May 14, 1975

Present: Commissioner James M. McKay, President
Commissioner Ford L. Dean
Commissioner Larry Millison
Commissioner John K. Parlett
Commissioner J. Patrick Jarboe
Edward V. Cox, Chief Clerk
Alice V. Bailey, Recording Secretary

The meeting was called to order at 9:20 a.m. by Commissioner President James M. McKay.

READING AND APPROVAL OF MINUTES

The minutes of April 30 and May 1, 1975 as well as the minutes of May 7 and May 8, 1975 were read and corrected. Commissioner Jarboe made a motion to approve the minutes as corrected, seconded by Commissioner Dean. All Commissioners voted in favor.

SERVICE AGREEMENT FOR THE CONTROL CENTER

Present: Otis Wood, Director

Mr. Otis Wood presented a contract between Southern Maryland Communications and the County Commissioners for maintenance of radio equipment. Mr. Wood stated the contract price is in the amount of \$694.00. Part of this amount will be funded by the Federal Government in the amount of approximately \$70.00 to \$80.00 per month and the County will bear the expense of the remainder. Also he stated that this bid was properly advertised in the newspapers, and requested the Commissioners to sign same.

Commissioner Dean made a motion to have Mr. McKay sign the contract on behalf of the County Commissioners, seconded by Commissioner Parlett. All Commissioners voted in favor of the motion.

Said contract was at this time signed by James M. McKay, President of the Board of County Commissioners, and returned same to Mr. Otis Wood.

DAY CARE CENTER

Commissioner Dean stated that he would like for the Day Care Center representatives to appear before the Board. Mr. Ed Cox, Chief Clerk, stated that they will be in to appear before the Board either next week or the following week.

RIP-RAP REPORT

Commissioner Dean stated that Mr. Chris Hansen has completed his Rip-Rap vs. Black Top report. Mr. Dean stated that Mr. Hansen will submit a written report to the County Commissioners, and then if the Board has any questions he will appear to clarify and make any additional statements necessary.

EXECUTIVE SESSION CANCELLED

Mr. Dean stated that the Board was to go into Executive Session on the evening of May 15, 1975 at 7:30 p.m. to discuss appointments to various Boards, Commissions and Committees. Due to other commitments the Board will rescind this date and will meet in Executive Session on the 27th day of May, 1975 at 7:30 p.m. in the Commissioners' Conference Room to discuss the above.

BUDGET - DEPARTMENT HEADS

Mr. McKay stated that we are having a public hearing on the FY 76 Budget, and it is his opinion that if a Department Head has a complaint as to why certain areas in his budget were cut, that this particular person should appear before the Board and not discuss this at the Public Hearing. This procedure will be discussed at the Staff Conference to be held with Department Heads on May 15, 1975.

COLONIAL LIFE INSURANCE

Commissioner Dean stated that Colonial Life Ins. Co. had made a presentation to the Board for insurance coverage of County employees at a previous meeting. After discussion by the Commissioners, the following motion was made:

Commissioner Dean made a motion that a memorandum be sent to all County Employees informing them of the type of coverage that is offered by Colonial Life Insurance, the purpose of which is to get the employee reaction as to the need for this type of coverage. And, if it is found that there is an interest for this coverage, then the Board will offer the opportunity to all agencies who would like to write such a policy the opportunity to submit their proposals. Also, that a memorandum be sent to Colonial Life denying their request to contact County Employees, and stating that if there is a need for this coverage that it will be placed on a competitive bidding by other agencies. The motion was seconded by Commissioner Parlett. All Commissioners voted in favor of the motion.

ENVIRONMENTAL COMMITTEE

Commissioner Jarboe stated that he has the following recommendations in reference to the establishment of an Environmental Committee for St. Mary's County:

- (1) Seven members.
- (2) Four of the members to be representatives of organizations that have demonstrated their interest in the environment.
- (3) Three of the members to be appointed by the Board of County Commissioners.
- (4) The term of office would be for two years.

Commissioner Jarboe suggested that the Watermen's Association, Women's Club of St. Mary's, Potomac River Association, and the Patuxent River Association would be, in his opinion, organizations that would lend great input to the Committee.

