

CS 634-99

Maryland Forest Prod

Sawmill (Site Plan)

USA\_S-1829-402



*Ren Serey*

Judge John C. North, II  
Chairman

Ren Serey  
Executive Director

**STATE OF MARYLAND**  
**CHESAPEAKE BAY CRITICAL AREA COMMISSION**  
1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338

June 15, 2000

Mr. Steve Magoon  
Department of Planning and Growth Management  
P.O. Box B  
La Plata, Maryland 20646

Re: Growth Allocation: Uses in the Resource Conservation Area

Dear Mr. *Steve* Magoon:

I am writing in regard to our conversations over the past several weeks concerning the proposed operation of a sawmill by Mr. Calvin Rupard in Bryans Road. On June 7, 2000 the Chesapeake Bay Critical Area Commission's two standing subcommittees met jointly to discuss growth allocation and the use of Mr. Rupard's property for commercial or industrial purposes. The Program Implementation and Project Evaluation Subcommittees determined that Mr. Rupard's proposed sawmill would require growth allocation from the Board of County Commissioners.

At the meeting, Mr. Zak Krebeck described the site's zoning and natural features as well as the County's procedures for review of site plans and building permits. The subcommittees also heard from Mr. Rupard concerning his plans for the sawmill and the site. As you know, the Commission's membership includes many local elected and appointed officials. They were sympathetic to Mr. Rupard's situation but believed that growth allocation was appropriate in this instance. Significant factors in their decision were the commercial nature of the sawmill and the fact that the draft package of Critical Area amendments under review by the County Commissioners calls for growth allocation for sawmills of this type.

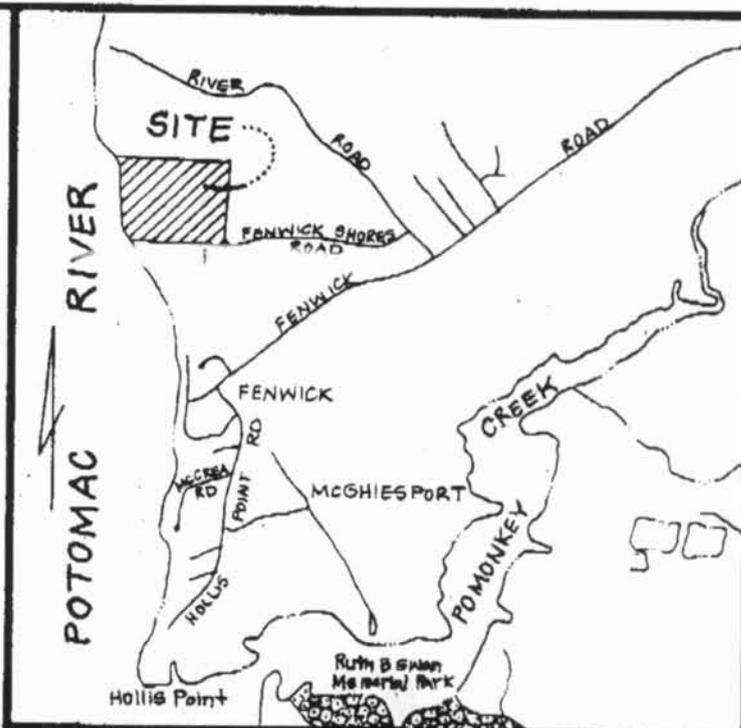
Please contact me if you have questions or need additional information.

Sincerely,

*Ren Serey*  
Ren Serey  
Executive Director

Branch Office: 31 Creamery Lane, Easton, MD 21601  
(410) 822-9047 Fax: (410) 820-5093

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VICINITY MAP

SCALE: 1" = 2000'

**GENERAL NOTES**

- 1 Total Site Area: 1,069,360 sq. ft. or 24.549 acres
  - Lot A 337,770 sq. ft. or 7.649 acres
  - Lot S-B 373,400 sq. ft. or 8.572 acres
  - Outlot 458,600 sq. ft. or 10.528 acres.
- Total Disturbed Area: 58,500 sq. ft. or 0.885 acres
- Total Undisturbed Area: 1,030,810 sq. ft. or 23.664 acres
- Lot Coverage: 40,000 sq. ft. of 3.74 %
- 2 Proposed Site Use: Sawmill
- 3 Property Zoned: R-C (Rural Conservation)
- 4 Property located on Charles County Tax Map 5, Grid 8
- 5 Property located on U.S.G.S. Map: Mt. Vernon Quadrangle
- 6 Property located on Charles County Street Map: I, Grid F-11
- 7 Soil Types:
  - 70% Or : Osier Loamy Sand
  - 30% GaB: Galestown Loamy Sand, 0 to 8% slopes.
- 8 Vertical Datum: National Oceanic Service
- 9 Minimum Zoning Criteria: (per lot)
  - a) minimum area: 20 acres
  - b) minimum width: 800'
  - c) minimum depth: 800'
  - d) minimum road frontage: 650'
  - e) minimum front yard: 100'
  - f) minimum side yard: 300'
  - g) minimum total side yard: 600'
  - h) minimum rear yard: 300'
  - i) maximum height of building: 40'

