

23310 By The Mill Road
California, MD 20619

February 2, 2025

St. Marys County Board of Appeals
Sherrie Young, Senior Planning Specialist
ADM & BOA Recording Secretary Zoning Division, SMCG
Department of Land Use & Growth Management
23150 Leonard Hall Drive
P.O. Box 653, Leonardtown, MD 20650

RE: Tidal Wave Auto Spa ZAAP 23-0309 and VAAP 23-0309

Dear Board of Appeals Members,

Thank you for the opportunity to comment on this project and thank you for your commitment to review public concerns.

The evaluation of traffic impact is helpful for understanding the conditions in the area of the project from an overall perspective. However, counting cars does not get to the heart of this project's safety issue, which is building an entrance on a double highway merge lane. This is not a typical town street intersection, it is a major highway movement area. A detailed safety study of the entrance itself is needed to be sure that chaos and serious public hazards are not created. The design as proposed should be denied.

The traffic impact study submits a formula for contribution to adequate public facilities. It offers contributing funds for a traffic light. The formula does not contribute to the widening of RT 235 which is a major public facilities necessity. Unfortunately, neither of these two improvements would make the proposed entrance to Rt 235 acceptable.

It only takes a few cars heading north of Rt 235 to prohibit movement from By the Mill Road and existing driveways. This can occur when a straggle of cars turn up Rt 234 from Rt 4, leaving no access gap. The proposed Car Wash will add more cars to northbound Rt 235 just when By The Mill Road is trying to find a gap in the traffic. It is not uncommon to sit out more than one light cycle to access Rt 235. And by the way, compounding the issue, we still have vehicles trying to go northbound on Rt 235 from FDR Boulevard!

Diagonally across from the proposed car wash is another challenged area. Multiple traffic signal cycles are already impacting Rt 4 traffic trying to turn left onto Rt 235 Northbound as it is only a single turn lane. Adding to the chaos are gas customers trying to get to this lane across two straight through lanes.

The trip counts were made on a Wednesday in the winter months over a year ago. Peak traffic is more likely to occur every other Friday and weekends. Many new housing units on Patuxent Boulevard are being occupied, contributing more vehicles to the area.

In my opinion this project poses serious safety hazards. It should not be approved until a detailed safety evaluation and a community safe design has been incorporated.

Thank you for your serious consideration for the safety of the traveling public .

Sincerely,

Gregory Stevens