Commissioner Jarboe stated that some of the duties of this Committee should fall along the lines stated below:

- GOALS:
- (1) To promote environmental awareness and responsibility among all the citizens of St. Mary's County.
 - (2) To involve as many citizens of the County as possible in the deliberations of the Committee on environmental matters that affect the County.
 - (3) To act as a sounding board and stimulus to the continuing dialogue concerning trade-offs and compromises between development and environmental protection.

Commissioner Jarboe made a motion to appoint a new Committee, the official title of which is "Environmental Committee for St. Mary's County". Said Committee will consist of a seven member panel, three of which will be appointed by the County Commissioners and the remaining four to be filled by organizations interested in the environment; terms of office to be for two years. The motion was seconded by Commissioner Dean. All Commissioners voted in favor of the motion.

Commissioner Jarboe stated that he will write up a draft of the duties and goals of this Committee.

Edward Cox, Chief Clerk, was instructed to send a letter to the Watermen's Association, Women's Club of St. Mary's, Potomac

River Association, and the Patuxent River Association requesting these organizations to submit the names of individuals whom they feel would serve and be an asset to this Committee.

ASSESSMENT OFFICE OPENINGS

Mr. McKay stated that the positions available in the Assessment Office are to be advertised in the newspapers, and the selection of the persons to fill these two positions can either be from in-house or from other individuals responding to the advertisement.

RECREATION AND PARKS

Mr. Baggett submitted bids to the Commissioners in reference to the survey price for the Seventh District Park. The Commissioners requested Mr. Baggett to clarify the cost of \$980.00 which was submitted by Lorenzi, Dodds and Gunnill as to the fact if everything is included in that bid that will be necessary for the complete survey.

GREAT MILLS FLOOD PLAN - WATERSHED WORK PLAN

The Commissioners were of the opinion that a Project Coordinator should be appointed to study and evaluate the procedures necessary for the purchase of land or easements in reference to the Watershed Work Plan at Great Mills. After discussion, it was decided that a coordinator would be appointed at a later time.

REJECTION OF DEVELOPMENT GROUP, INC.

Commissioner Millison made a motion to reject the offer of Development Group, Inc. of Greenville, Delaware, in relation to their proposal to become the Economic Development Solicitor for St. Mary's County, and to inform them in writing to this effect, seconded by Commissioner Jarboe. All Commissioners voted in favor of the motion.

ECONOMIC IMPACT FEE - BEN BURROUGHS

Ben Burroughs has requested the County Commissioners to reduce the Economic Impact Fee in reference to his subdivision of Country Lakes. The Commissioners requested Richard L. Platt, Director of Land Use and Development, to give comments on this request, in writing, to the Commissioners.

CITIZENS' COALITION

Commissioner Jarboe stated that we had received correspondence from the Citizens' Coalition requesting a follow-up on the Pier at Steuart Petroleum.

Edward Cox, Chief Clerk, stated that a letter was sent to Mr. Jack Witten inviting him to appear before the Commissioners on this matter, but a reply had not been received.

The Commissioners instructed Edward Cox to compile answers to the questions presented in the correspondence of Mr. Witten and return his findings to the Commissioners.

GRUBER AND COMPANY

Commissioner Jarboe made a motion to inform Gruber and Company to continue the tax billing work for the County and to submit an estimated cost of their services, seconded by Commissioner Parlett. All Commissioners voted in favor of the motion.

POSTAL BULK STAMP PERMIT

Commissioner Millison made a motion to direct someone to proceed with the investigation as to the feasibility of using a Postal Bulk Stamp Permit in lieu of ordinary postage, and what are the advantages and disadvantages, seconded by Commissioner Dean. All Commissioners voted in favor of the motion.

GRUBER AND COMPANY

The Commissioners requested that the financial personnel are to investigate the figure of \$2,255.00 which Gruber and Company states is due and owing their company, as to confirmation of the figure. Also, requested of the financial representatives if there is a need to discuss Phase II with Department Heads, and, if so, to request Gruber to do so.

