

Number	Request Number	Property Name	Commenter Name	Comment
1	I1-04-2020-0008	K&P Resource LLC	Andy Dodge	Opposed to I-1
2	I1-04-2020-0008	K&P Resource LLC	Andy Dodge	Short comings in process
3	I1-04-2020-0008	K&P Resource LLC	Andy Dodge	Opposed to I-1 and short comings in process
4	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Shonda Gray-Cain	Opposed to I-1, I-2 and C-3
5	I1-04-2020-0008	K&P Resource LLC	Joy Hanford	Opposed to I-1
6	C3-04-2020-0012	K&P Resource LLC	Andy Dodge	Opposed to C-3
7	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Laura Finch	Opposed to I-1, I-2 and C-3
8	C3-04-2020-0012	K&P Resource LLC	Jill Poppowich	Opposed to C-3
9	I2-04-2020-0013	K&P Resource LLC	Jill Poppowich	Opposed to I-2
10	I1-04-2020-0008	K&P Resource LLC	Jill Poppowich	Opposed to I-1
11	C2-05-2020-0028	Beatty	Pete Lester	C-2 rezoning issues and cemetery and environmental features on the property.
12	C2-05-2020-0031	BUCKMAN ASSOCIATES LLC	Steve Billet	In Favor of C-2
13	I2-04-2020-0013	K&P Resource LLC	Andy Dodge	Opposed to I-2
14	C2-05-2020-0028	Beatty	Warren Duke	Opposed to C-2
15	C2-05-2020-0028	Beatty	Dani Phillips	Opposed to C-2
16	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Charles VanMeter	Opposed to I-1, I-2 and C-3
17	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Timothy Shafer	Opposed to I-1, I-2 and C-3
18	C2-05-2020-0028	Beatty	Freedom District Citizens Association (FDCA)	Opposed to C-2
19	C2-05-2020-0028	Beatty	Michael Bloom	Opposed to C-2
20	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Jennifer Sallow	Opposed to I-1, I-2 and C-3

21	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Jennifer Sallow	Opposed to I-1, I-2 and C-3, additional comments
22	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Shonda Gray-Cain	Opposed to I-1, I-2 and C-3
23	C2-05-2020-0028	Beatty	Kathleen Horneman	Opposed to C-2
24	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Michael Caput	Opposed to I-1, I-2 and C-3
25	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Bob Lloyd	Opposed to I-1, I-2 and C-3
26	C2-05-2020-0028	Beatty	Michael Bloom	Requested additional info
27	C3-04-2020-0012	K&P Resource LLC	Missy Parks	Opposed to C-3
28	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Melissa Parks	Opposed to I-1, I-2 and C-3
29	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	James Martin	Opposed to I-1, I-2 and C-3
30	C3-04-2020-0012	K&P Resource LLC	James Martin	Opposed C-3
31	C3-04-2020-0013	K&P Resource LLC	James Martin	Opposed I-2
32	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Melissa Parks	Opposed to I-1, I-2 and C-3
33	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Melissa Parks	Opposed to I-1, I-2 and C-3, additional comments.
34	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Ross Rawlings	Opposed to I-1, I-2 and C-3
35	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Joseph Peri	Opposed to I-1, I-2 and C-3
36	I1-04-2020-0008	K&P Resource LLC	Megan Pfeifer	Opposed to I-1

37	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Joseph Peri	Opposed to I-1, I-2 and C-3
38	I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012	K&P Resource LLC	Sean Finch	Opposed to I-1, I-2 and C-3
Comments received after September 1st				
39	C2-05-2020-0028	Beatty	Sheryl and Tracy Hall	Opposed to C-2
40	C2-05-2020-0028	Beatty	Beth Gray	Process
41			Reservoir Technical Group	General Comments
42	I1-04-2020-0008	K&P Resource LLC	Joe Gruss	Opposed to I-1
43	C2-05-2020-0028	Beatty	Christopher Chausse	Opposed to C-2
44	C2-05-2020-0028	Beatty	Tina Brennan	Opposed to C-2 and call in process

From: [Rothstein, Edward](#)
To: [Eisenberg, Lynda](#); [Windham, Roberta J.](#); [Daly, Vivian](#)
Subject: FW: Rezoning - COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS I1-04-2020-0008
Date: Friday, August 7, 2020 4:10:47 PM

Lynda - Please see below and provide me the background and at your convenience let's discuss. Thanks!

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Andy Dodge <andydodge@rocketmail.com>
Date: 8/7/20 4:08 PM (GMT-05:00)
To: "Rothstein, Edward" <erothstein@carrollcountymd.gov>
Cc: Andrew Dodge <andydodge@rocketmail.com>, Lynn Beautiful! <dodgedynasty614@yahoo.com>
Subject: Rezoning - COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS I1-04-2020-0008

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

Dear Commissioner Rothstein,

I am writing to you about the proposed rezoning of the properties in the I1-04-2020-0008 request. This request involves potentially rezoning approximately 170 acres which is currently zoned as conservation and agricultural into I-1 Light Industrial. The property has been zoned conservation and agricultural since 1965.

