



CHARLES COUNTY GOVERNMENT
Economic Development Department

Kelly A. Robertson-Slage
Director

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October 7, 2022

Deborah Carpenter, Director
Charles County Department of Planning & Growth Management
200 Baltimore Street
La Plata, MD 20646

Dear Ms. Carpenter:

It has recently been brought to the attention of both the Charles County Economic Development Department (EDD) and the St. Mary's Department of Economic Development (DED) that a petition was filed to zone approximately 8.33 acres within Charles County in order to accommodate a commercial use.

Background: The Bragg Property comprises 8.33 acres in Charles County and approximately 8.803 commercially zoned acres in St. Mary's County totaling 17.133 contiguous acres of unimproved land ("subject property"). The existing 84 Lumber store in Charlotte Hall has outgrown its location in the southeast quadrant of Three Notch Road (MD. Rt. 5) and New Market Road (Rt. 6) and is in need of expansion to remain viable. Relocation to the subject property presents the best opportunity for 84 Lumber to continue to operate at its full potential within its established trade area that includes the greater Hughesville area in Charles County.

The current circumstances present a unique situation for both St. Mary's and Charles Counties, as well as 84 Lumber and its local patrons. The challenge for 84 Lumber in relocating to this property ensuring the portion of the Property located in Charles county is zoned commercially, which is consistent with the commercial zone on the St. Mary's side. In order to accomplish their expansion objectives, 84 Lumber will need to fully utilize the entire 17.133 acre property.

Charles County EDD and St. Mary's DED urges the Department of Planning and Growth Management to seek a practical solution to enable 84 Lumber to make full use of the subject property in the spirit of regional cooperation and economic support. This retail asset is an important amenity in the shared community that includes residents of both Charles and St. Mary's Counties. It is our hope that if Charles County encounters similar circumstances that we could count on the cooperation of our neighboring jurisdictions to reach a solution that benefits our mutual interests.

Sincerely,

Handwritten signature of Kelly Robertson-Slage.

Kelly Robertson-Slage, Director
Charles County Economic Development

Handwritten signature of Chris Kaselemis.

Chris Kaselemis, Director
St. Mary's Department of Economic Development



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