TAXPAYERS ASSOCIATION

Present: Claude Jarboe

Mr. Claude Jarboe stated that the Taxpayers Association has reviewed the proposed budget and that they find it is just slightly higher than last year's budget. He congratulated the Commissioners on their keeping the budget at a small increase.

Mr. Jarboe stated that the Association is not in agreement with the \$720,000 that has been set aside for the Board of Education since there are expectations of the Federal Government supplementing the Board of Education with \$720,000.

Mr. Jarboe stated that the pupil enrollment has been stable for the last two or three years and that certain increases are not necessary.

On behalf of the Taxpayers Association, Mr. Jarboe requested that the Board of County Commissioners reduce the tax rate at a minimum of twenty-five (25) cents, due to the fact the Association was of the opinion that there would be a substantial surplus of funds.

Joseph O'Dell, Budget Officer, stated that the \$720,000 is not in addition to the Board of Education Budget and that this had been misinterpreted.

BUDGET HEARINGS
PROPOSED FORMAT

Present: Joseph P. O'Dell
Edward V. Cox

Mr. O'Dell presented a proposed format for the Budget Hearings as to setting arrangements, time for comments by the Commissioners prior to the hearing and requesting that someone act as coordinator of the hearing.

The Commissioners were of the opinion that Mr. O'Dell should be coordinator due to the fact that he would be able to offer broader expertise as to the budget.

Mr. O'Dell stated that at the hearing the public would be given a summary of expenditures and a detail of the revenues. These documents will be located at both entrances to the cafeteria of the Technical Center, for all people in attendance.

Mr. O'Dell stated that the Board of Education is going to request the Board of County Commissioners to allocate an additional sum of \$400,000 for money that the State formally was going to fund in the area of handicapped programs. This is due to the fact that the State Legislature has reduced the State Funding. The Commissioners stated that they were not aware of this request and would investigate further.

CETA

Present: Edward V. Cox
Pam Blackwell

Mr. Edward V. Cox introduced Miss Pam Blackwell, who at the present time is hired under CETA and is currently handling this program for the County.

Mr. Cox stated that the County will be funded at the same level or greater in FY 76 as per the verbal statement of Mr. George Yizar who is the State representative for Title II. The FY 76 figures would be available either in late May or early June. Mr. Cox stated that there had and

still are difficulties in obtaining suitable applicants as to the required qualifications. Mr. Cox stated that to employ an applicant they must live either in the First, Second, Eighth or Ninth District of St. Mary's County.

Commissioner Jarboe stated that he would contact the State Manpower Planning Council to see if other districts could be considered in order that we would have more qualified applicants.

At this time Mr. Cox stated that the program for FY 76 will be for an entire year, and we would be hiring less but for a longer period of time.

Commissioner McKay stated if the press could give us some help as to the advertisement of these jobs the Commissioners would appreciate their assistance.

BLINDS FOR THE CONFERENCE ROOM

Commissioner Dean requested that Mr. Paul Raley obtain new blinds for the Commissioners Conference Room.

COUNTY ARCHAEOLOGIST MEETING AT SMITHSONIAN INSTITUTE

Mr. Michael Humphries, County Archaeologist, is to attend a meeting at the Smithsonian Institute in Washington, D. C. on May 21 at 11:00 a.m. Mr. Humphries requests that the County Commissioners request Dr. Robert King to grant him professional leave.

Commissioner Dean made a motion to request the Board of Education to allow Mike Humphries to attend the meeting scheduled on May 21 at the Smithsonian Institute and that he be given "Professional Leave" rather than "Personal Leave", seconded by Commissioner Parlett. All Commissioners voted in favor of the motion.

CHAMBER OF COMMERCE APPOINTMENT

Mr. Edward V. Cox, Chief Clerk, informed the Commissioners that he had received a letter from Nicholas J. Smith, Executive Director of the Chamber of Commerce, requesting the Commissioners to appoint the Chairman of the Chamber Community Development and Economic Affairs Committee as a member of the St. Mary's Economic Development Committee.

Mr. Cox was instructed to forward a letter to Mr. Smith, stating that in June of 1975 there would be several members on the Economic Development Committee whose terms of office would expire and that the Commissioners have decided to table his request until new appointments or reappointments are made in June, 1975.