I watched a recording of the July 21, 2020 Planning Commission Hearing, have several concerns, and am strongly opposed to the proposed rezoning for the following reasons:

- In February 2018, I had sent the then Board of Carroll Commissioners and Ms. Lynda Eisenberg my comments opposing the proposed rezoning of these properties. Several of my neighbors provided comments as well. It does not appear that any of these comments were shared with the Planning Commission. (At the time, Ms. Eisenberg was the acting director of the Carroll County Department of Planning.)
- In March 2018, several of my neighbors and I volunteered to be on a focus group to review the proposed text to the new zoning regulations. None of us were selected for the residential focus group. We never heard the outcomes of the residential focus group.
- In March 2019, I (as well as many Finksburg and Westminster residents) attended a public hearing on the proposed zoning designation and text changes. The Hearing Room at the County Office Building was packed full of people. We expressed specific concerns about rezoning the parcels along route 140 and Reese Road from conservation and agricultural to industrial (requests C3-04-2020-0012, C3-04-2020-0012, and I1-04-2020-0008).
- **At that meeting, we were told that ALL ADJOINING Property Owners would receive written notifications in the mail when rezoning of these properties was being considered and**

that we would have the opportunity to testify on the rezoning of these specific properties. These statements were made by Ms. Eisenberg and Commissioner Frazier.

- **My house is a directly adjoining property; I have not been notified. None of my neighbors have been notified.**
- **Just purely by accident, I found out the proposed rezoning by scrolling through the Comcast Cable Network and just happening to see the recording of the July 21 Planning and Zoning Commission Hearing.**
- **No signs have been posted of the requested rezoning.**
- Consequently, no comments were offered at the July 21, 2020 Planning Commission Meeting.
- From watching the July 21, 2020 Planning Commission Meeting, it was clearly obvious that the Planning Commission Staff Members and the Planning Commission Members were performing a "tabletop" review and approval of the request. It's extremely difficult to believe (and accept) that the Planning Commission Staff and the Planning Commission Members rezoned 300 acres of land without touring the properties (and gaining some familiarity with the surrounding area).
- The 170 acre parcel located along Reese Road is currently zoned agricultural and conservation.
- Per the Planning Department document, "66% of the property has forest cover". A site visit would have revealed that it is very heavily wooded. There are also several streams on the property.
- Per the Planning Department document, "slopes greater than 25% are present bordering the property". A site visit would have revealed that approximately 50% of the entire property has steep slopes. The "back portion" of parcel 50 between Kimjo Road and the river/railroad (west side of the railroad) and on the "other side" of the river/railroad have very steep slopes (east side of the railroad).
- The parcel is landlocked. The only public road access is off of Nadine's Court (in the middle of a residential community).
- All of the adjoining properties are either zoned residential, agricultural, or conservation.
- The property is outside of the Town of Westminster and outside of the Westminster municipal growth area.
- There are no plans for water and sewer service.
- During the July 21 hearing,
 - There was no discussion about how the proposed zoning fit into the overall usage of the broader area.
 - The Planning Department representative did not appear to be familiar with the details of the property.
 - The Planning Commission Members did not ask any detailed questions.
 - You (Commissioner Rothstein) attempted to ask some probing questions but received incomplete answers from the Planning Staff Member.
 - Ms. Eisenberg stated "that we have been working with the property owner for some time on this rezoning". How about the adjoining property owners who have expressed concerns? Although Ms. Eisenberg is aware of the adjoining property owner concerns, there has not been any outreach to us.
- Furthermore, during the March 2019 public hearing, when questioned about the rezoning of this specific property, Ms. Eisenberg responded "oh, the property by the landfill" implying that 'no one lived there' (I think that she specifically stated this) and seemed not to be aware that there were adjoining residential properties and communities. She demonstrated a total lack of interest in the residential property owners' interests.
- For the past 2-1/2 years, the Planning Director has demonstrated a clear bias towards rezoning the properties as industrial.
- How can staff objectively review an application if their Leader (the Director of the Carroll County Department of Planning) is biased towards industrial and commercial development? They work at her direction. She evaluates and conducts their performance reviews. It is clearly obvious that her mission is to rezone the property to accommodate the owner's request without considering the impact to anyone else.
- During the July 21 hearing, County Planning Staff indicated that all of the information regarding the request was readily available on the County Website. I searched and could not locate it (I am tech savvy). Two of my neighbors also searched and could not locate the information. We located the Planning Department Summer 2020 Newsletter but still could not locate the requests. Ultimately, I emailed the Planning Department and they emailed me the documents.

