

Requests for Information on the New, State-Determined 1000 Foot Critical Area Boundary

No.	Name	Property Address	Question to CSMC or LUGM	Summary of Question(s)	Summary of LUGM Response
1	Campbell	29828 Hillview Drive Golden Beach	LUGM phone	Before the new maps the property was not in the Critical Area. Owner wanted to know how much of the property was in the Critical Area with the new maps.	GIS maps were sent. The maps confirm that before the new 1000 foot Critical Area boundary none of the property was in the Critical Area. A portion of the property is in the Critical Area with the new maps.
2	Davies, R.	41698 Queens Landing Road, Mechanicsville	LUGM phone	Owners are concerned that the new Critical Area Boundary will extend into the septic reserve area that is on their site plan to build a new house.	The questions about the impacts to the septic reserve area were referred to the Health Department. The answer from Heather Moritz, which follows, was sent to the owners: "If any part of the proposed septic system or sewage easement are located within the 1000' CA buffer then the septic system would be required to have a BAT installed as part of the system. As it currently sits with no CA buffer encroaching on the lot, a BAT is not required but it may be once the CA lines change. In that case, the BAT is required but we have grant funding that can help with the cost to install a BAT." GIS maps were included in an email reply.
3	Dixon, J. and L.	26486 South Sandgates Road, Mechanicsville	LUGM phone	How will the expanded Critical Area Boundary impact their intent to have a timber harvest.	The existing Critical Area Boundary is on a portion of the wooded portion of their property. The new Critical Area Boundary does slightly increase the area within the Critical Area. GIS maps were sent.
4	Drury, T. and S.	49496 Bayne Road 49555 Airedele Road Ridge	CSMC email and spoke at public hearing	Owners wanted to know if the two properties that are currently not in the Critical Area will be in the Critical Area with the new 1000 foot boundary maps.	The owners stated in their email that they are familiar with developing in the Critical Area because they built a house at 49603 Airedele Road that is on property entirely in the Critical Area. By impacts, I believe that means how much of the area of 49496 Bayne Road and 49555 Airedele Road will be in the new 1000 foot Critical Area. GIS maps of the two properties that will now be in the Critical Area were sent to the owners.

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5	Guy, F.A.	00000 Colton Point Road Clements	LUGM phone	Owner could not see how much more of the property was in the Critical Area using the Zoning Map Atlas that was on line.	GIS maps showing the change in the amount of Critical Area were sent to the owner. There was very little additional property included in the Critical Area with the new 1000 foot boundary maps.
6	Parrish, L.	19146 Poplar Hill Lane Valley Lee	CSMC	Owner wrote that he bought his property and developed it with his house, well, and septic system taking into consideration the Critical Area Boundary. The new 1000 foot Critical Area Boundary covers the owner's entire property. Any improvements that increase lot coverage will require Critical Area review and could require a variance.	The email did not have any questions. The owner was sent GIS maps that confirm that he developed outside the Critical Area and with the new boundary his entire property is in the Critical Area.
7	Raley, C. and J.	45035 Steer Horn Neck Rd., Hollywood	CSMC 2 emails	Concern that the new 1000 foot Critical Area Boundary comes up to the rear door of their house. A planned sunroom may require mitigation plantings. Owner would like to have the property grandfathered using the current Critical Area boundary.	Replied to the first email through a phone call. Discussed that the new boundary does extend to the rear of the house. Expansion is possible but there likely will be planting mitigation. The second email has an email address. Sent an email with GIS maps confirming where the new 1000 foot Critical Area Boundary will be. Included the explanation of why the new maps are being made. There is building permit for an addition that will expire 09/02/2022. It can be renewed for two more years.
8	Rollins	28640 Weesies Way Mechanicsville	LUGM phone	Wanted to be sure current property is not in the Critical Area.	Mr. Rollins had owned a house in the Critical Area. He wanted to know if his current address was in the Critical Area – it is not. GIS maps showing the property is not in the Critical Area were sent. General information on the Critical Area was sent to answer questions.
9	Smith, D.	48455 Villa Rd. St. Inigoes	LUGM email	Owner has a mobile home on the property. He wanted to know if the mobile home could be replaced, if need be. Owner also asked about the impact on property taxes.	Email was sent letting the property owner know that the mobile home could be replaced with a mobile home, modular home, or stick built home. For property tax information, the following link was included: https://www.stmarysmd.com/treasurer/assessments-real-property.asp

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10	Stone, L.	17838 St. Georges Park Rd. Tall Timbers	LUGM phone	Owner wanted to know how much more of the property will be within the Critical Area with the new 1000 foot boundary maps.	Email was sent with GIS maps. Most of the property was within the Critical Area with the current map. All of the property is in the Critical Area with the new 1000 foot boundary.
11	Terranova and Hedspeth	45900 Kristi Lynn Ct. Lexington Park	LUGM email	Owners wanted to know about permits for their property now that it is in the Critical Area.	None of the property is in the current 1000 foot Critical Area. with the new maps, the entire property is within the 1000 foot boundary. This is because the new maps identified a small stream just outside the subject property but that stream is the point where the 1000 foot boundary is now measured. GIS maps were emailed, information on where to find the County regulations in the zoning ordinance, and some information from the Critical Area website. FAQs were cut and pasted into the reply. Contact information for the Permits Manager, Amber Thompson, was included.
12	Wilson	26329 Cherry Lane Hollywood	LUGM phone	Owner wanted to know how much additional property would be in the Critical Area with the new maps; general information on the Critical Area program. Zoning is RNC – wanted to know what that means.	Email was sent with GIS maps showing the change in Critical Area on the property. FAQs from the Critical Area website were copied and sent. The purpose of the Residential Neighborhood Conservation District (RNC) from the Zoning Ordinance was included.