CONVENTION - MARYLAND ASSOCIATION OF COUNTIES

Mr. Cox, Chief Clerk, informed the Commissioners of the upcoming meeting of the Maryland Association of Counties to be held in Ocean City, Maryland, on the 21, 22 and 23 of August. Commissioners Parlett and McKay expressed a desire to attend.

CABLE TV APPOINTMENTS

Mr. Cox stated that letters in reference the appointments to vacancies has been forwarded and at the present time a reply has not been received.

BIDS - ENTRANCE ROADS TO
ST. ANDREWS CHURCH LANDFILL AND
VALLEY LEE TRANSFER STATION

Mr. John Norris, County Engineer, presented the following bid for the Entrance roads to St. Andrews Church Landfill and Valley Lee Transfer Station, Contract No. SM 75-1-4 as follows:

Dean Construction	\$10,395	(501 Bit. Concrete per ton)
Hollywood, Md.	2,580	(701 Topsoil, lump sum)
	<u>1,550</u>	(702 Topsoil, lump sum)
Total	\$14,525	

Mr. Norris stated that this was the only bid received and he recommended that the Commissioners award said bid to Dean Construction.

Commissioner Jarboe made a motion to award the bid in the amount of \$14,525 to Dean Construction Company, seconded by Commissioner Millison. Commissioner Dean abstained. The four remaining Commissioners voted in favor.

Bids for the transfer station at Valley Lee were received from the following for fences:

B & J Nursery	\$595.00
B. A. Garner	\$962.00

Mr. Norris recommended that B & J Nursery be awarded the project.

Commissioner Parlett made a motion to award the bid to B & J Nursery for the fencing and railing at the Valley Lee Transfer Station in the amount of \$595.00, seconded by Commissioner Jarboe. All Commissioners voted in favor of the motion.

RESURFACING GOLDEN BEACH ROAD
SURVEY WORK

Mr. John Norris, County Engineer stated that the following bids were received for the survey work to be done on Golden Beach Road:

Robert Moore	\$3,040
J. R. McCrone	4,000
Free State	3,080
Lorenzi, Dodds & Gunnill	3,360

Mr. Norris recommended that the bid be awarded to Robert Moore.

Commissioner Millison made a motion to award the bid to Robert Moore in the amount of \$3,040 for the survey work to be performed on the Golden Beach Road, seconded by Commissioner Jarboe. All Commissioners voted in favor of the motion.

INDIAN BRIDGE ROAD

Mr. John Norris, County Engineer, stated that he had received correspondence in reference a problem at Indian Bridge Road and that this is a State bridge, not County. Mr. Norris stated that he personally has inspected this bridge, as well as the State Police, and couldn't find a problem. At this time he stated that his office had forwarded a letter to Bailey, Bailey and Broms, Attorneys at Law, directing them to contact the District Engineer for his findings.

TRAFFIC SIGNALS AT VARIOUS INTERSECTIONS

Mr. John Norris stated that he has discussed with Mr. Elliott, Regional Traffic Engineer of the Maryland State Highway Administration the action to be taken in reference numerous locations for traffic signals in St. Mary's as follows:

1. Route 234 and Route 242, flashing lights with overhead illumination should be installed by September 1.

2. Route 235 and Shangri-La Drive, the decision has been reached by the State Highway Administration indicating the need for traffic signalization at this intersection. This project is currently being requested by A. Gardner, District Engineer, who is requesting this work to be expedited with possible installation by September 1.

3. Route 246 and Essex Drive; the indication from Mr. Elliott is the need for a signal at this intersection.

This project is to take place in the calendar year 1976. Coupled with this project is the replacement of antiquated equipment and associated timing for the traffic signalization of Route 235 and Route 246 in the Lexington Park area. This project should significantly improve the traffic flow in Lexington Park.

4. Route 5 and Park Hall Elementary School; the flashing lights and pavement marking will be installed in the northbound lane of Maryland Route 5 in the vicinity of the Park Hall Elementary School. There is a traffic hazard at this location because of inadequate site distance on Maryland Route 5. Installation should commence by September 1.