- As you know, we are currently in the middle of a pandemic. The Planning Commission and the Board of County Commissioners are conducting all of their hearings and meetings virtually. There is no opportunity for a true public meeting with a large turnout opposing the proposed zoning changes. This further increases the need to "over communicate" with all of the adjoining property owners and the community whenever any zoning request is considered.

For these reasons, I am requesting for you to vote against rezoning the 170 acres as industrial. If the Planning Commission Members and the Carroll County Board of Commissioners visited the property, they would clearly see that the vast majority of the property should remain zoned as conservation and agricultural.

Sincerely,

Andy Dodge
2098 Lavinda Drive
Westminster, MD 21157
(adjoining property owner who was not notified)

From: [Joy, Kathy L.](#)
To: [Eisenberg, Lynda](#)
Subject: FW: Planning Commission Rezoning Concerns
Date: Monday, August 10, 2020 4:35:50 PM

From: Andy Dodge <andydodge@rocketmail.com>
Sent: Monday, August 10, 2020 4:20 PM
To: CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>
Cc: Lynn Beautiful! <dodgedynasty614@yahoo.com>; Andrew Dodge <andydodge@rocketmail.com>
Subject: Planning Commission Rezoning Concerns

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

Dear Carroll County Planning Commission Members,

I am writing to:

- Bring to your attention several shortcomings of the "rezoning process" that you are currently undertaking.
- Request that you cancel the decisions that you have already made and suspend any further decisions until these items are fully resolved.

The serious shortcomings of the process include:

Advance communications are non-existent:

(NOTE: As you may know, in 2018/2019 Winter/early Spring 2019, the Planning Department and County Commissioners held public meetings seeking comments and public input on the Proposed Comprehensive Rezoning of Carroll County. Based on geographical location, one of the County Commissioners attended each of the meetings.)

- In March 2019, many Finksburg and Westminster area residents attended a public hearing on the proposed comprehensive zoning designations and text changes. The Hearing Room at the County Office Building was packed full of people.
- **At that meeting, Ms. Eisenberg (acting Planning Department Director) and Commissioner Frazier told the attendees that ALL ADJOINING Property Owners would receive written notifications in the mail when rezoning of these properties was being considered and that we would have the opportunity to testify on the rezoning of these specific properties.**
- **Purely by accident, I found out about the proposed rezoning of**

a property in my neighborhood. By scrolling through the Comcast Cable Network late one evening last week, I just happened to see the recording of the July 21, 2020 Planning and Zoning Commission Hearing.

- **My house directly adjoins one of the re-zoning request properties that was discussed during the July 21 Hearing. I have not been notified of the pending re-zoning request nor the hearing.**
- **None of my neighbors have been notified.**
- **No signs have been posted notifying the public of the requested rezoning nor the July 21, 2020 Planning Commission Hearing where the re-zoning request was to be discussed.**

Planning Commission Review Is Extremely High Level and Serious Lacking:

- The July 21 Hearing was a very high level review.
- There was not any discussion about how the proposed zoning changes impact the community and fit into the overall usage of the broader area.
- None of the Planning Commission Members and Staff Members demonstrated a detailed familiarity with the properties being requested to be rezoned.
- No one asked any detailed questions.

Planning Commission Website Is Difficult To Use & Not Up-To-Date:

- Furthermore, during the July 21 hearing, County Planning Staff indicated that all of the information regarding the request was readily available on the County Website. I searched and could not locate it (I am tech savvy). Two of my neighbors also searched and could not locate the information. We located the Planning Department Summer 2020 Newsletter but still could not locate the requests. Ultimately, I emailed the Planning Department and they emailed me the documents.
- **Please take a few minutes to personally look at the Planning Department Website.** Put yourself in the position of an average Carroll County resident and see if you can easily locate re-zoning requests.
- Please look at the "Timeline" and note that the website is also out of date. There are no links to the last 2 meetings - July 21 or August 5th. How is a County Resident able to determine if a property close to them is being request to be re-zoned? How can he/she figure that out? How can the resident determine when the Planning Commission

Hearing is when the zoning request is going to be discussed? How does the resident submit specific comments on a re-zoning request? How does a resident testify at a virtual hearing?

- [Carroll County Government | Carroll County Comprehensive Rezoning Carroll County, Maryland](#)

Carroll County Government | Carroll County
Comprehensive Rezoning Carol...

Pandemic Further Complicates Public Communications:

- As you know, we are currently in the middle of a pandemic. The Planning Commission and the Board of County Commissioners are conducting all of their hearings and meetings virtually. There is no opportunity for a true public meeting with a large turnout opposing the proposed zoning changes.
- This further increases the need to:
 - "Over communicate" with all of the adjoining property owners and the community whenever any zoning request is considered.
 - Make the website user-friendly to the residents of Carroll County so that they can easily locate pending zoning requests, determine when the hearings are going to take place, and easily provide their comments.
 - Maintain an accurate and up-to-date website.

For these reasons, I am requesting for you to cancel the decisions that you have already made and suspend any further decisions until these items are fully resolved.

