

Subject:	Open Record to Docket #1299 Rick's Place
Created By:	hambyp@md.metrocast.net
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From:	"Paul Hamby" < hambyp@md.metrocast.net >
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Recipient	Action Date & Time Comment
To: Carrol Everett (EverettC@charlescounty.org)	

Ms. Everett,

Please find attached a letter to entered into the open record for Rick's Place.

Thank you for your assistance.

Paul Hamby

Paul A. Hamby, Sr.
 38474 Laurel Ridge Drive
 Mechanicsville, MD 20659

Charles County Planning & Growth Management
 Clerk of the Board of Appeals
 PO Box 2150
 La Plata, MD 20646

February 15, 2013

Ms. Everett,

Please enter into open record this letter concerning Special Exception #1299, Request for a Special Exception for a Slaughterhouse; Rick's Place, located at 13800 Petzold Drive, Waldorf MD.

Members to the Board of Appeals [The Board] for Charles County, MD:

My name is Paul A. Hamby, Sr. and I reside at 38474 Laurel Ridge Drive, Mechanicsville MD and hereby swear that the content of this letter is both solely my personal opinion and is written in my own words unless otherwise noted.

The purpose of this letter is to publicly demonstrate support for the aforementioned Special Exception Docket #1299, Special Exception for a Slaughterhouse for Richard and Carol Turner, D.B.A Rick's Place. Based upon the factual information contained in the docket [#1299] summary, I find no substantial evidence that would warrant denial by The Board from allowing the continued operating of a slaughterhouse/custom meat butcher shop operation as well as the granting of the three variances in conjunction with Special Exception #1299. The results of an in-depth investigation conducted by county, state, and federal zoning and health agencies following the issuance of a zoning violation [October 2011] to Rick's Place by a Charles County zoning official revealed that the only overshadowing offense to the Turner's butcher shop was failure to gain proper County authorization prior to establishing their business in 2002. An offense only recently brought to the County's attention through the concerns of some neighbors protesting the operation of the Turner's family-owned and operated business within the present boundaries of their [Turner's] property. Upon notification of such zoning violation, the Turner's effectively followed all proper procedures – both those court ordered and county recommended to achieve proper and immediate compliance with county *Codes*.

It is clear through both spoken and written public testimony that there exists opposition on the part of *some* of the neighbors sharing the public road [Petzold Drive] leading to the Turner's business. However, the initial county zoning violation was issued "due to a complaint from a neighbor regarding the speed of vehicles visiting Rick's Place." (Docket #1299, p.8) The Turner's have since addressed this issue by complying with the actions of a court order to rectify the concerns of the neighbor. Additional concerns about Petzold Drive were voiced by neighbors during a February 12, 2013 public hearing conducted by The Board. Unfortunately, in my opinion, the concerns voiced were the direct result of improper planning on the part of those persons – who sold-off building lots along Petzold Drive – to not set aside necessary funding or establish other provisions for roadway maintenance and therefore the concerns of prolonged road maintenance should not be burdened solely upon the Turner's and/or other business owners living along Petzold Drive. However, testimonies brought forth during the aforementioned public hearing also made mention of the Turner's desire to be good stewards of-the-land as well as good neighbors by maintaining that portion of the roadway that borders their property as well as often those portions of the roadway that do not border their property, along with displaying other random acts of kindness.

In closing, The Turner property is located within the Charles County Agricultural Conservation district therefore it should be duly noted that a key component found within agricultural conservation... is preservation. I believe that by The Board granting Special Exception #1299 it will not only demonstrate a continual support to preserve, promote, and provide agricultural stability to the family-owned farm but will also demonstrate a continued support of small

business within Charles County – both of which that have succumbed to increased political and economic woes during the past decade.

Thank you for your consideration in this matter.

Respectfully submitted,

Paul A. Hamby, Sr.