Mr. Norris further stated that he has forwarded correspondence to Mr. Elliott in reference the signal at Town Creek Drive but as of this date has not received a reply. This area causes a problem due to the fact of Patuxent Beach Road being tied into this light. Mr. Norris will inform the Commissioners of the status of this problem upon reply from Mr. Elliott.

DUKEHART'S CREEK

Mr. Norris stated that all necessary documentation on Dukehart's Creek has been completed and the only remaining item would be the public hearing.

Commissioner Dean instructed Mr. Norris to try and set up the Public Hearing on June 9, and if this is not possible to have the meeting set for the evening of June 12 at 7:30 p.m. Said hearing to be held at the American Legion Hall, and Mr. Norris to see if either of the above dates would be available, and upon confirmation of a date to inform the Commissioners.

GOLDEN BEACH CONTRACT

Mr. John Norris stated that the bids for the construction of Golden Beach Road Contract SM 75-1-3 had been opened on May 12, 1975 and presented same to the Commissioners. It was decided that a decision would be made at a later date.

ST. GEORGE ISLAND

Mr. John Norris stated that at the next meeting of the County Commissioners he is in hopes of having all the information in reference St. George Island.

SOUND PROOFING HEALTH DEPARTMENT

Commissioner Jarboe stated that correspondence had been received in reference soundproofing at the Health Department.

Mr. Cox stated that he has spoken with Mr. Paul Raley and was informed that a project of this nature would cost in the neighborhood of \$10,000.00. This was an estimate by Mr. Raley due to the fact that the work done on the interior last year would probably have to be removed and start the project again in its entirety.

Commissioner McKay stated he would work with Mr. Raley to correct the problem.

LEONARD HALL GRASS CUTTING

Commissioner Parlett asked John Norris who was responsible for cutting the grass at Leonard Hall. Mr. Norris stated that the only people equipped to handle this project would be Recreation and Parks. This task previously has been handled by Leonard Hall personnel and also through summer students. This matter will be further discussed at a later time.

ASPHALT TILE
BUILDING NO. 4
LEONARD HALL

Commissioner McKay stated to Mr. John Norris that the asphalt tile in building No. 4 at Leonard Hall is in bad condition and was of the opinion that indoor-outdoor carpet should be installed.

SEWAGE TREATMENT PLANT
POINT LOOKOUT

Present: Richard L. Platt, Director Land Use and Development
William Marek, Health Officer
Mike Marlay, Executive Director Metropolitan Comm.
Charles Pessagno, Metropolitan Commission Engineer

Mr. Richard L. Platt and Doctor William Marek stated to the Commissioners that they were desirous of taking advantage of the presently unused sewer facility at Point Lookout Sewage Treatment Plant in an effort to accommodate potential users desirous of same in the Lake Canoy Sanitary District No. 6, and in particular the Washington, D. C. Department of Recreation and Parks and plans for the development of Camp Brown complex. This according to Dr. Marek and Mr. Platt would be of some benefit to camper parks in the area, individual septic systems and for citizens who wish to construct residences on lands which will not accommodate individual septic systems.

The Commissioners requested Mr. Platt to forward a letter to the Department of Natural Resources requesting them to hold their decision as to use of the facility in

abeyance until the Commissioners have had a chance to further investigate the situation. Also, to forward a copy of said letter to the Legislators and the Governor with a cover letter to each requesting their assistance in this project being held in abeyance.

REZONING CASE NO. 75-8

M. A. WOLICKI

Present: Mark Wolicki, Applicant
Edna Wolicki, Applicant
Mr. Sherman Joy, Protestant
Mrs. Sherman Joy, Protestant
Mrs. Mary Boggs, Protestant

Mr. and Mrs. Mark Wolicki submitted an application for rezoning of parcel No. 224 from R-1 to C-1, property located on the south corner of the intersection of Maryland Route 235 and Jones Wharf Road, in the Sixth Election District of St. Mary's County, Maryland, containing approximately 1.32 acres.

The Office of Land Use and Development does not recommend approval of this reclassification from residential to commercial. Rezoning of this property to commercial would amount to spot zoning and would increase sprawl development by giving this property the potential for commercial expansion. It is also the opinion of Land Use and Development that sufficient evidence to justify the need for change has not been established, nor is any evidence available to indicate that a mistake was made in the original zoning.