Sincerely,

Andy Dodge
2098 Lavinda Drive
Westminster, MD 21157
(adjoining property owner who was not notified)

From: [Bouchat, Eric](#)
To: [Andy Dodge](#)
Cc: [Eisenberg, Lynda](#); [Lyburn, Jr., John \(Jack\)](#)
Subject: RE: Rezoning - COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS I1-04-2020-0008
Date: Tuesday, August 11, 2020 11:46:42 AM

Mr. Dodge,

Thanks for contacting my office. I have copied both Planning and Economic Development to reply.

Thanks,
Commissioner Bouchat

From: Andy Dodge <andydodge@rocketmail.com>
Sent: Friday, August 7, 2020 4:22 PM
To: Bouchat, Eric <ebouchat@carrollcountymd.gov>
Cc: Andrew Dodge <andydodge@rocketmail.com>
Subject: Rezoning - COMMERCIAL, INDUSTRIAL & EMPLOYMENT CAMPUS DISTRICTS I1-04-2020-0008

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

Dear Commissioner Bouchat,

I am writing to you about the proposed rezoning of the properties in the I1-04-2020-0008 request. This request involves potentially rezoning approximately 170 acres which is currently zoned as conservation and agricultural into I-1 Light Industrial. The property has been zoned conservation and agricultural since 1965.

I watched a recording of the July 21, 2020 Planning Commission Hearing, have several concerns, and am strongly opposed to the proposed rezoning for the following reasons:

- In February 2018, I had sent the then Board of Carroll Commissioners and Ms. Lynda Eisenberg my comments opposing the proposed rezoning of these properties. Several of my neighbors provided comments as well. It does not appear that any of these comments were shared with the Planning Commission. (At the time, Ms. Eisenberg was the acting director of the Carroll County Department of Planning.)
- In March 2018, several of my neighbors and I volunteered to be on a focus group to review the proposed text to the new zoning regulations. None of us were selected for the residential focus group. We never heard the outcomes of the residential focus group.
- In March 2019, I (as well as many Finksburg and Westminster residents) attended a public hearing on the proposed zoning designation and text changes. The Hearing Room at the County Office Building was packed full of people. We expressed specific concerns about rezoning the parcels along route 140 and Reese Road from conservation and agricultural to industrial (requests C3-04-2020-0012, C3-04-2020-0012, and I1-04-2020-0008).
- **At that meeting, we were told that ALL ADJOINING Property Owners would receive written**

notifications in the mail when rezoning of these properties was being considered and that we would have the opportunity to testify on the rezoning of these specific properties. These statements were made by Ms. Eisenberg and Commissioner Frazier.

- **My house is a directly adjoining property; I have not been notified. None of my neighbors have been notified.**
- **Just purely by accident, I found out the proposed rezoning by scrolling through the Comcast Cable Network and just happening to see the recording of the July 21 Planning and Zoning Commission Hearing.**
- **No signs have been posted of the requested rezoning.**
- Consequently, no comments were offered at the July 21, 2020 Planning Commission Meeting.
- From watching the July 21, 2020 Planning Commission Meeting, it was clearly obvious that the Planning Commission Staff Members and the Planning Commission Members were performing a "tabletop" review and approval of the request. It's extremely difficult to believe (and accept) that the Planning Commission Staff and the Planning Commission Members rezoned 300 acres of land without touring the properties (and gaining some familiarity with the surrounding area).
- The 170 acre parcel located along Reese Road is currently zoned agricultural and conservation.
- Per the Planning Department document, "66% of the property has forest cover". A site visit would have revealed that it is very heavily wooded. There are also several streams on the property.
- Per the Planning Department document, "slopes greater than 25% are present bordering the property". A site visit would have revealed that approximately 50% of the entire property has steep slopes. The "back portion" of parcel 50 between Kimjo Road and the river/railroad (west side of the railroad) and on the "other side" of the river/railroad have very steep slopes (east side of the railroad).
- The parcel is landlocked. The only public road access is off of Nadine's Court (in the middle of a residential community).
- All of the adjoining properties are either zoned residential, agricultural, or conservation.
- The property is outside of the Town of Westminster and outside of the Westminster municipal growth area.
- There are no plans for water and sewer service.
- During the July 21 hearing,
 - There was no discussion about how the proposed zoning fit into the overall usage of the broader area.
 - The Planning Department representative did not appear to be familiar with the details of the property.
 - The Planning Commission Members did not ask any detailed questions.
 - Commissioner Rothstein attempted to ask some probing questions but received incomplete answers from the Planning Staff Member.
 - Ms. Eisenberg stated "that we have been working with the property owner for some time on this rezoning". How about the adjoining property owners who have expressed concerns? Although Ms. Eisenberg is aware of the adjoining property owner concerns, there has not been any outreach to us.
- Furthermore, during the March 2019 public hearing, when questioned about the rezoning of this specific property, Ms. Eisenberg responded "oh, the property by the landfill" implying that 'no one lived there' (I think that she specifically stated this) and seemed not to be aware that there were

adjoining residential properties and communities. She demonstrated a total lack of interest in the residential property owners' interests.

