

**EXHIBIT 5, ATTACHMENT 21: Public Comments - Wayne Gleason Letter  
CUAP 19-131-021 Sloan Gravel Mine**

8/11/2021

TO: Ms. Sherrie Young  
Senior Planning Specialist & Board of Appeals Recording Secretary  
St. Mary's County Government, Land Use & Growth Management  
23150 Leonard Hall Dr./P.O. Box 653, Leonardtown, MD 20650  
(301) 475-4200 ext. 1522  
[Sherrie.Young@stmarysmd.com](mailto:Sherrie.Young@stmarysmd.com)

FROM: Mr. Wayne Gleason  
St. Mary's County Resident  
39929 Grandview Haven Drive, Mechanicsville, MD 20659  
(240) 682-2584  
[Wg12338@gmail.com](mailto:Wg12338@gmail.com)

RE: Application No. CUAP 19-131-021 Sloan Gravel Mine

Dear Ms. Young:

I am writing concerning the referenced application and proposed Gravel Mine located at 26901 Morganza Turner Road by Mr. and Mrs. Edward Sloan. My family and I are respectfully request this proposed develop be **denied and appealed** and alternative uses be explored for the property. The justification for this denial is based on the following items listed below.

- **Physical Human Health:** Some members of my family along with myself suffer from respiratory conditions (asthma). The proposed Gravel Mine is located approximately 1.2 miles away from our residents. Windblow dust, particles, and pollution entering the atmosphere from the Gravel Mine could cause and enhance our current condition. Diesel and other fuel emissions from commercial trucks and equipment should be considered too.
- **Transportation and infrastructure:** The Gravel Mind will utilize Tandem Dump Trucks and other heavy commercial vehicles and equipment that will be detrimental to the existing roadway (Morganza Turner Road). Ingress/ Egress from Route 235 North bound at the intersection of Rt. 235 and Morganza Turner Road is only accessible via U-turns. Ingress/Egress via Route 5 is a four way stop with flashing yellow "Caution" lights. Both intersections are not designed and setup to support safe access for large commercial vehicles and equipment.
- **Environmental Degradation:** Dust, debris, pollution, and other containments will be generated from the Gravel Mine. They will leave the site to adjacent properties via erosion entering the atmosphere, waterways (St. Clements Creek), and roadways creating regional environmental impacts.
- **Noise Pollution:** Harmful or annoying levels of noise will be generated from commercial vehicles, machines, and equipment created by the Gravel Mine.
- **Property Value:** Property values will be lowered in the geographic area due to the aforementioned impacts referenced above.

In summary my family and I understand measure will be put into place to offset the aforementioned negative impacts noted about; however, is Mr. Sloan and his company really prepared to implement and maintain these controls? How will be responsible for regulating the maintenance and implementation? If the Gravel Mine is not denied and the plan moves forward, respectfully requesting their be plans in place to improve surrounding infrastructure, environmental protection, regulatory compliance audits conducted, and impact fees assessed as needed.

Thank you in advance for your consideration and time.

*Wayne Gleason*

Wayne Gleason, PMP, LEED AP  
39929 Grandview Haven Drive, Mechanicsville, MD 20659  
(240) 682-2584  
[Wg12338@gmail.com](mailto:Wg12338@gmail.com)

**RECEIVED by: Sherrie Young, BOA Recording Secretary**  
**DATE & TIME: 8-11-2021 at 10:30 am**  
**Re: CUAP 19-131-021 Sloan Gravel Mine**

## **Sherrie Young**

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**From:** Wayne Gleason <wg12338@gmail.com>  
**Sent:** Wednesday, August 11, 2021 9:42 AM  
**To:** Sherrie Young  
**Subject:** CUAP 19-131-021 Sloan Gravel Mine Appeal  
**Attachments:** CUAP 19-131-021 Sloan Gravel Mine\_GLEASON APPEAL.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Ms. Young,

Please see attached correspondence concerning the reference appeal expressing disapproval of the proposed development. I will unfortunately not be able to participate in the Appeal hearing 8/19/2021 at 6:30pm.

Thank you again for your time and consideration. Please let me know if you have any questions or comments.

Sincerely,

Wayne Gleason  
39929 Grandview Haven Dr.  
Mechanicsville, MD 20659  
(240) 682-2584