The Planning Commission recommends that the Board of County Commissioners deny this rezoning request. The Commission shares the opinion of the Office of Land Use and Development that rezoning of this property would amount to spot zoning and is inconsistent with the Comprehensive Land Use Plan.

If rezoning is granted, applicant intends to construct a multi-office complex. The secretary read the Notice of Public Hearing.

It was brought to the attention of the Commissioners that all property owners within 200 feet from the Wolicki property had not been notified as exhibited by the return receipts (identified as Exhibit A - consisting of 7 receipts) and the Commissioners instructed the Wolicki's to notify the landowners within 200 feet of their property by May 19 that a rezoning request has been made, and that any protests are to be in written form addressed to the County Commissioners by the 29th of May. A continuation of the hearing will be held on the 29th day of May at 11:45 a.m. in reference subject rezoning.

ELM'S PROPERTY

Present: Dr. Frank vanAalst, Chairman

Dr. vanAalst submitted a project report as follows in reference the Elm's Property:

1. 75% - 25% sharing of revenue on the property. The State at the present time is receiving \$700 per month for the rent of the property and that the County share is being held and will be given to the County at the end of the year.

2. The State has no objection to the recreational use of the southeastern corner of the property.

3. The Navy has stated that they must protect their interest and has proposed that we install an eight-foot high fence for a length of 750 feet, and also widening of the road before they would permit the use of the property. It would probably be cheaper for the County to use the existing farm road and build a parking lot and have the people walk to the beach.

4. The percolation tests will be performed on Monday, May 19, 1975.

5. Construction of a bath house and the parking area would run in the neighborhood of \$17,000.00; \$15,000 for the bathhouse and \$2,000 for the farm road.

6. The State has agreed to give a three-year lease for use of the property which is beyond what they had previously indicated.

7. The State has agreed that operating expense can be utilized by the County before we get into the question of splitting the 75% - 25% figure.

8. Personnel would probably consist of two lifeguards, one person collecting of money and maintenance personnel could probably come from the summer employment program.

Dr. vanAalst stated that on Saturday, May 17, at 2:00 p.m. the committee will be looking at the farm road, beach area and gravel pits. If the Commissioners would be able to attend, the committee would be happy to have their attendance.

ECONOMIC IMPACT FEE

Present: Richard L. Platt, Director Land Use and Development

Commissioner McKay stated that Ben Burroughs has asked for a reduction in the Economic Impact fee for his subdivision known as "Country Lakes".

After discussion this matter was deferred until a later date as to changing the Resolution or as to the exemption of some of the fees.

BOARD OF ZONING APPEALS

Commissioner Jarboe stated that he was of the opinion that the number of persons on the Board of Zoning Appeals should be changed from three to five.

Meeting recessed at 5:40 p.m.

THURSDAY - MAY 15, 1975

Present: Commissioner James M. McKay, President
Commissioner Ford L. Dean
Commissioner Larry Millison
Commissioner John K. Parlett
Commissioner J. Patrick Jarboe
Edward V. Cox, Chief Clerk
Alice V. Bailey, Recording Secretary

The meeting was reconvened at 9:15 a.m. by Commissioner President James M. McKay.

MOBILE SIGNS

Present: Mr. Bill Thomas

Mr. Bill Thomas appeared before the Commissioners and stated that he had been to the bank and borrowed money in order to purchase mobil advertisement signs. He was of the opinion through the Zoning Office that this type of business was within the rules of the County. After the purchase of the signs, he had erected said signs on four sites, he was then notified by his customers that the Office of Land Use and Development had issued citations to his customers for the removal of the signs. He then stated that he had received a letter from the Office of Land Use and Development stating that his sign business was to cease as of July 1, 1975, as the zoning ordinance does not have a provision for "mobile signs".

The Commissioners stated that Mr. Platt's office is to notify the customers of Mr. Thomas that no legal action will be taken against them and to apologize for the inconvenience of their issuance of said citations.