- For the past 2-1/2 years, the Planning Director has demonstrated a clear bias towards rezoning the properties as industrial.
- How can staff objectively review an application if their Leader (the Director of the Carroll County Department of Planning) is biased towards industrial and commercial development? They work at her direction. She evaluates and conducts their performance reviews. It is clearly obvious that her mission is to rezone the property to accommodate the owner's request without considering the impact to anyone else.
- During the July 21 hearing, County Planning Staff indicated that all of the information regarding the request was readily available on the County Website. I searched and could not locate it (I am tech savvy). Two of my neighbors also searched and could not locate the information. We located the Planning Department Summer 2020 Newsletter but still could not locate the requests. Ultimately, I emailed the Planning Department and they emailed me the documents.
- As you know, we are currently in the middle of a pandemic. The Planning Commission and the Board of County Commissioners are conducting all of their hearings and meetings virtually. There is no opportunity for a true public meeting with a large turnout opposing the proposed zoning changes. This further increases the need to "over communicate" with all of the adjoining property owners and the community whenever any zoning request is considered.

For these reasons, I am requesting for you to vote against rezoning the 170 acres as industrial. If the Planning Commission Members and the Carroll County Board of Commissioners visited the property, they would clearly see that the vast majority of the property should remain zoned as conservation and agricultural.

Sincerely,

Andy Dodge
2098 Lavinda Drive
Westminster, MD 21157
(adjoining property owner who was not notified)



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Acrobat X or Adobe Reader X, or later.**

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From: [Info CCG](#)
To: [Carroll Rezoning](#)
Subject: Comprehensive Rezoning - Comment Card Submission
Date: Thursday, August 27, 2020 11:33:19 AM

The following comment was submitted:

Name

Joy Hanford

Email

jbyrnes1021@msn.com

Property of Interest Request

11-04-2020-0008

Submit Comments

I am a resident on Kimjo Dr in Westminster. I was not aware of this heavy industry rezoning request. It seems as if this has been in the works since December of 2019. Not one of my neighbors were notified UNTIL YESTERDAY. How can the meetings regarding this re-zoning be identified as "Favorable" on your meeting schedule without any input from the residents who will be lining the property. This is a big mistake. These changes are too great to keep silent until it is time for FINAL Approval. This seems very fraudulent. This neighborhood is NOT in favor of changes in road traffic, widening of streets, using our development as an access road, air ground and water pollution from the heavy industry (we all have wells - is city water taking the place of well water), displacement of wildlife, changing a land identified as conservation and agriculture to heavy industrial parks. This would have an adverse affect on the community and our property values in Holden Hills. Very disappointing.

Joy Hanford - property owner

Please complete

From: [Rothstein, Edward](#)
To: [Andy Dodge](#)
Cc: [Windham, Roberta J.](#); [Eisenberg, Lynda](#)
Subject: RE: Rezoning - C3-04-2020-0012
Date: Monday, August 31, 2020 2:47:40 PM

Andy - Thanks for reaching out and I know this will be on an upcoming commission agenda. As the process goes, I will not be voting throughout the commission proceedings which will then allow me to appropriately make my decision on the board of commissioners when it comes before us. This approach in no way takes me away from sharing thoughts and ideas along with asking questions during the commission proceedings. V/R Ed

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Andy Dodge <andydodge@rocketmail.com>
Date: 8/31/20 2:35 PM (GMT-05:00)
To: "Rothstein, Edward" <erothstein@carrollcountymd.gov>
Cc: Andrew Dodge <andydodge@rocketmail.com>
Subject: Rezoning - C3-04-2020-0012

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

Dear Commissioner Rothstein,

I am writing to request you to DENY the proposed rezoning of the properties in the C3-04-2020-0012 request for reasons listed below.

- The County has not performed an assessment to determine whether if the surrounding infrastructure can support the requested rezoning.
- This parcel is located directly on State Highway Administration Route 140 which is already a very highly congested roadway. State Highway 140 was built as a highway to support traffic travelling between towns. It was not constructed to support commercial development.
- According to the most recent Maryland Department of Transportation statistics, over 43,000 vehicles travel on this roadway each days. On peak weekdays, it is most likely above 50,000.

https://www.roads.maryland.gov/Traffic_Volume_Maps/Traffic_Volume_Maps.pdf

- The rezoning would require additional traffic lights to manage access into the high density commercial area, increase the number of vehicle accidents on the roadway, and further increasing congestion.

- All of the adjoining properties are either zoned residential, agricultural, or conservation. The proposed rezoning is not compatible with the surrounding area.

- The property is outside of the Town of Westminster.