L & LYNN MURPHY

146 F. 275

**CHARLES COUNTY GOVERNMENT**  
Planning and Growth Management

ROY E. HANCOCK, *Director, Planning and Growth Management*

March 22, 2000

RECEIVED

MAR 23 2000



Jim Gerber  
6055 Fenwick Road  
Bryans Road, MD 20616

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

Dear Mr. Gerber:

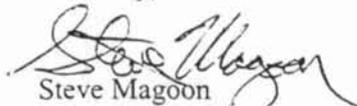
We, the staff, understand the concerns you expressed in your March 2<sup>nd</sup> letter. I will relay to you the current status of the proposed sawmill and the position of the County Planning Division.

As you have indicated in your letter, there are inconsistencies between the Charles County Zoning Ordinance and the interpretations of State regulations made by the State Chesapeake Bay Critical Area Commission regarding the prohibition of commercial and industrial uses in the Resource Conservation Zone. The Charles County Planning Commission is currently evaluating amendments to the Charles County Zoning Ordinance which would address this inconsistency. However, until those provisions are enacted, we must evaluate the request for a sawmill under the current ordinance and interpretations of the Critical Area Commission. We are consulting with the County Attorney's Office to determine the best way to resolve this apparent conflict.

Concerning the issues you raised regarding the negative impacts of the sawmill operation, they will be addressed as appropriate within the limits of the law through the site plan review process. The applicant has submitted a revised site plan which is currently under review. Such issues as noise standards, adequacy of the entrance, impacts to water quality and habitat will be addressed.

Based on the concerns of you and other residents in the area, we will be happy to advise you of any changes in the status of this project.

Sincerely,

  
Steve Magoon  
Planning Director

STM/ZAK/ee

✓ cc: Ren Serey  
Chesapeake Bay Critical Area Commission

Roy Hancock, Director  
PGM

Zak Krebeck, Planner III  
Current Planning

F:\HOME\PGMS2\pz\Current Planning\zk0823.wpd

**SAY NO TO DRUGS**

Post Office Box 2150, La Plata, Maryland 20646

Administration: (301) 645-0627 C.I.P.: (301) 645-0621 Development Services: (301) 645-0618 / (301) 870-3937

Permits: (301) 645-0692 / (301) 870-3935 Planning: (301) 645-0689 / (301) 645-0540 / (301) 870-3896

TDD Transfer Number for the Hearing Impaired: 1-800-735-2258

*EQUAL OPPORTUNITY COUNTY*



Judge John C. North, II  
Chairman

Ren Serey  
Executive Director

**STATE OF MARYLAND**  
**CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401  
(410) 260-7516 Fax: (410) 974-5338

December 9, 1999

Mr. Douglas G. Wetmore  
Charles County Planning Department  
P.O. Box B  
La Plata, MD 20646

RE: Maryland Forest Products, Sawmill on Fenwick Shores Road

Dear Mr. Wetmore:

Thank you for providing information on the above referenced site plan application. Commission staff has reviewed the information provided.

The Critical Area Criteria specify that new commercial and industrial uses are not permitted in the RCA without growth allocation. Sawmills are classified as an industrial use in the Charles County Zoning Ordinance. As such and because this site is designated RCA, growth allocation is required for this project.

Thank you for the opportunity to review and comment on this application. If you have any questions or would like additional information, please contact me at (410) 260-7035.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".