Commissioner Dean stated that he was of the opinion that Mr. Thomas could continue his business until July 1, 1975, and that the County Commissioners should give Mr. Thomas some direction before he appeals to the Board of Appeals.

EXPLANATION OF PHASE II

Present: H. D. McGlade, Comptroller
Joseph O'Dell, Budget Officer
Harris Sterling, Finance Office

At this time the above gentlemen explained Phase II of the accounting procedure.

The Commissioners instructed H. D. McGlade, Joseph O'Dell and Harris Sterling to review, analyze the basic manual, and come back to the County Commissioners and give specific recommendations as to deletions, revisions and additions, but said manual is to remain intact.

REZONING DECISION

ROY B. DOOLEY

CASE NO. 75-1

Application for rezoning by Roy B. Dooley to have a parcel of land containing 4.04 acres, more or less, situated on the North side of Route 5, approximately 200 yards north of the intersection of Route 5 and Route 234, Third Election District, to be rezoned from AR-2 to C-1 Zoning District.

Commissioner Dean made a motion to approve the rezoning for the following reasons:

1. The subject parcel is adjacent to the Leonardtown area which is designated as an urban area by the Comprehensive Land Use Plan.
2. It was recommended by the Planning Commission that the rezoning be permitted.
3. The parcel is located between several parcels which are zoned C-1, C-2 or industrial.
4. Commercial development is compatible with existing proposed development areas.
5. There is some likelihood that a mistake was made when the zoning ordinance was adopted, because the parcel was purchased for a furniture store and other parcels in the area were zoned commercial at the request by the owners when the Ordinance was adopted, seconded by Commissioner Jarboe. All Commissioners voted in favor of this motion.

REZONING DECISION

DWIGHT MACRAE

CASE NO. 75-4

Application by Dwight MacRae to have a parcel of land containing 1,049 acres, more or less, situated on Route 246,

approximately 3/4 mile northeast of Chancellors Run Road, Eighth Election District asking to be rezoned from R-2 to a C-2 Zoning District.

Commissioner Jarboe made a motion to approve the zoning request for the following reasons:

1. Has been recommended by the Planning Commission.
2. That it would not be incompatible with the existing land use in the area.
3. It is adjacent to C-1 and C-2.
4. The subject parcel does fall into the urban area of the Comprehensive Land Plan.
5. Public water and sewer are available.

Commissioner Millison seconded the motion. All Commissioners voted in favor of the motion.

REZONING DECISION
CLARENCE M. MELVIN
REZONING CASE NO. 75-6

Application by Clarence M. Melvin to rezone a parcel of land containing 7.10 acres, more or less, situated on Route 246, approximately 1/2 mile southwest of Chancellors Run Road, Eighth Election District, asking to be rezoned from R-2 to a C-2 Zoning District.

Commissioner Dean made a motion to approve the rezoning request for the following reasons:

1. The recommendation of the Planning Commission.
2. Subject parcel falls generally in the area of the Comprehensive Land Use Plan.
3. Public water and sewer are available.
4. Commercial development there would be compatible with the nature of the development along Great Mills Road, seconded by Commissioner Millison. All Commissioners voted in favor of this motion.

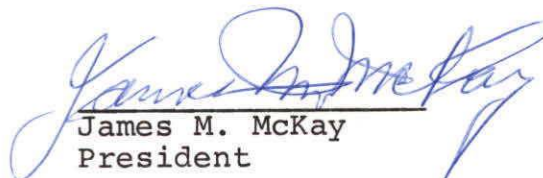
STAFF CONFERENCE:

Present: Otis Wood, Civil Defense
Agnes McGahran, Executive Secretary Commission
on Aging
Richard L. Platt, Director Land Use and Development
H. D. McGlade, Comptroller
Arthur "Buck" Briscoe, Director Economic Development
Commission
Robert Wentworth, Youth Commission
John Baggett, Recreation and Parks
Harris Sterling, Finance Director
Joseph O'Dell, Budget Officer
Paul Raley, Director Administrative & Logistics
John Norris, County Engineer
Edward V. Cox, Chief Clerk

The regular monthly staff conference was held at this time.

The meeting was adjourned at 12:15 p.m.

Approved,


James M. McKay
President