- The property is outside of the Westminster municipal growth area.
- There are no plans for water and sewer service.
- Signs have not been posted to notify the community of the requested rezoning.
- The environmental aspects of the proposed rezoning have not been fully considered. Per the Planning Department document,
 - The property contains streams, wetlands, and >25% steep slopes;
 - A Liberty Reservoir stream flows through the property.
- We are currently in the middle of a pandemic. The Planning Commission and the Board of County Commissioners are conducting all of their hearings and meetings virtually. There is no opportunity for a public meeting to review and discuss the proposed zoning changes. This further increases the need to "over communicate" with all of the adjoining property owners and the community whenever any zoning request is considered.

For these reasons, I am requesting for you to vote against rezoning the 57 acres as high density commercial.

Sincerely,

Andy Dodge
2098 Lavinda Drive
Westminster, MD 21157

From: [Joy, Kathy L.](#)
To: [Eisenberg, Lynda](#)
Subject: FW: Rezoning agricultural land
Date: Wednesday, August 26, 2020 3:08:15 PM

Kathy Joy, Office Associate

Carroll County Department of Planning
225 N. Center Street
Westminster, MD 21157
kjoy@carrollcountymd.gov
410-386-5145

Due to the COVID-19 Pandemic, county operations have been reduced. The office is staffed 5 days a week, and open to the public by appointment only. If you need immediate assistance, please call the Carroll Department of Planning at 410-386-5145.



Confidentiality Statement

This message may contain legally privileged and confidential information that is intended only for the use of the recipient(s) named above. If you are not an intended recipient, taking any action based on the contents of this message is strictly prohibited. Please immediately notify the sender if you received this message in error.

From: Laura Finch <balambfinch@yahoo.com>
Sent: Wednesday, August 26, 2020 7:44 AM
To: CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>; Weaver, Richard <crweaver@carrollcountymd.gov>; Frazier, Dennis <dfrazier@carrollcountymd.gov>; Wantz, Steve <swantz@carrollcountymd.gov>; Rothstein, Edward <erothstein@carrollcountymd.gov>; Bouchat, Eric <ebouchat@carrollcountymd.gov>
Subject: Rezoning agricultural land

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

Hello to the commissioners and planning commission,

I wanted to send an e-mail regarding the two parcels of land, I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012, from zoned agricultural to industrial and high density commercial.

I understand the desire for growth - for businesses, jobs, and the increased tax revenues that accommodate them. Carroll County had been able to successfully balance commercial and industrial growth while maintaining the feel of a close-knit community with rural roots. But I believe this is changing, and has changed dramatically in the course of one generation. Approving the rezoning of this land

encourages further suburban sprawl and the destruction of our rich agricultural history. That rich agricultural history and the beautiful landscapes that accompany it is what draws residents from Anne Arundel, Howard, and Montgomery county to plant roots in Carroll. Approving the destruction of 310 acres of agricultural land for commercial and industrial use is not only disappointing - it's short sighted. Would it be "growing" Carroll County? Perhaps, but in what direction? In a direction that you'd want your children, grandchildren, or great grandchildren to live in? Should we not be focusing on the preservation of our natural resources, rather than encouraging commercial consumerism where everyone is out to get what they can with little regard to the consequences of their actions? It's worth mentioning that these acres sit adjacent to residential communities housed with citizens that care about the preservation of the county many of them uprooted themselves to join.

Before you make your decisions please consider what effect your decision would have two or three generations down the road. Whatever plan you go with, it should be the best plan for future generations.

Thank you,

-Laura Finch
Carroll County resident

TO:

crweaver@carrollcountymd.gov
dfrazier@carrollcountymd.gov
swantz@carrollcountymd.gov
erothstein@carrollcountymd.gov
ebouchat@carrollcountymd.gov
plancomm@carrollcountymd.gov
newstips@baltimoresun.com

CC:

Reese Community

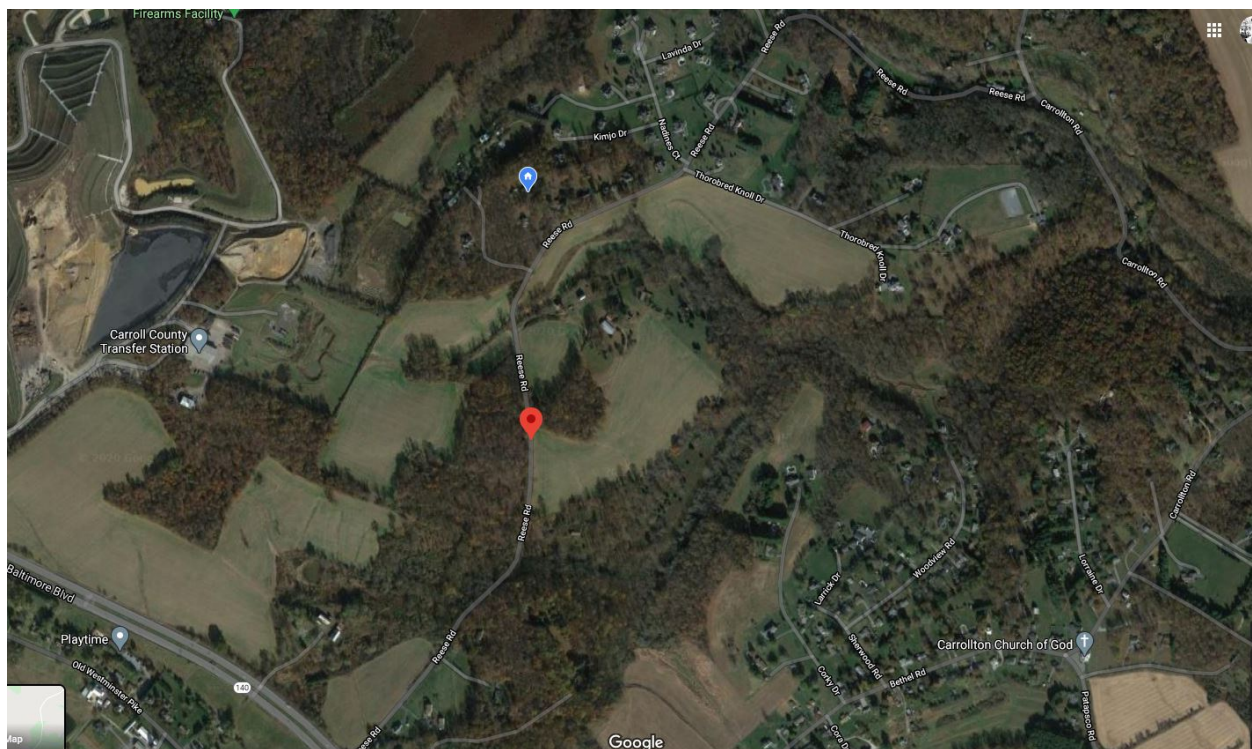
mlane@carrollcountymd.gov
leisenberg@carrollcountymd.gov

C3-04-2020-0012 (Approximately 60 acres at the intersection of Reese Road and Route 140 from agricultural to high commercial)

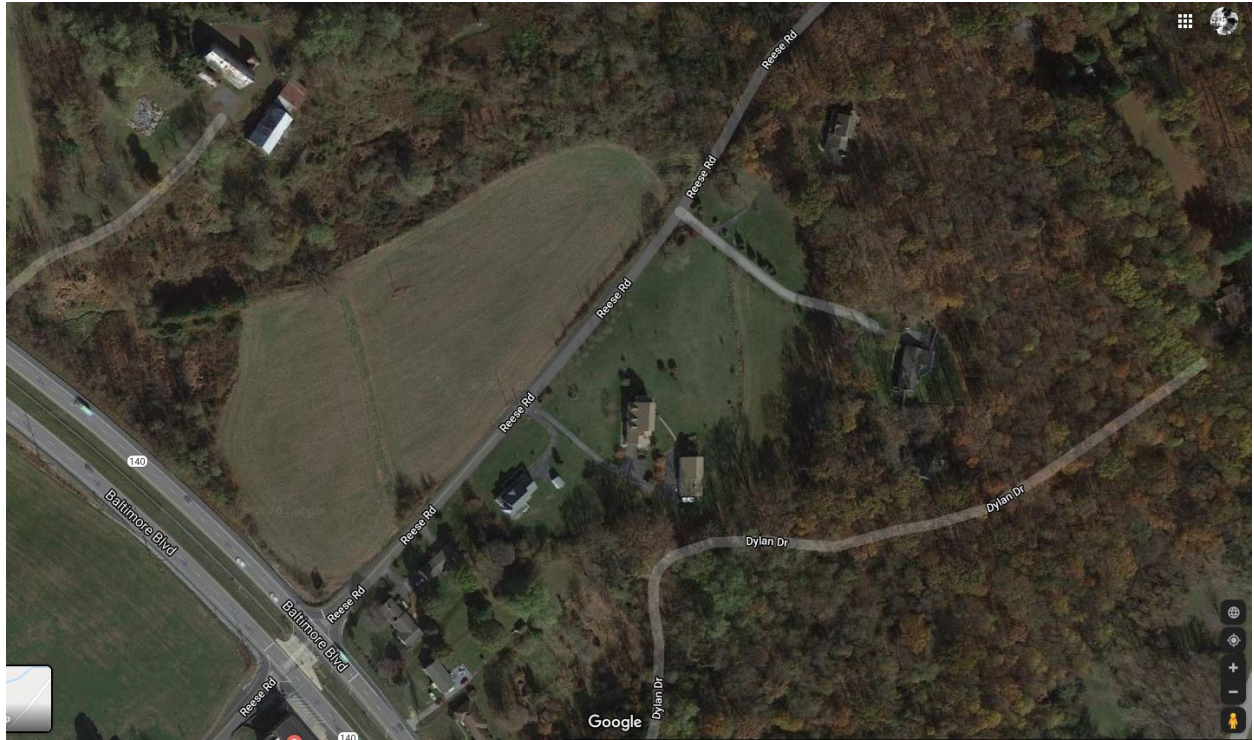
This parcel contained the historic farmhouse that was the Everly Thompson Farm. I say WAS because the current land owner let the house fall into disrepair and tore it down last year (with or without permission, who knows). I was once told by the former County Commissioner for District 2 that they would NEVER rezone this property as it is the first street that 'is Westminster, and Westminster means Agriculture'. Clearly this is not true and you can't trust a politician.