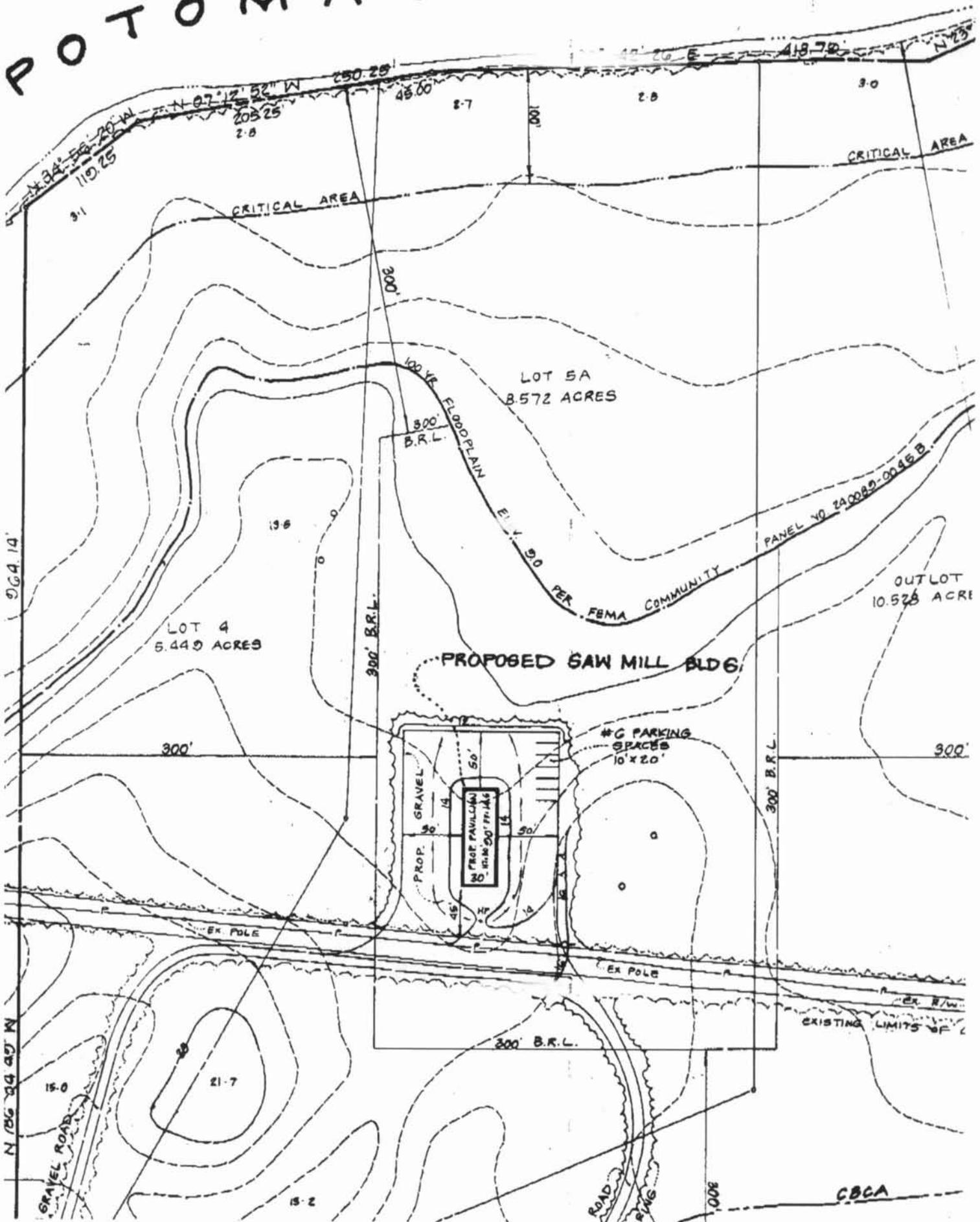
LeeAnne Chandler  
Natural Resources Planner

cc: CS634-99

Branch Office: 31 Creamery Lane, Easton, MD 21601  
(410) 822-9047 Fax: (410) 820-5093

TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450

# POTOMAC



# Site Plan Application

Charles County Planning & Growth Management  
Permit Administration  
Post Office Box 5, La Plata, Maryland 20646

Application is hereby made for approval of the Site Plan hereinafter described.

Maryland Forest Products, Inc.  
Proposed Site Plan  
SAW MILL FACILITY

Applicant's Name  
MARYLAND FOREST PRODUCTS INC.  
Address 5910 FENWICK ROAD  
RT 2 BOX 178A 301-283-4510  
Daytime Phone Number  
BRYANS ROAD MD. 20616

Owner's Name  
CALVIN H. RUPARD  
Address 5910 FENWICK ROAD  
RT 2 BOX 178A 301-283-4510  
Daytime Phone Number  
BRYANS ROAD MD. 20616

070 43287

For Permit Administration Use:

Date Submitted	12/15/99
Fees Paid	189.00
File Number Assigned	SDP 990057
Staff Initials	ljh

Plan Designer's/Engineer's Name  
LANDSIGN INC  
Address 2905 MITCHELLEVILLE ROAD  
SUITE #111 301-249-8802  
BOWIE MD. 20716  
Daytime Phone Number

Company  
JEFF CLUSE  
Contact Person  
301-249-8804  
Facsimile Number

### SITE INFORMATION

Street Location	<u>FENWICK SHORES ROAD</u>	Use Intended for Proposal	<u>Sawmill</u> <u>SAW MILL</u>
Tax Map, Grid, Parcel/Block & Lot	<u>5 GRID 8</u>	Election District	<u>7TH</u>
Acres of Entire Tract	<u>24.549 ACRES</u>	Census Tract	<u>20100</u>
Base Zone District(s)	<u>R-C (RURAL CONSERVATION)</u>	Plan Book/Page	<u>290205 330211</u>
Comp. Plan Use Designation(s)		Planned Develop. District(s)	
		Public Water & Sewer	
		Well & Septic	<u>X</u>

### PARKING

Parking Required: 6 Standard \_\_\_\_\_ Handicapped \_\_\_\_\_

Parking Provided: 6 Standard \_\_\_\_\_ Handicapped \_\_\_\_\_

Does the proposed site utilize compact? YES N/A NO \_\_\_\_\_ How many? \_\_\_\_\_

page 1 of 2 PER CINDY COOKEY (11-10-99)  
USE 2 SPACES PER EMPLOYEE #3 EMPLOYEES x 2 = #6