There is no water or sewer service to this property. We do have concerns about the increase in traffic on Reese Road and visual blight a commercial center will bring in a failing retail economy. As I mentioned, there is no sewer or water at this property, the retail center at the corner of 140 and 91 has historically had issues with drawing from a well to support the center's needs. The restaurants have had to close on occasion due to lack of water. Is this being taken into consideration for this property?

In the July 21, 2020 zoning meeting, Lynda Eisenberg makes mention of extensive conversations with the land owner (K&P Resource Recovery, LLC) about rezoning this (and other) properties which brings up the question: What services and promises is the county making to the land owner?







TO:

crweaver@carrollcountymd.gov
dfrazier@carrollcountymd.gov
swantz@carrollcountymd.gov
erothstein@carrollcountymd.gov
ebouchat@carrollcountymd.gov
plancomm@carrollcountymd.gov
newstips@baltimoresun.com

CC:

Reese Community

mlane@carrollcountymd.gov
leisenberg@carrollcountymd.gov

12-04-2020-0013 (80 acres along Reese Road currently zoned agricultural, requested to be zoned Heavy Industrial)

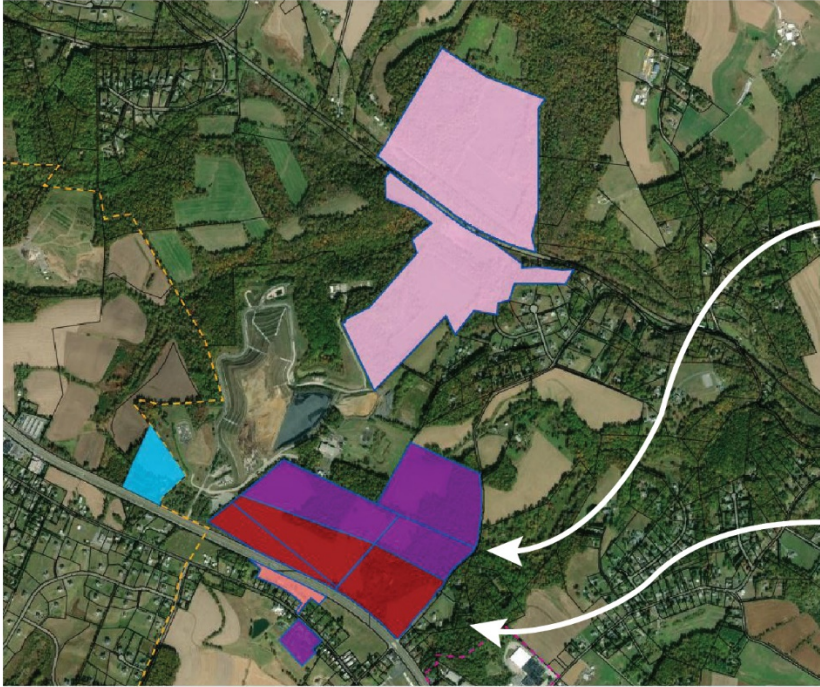
This parcel of land only has access via Reese Road, a small no fault road lined with residential and agriculture zoned properties unless it is granted access through the county landfill. There is no water or sewer service to this property. We have very real concerns about the health of our well water once and industrial environment is added to our back yards. In a document from the county (attached), there was promise made that wells would be monitored, setbacks would be planted, there would be no trash, dirt/dust or noise to interfere with the resident's enjoyment of their property. This has not been upheld by the county. There is constantly trash deposited on Reese Road, we hear noise from the landfill on a regular basis and often have a black soot descend on the properties closest to the landfill. I know my well has never been tested as a good faith gesture. What will happen once the buffer is gone? Will adding an industrial environment to the mix make things better for the residents?

For the benefit of the planning commission and the county commissioners, please find below an actual aerial view of the surrounding properties that will be affected by changing this property to Heavy Industrial. We fought and questioned buffers and setbacks in the 'text' stage of this effort to no avail. The last thing we all want in our back yards is an extension of the landfill or a sorting facility or some other industrial blight to our chosen homesteads. The planning commission seems to be selective in the information they are providing to make this property appear to be beneficial to the community, but it is not.

In the July 21, 2020 zoning meeting, Lynda Eisenberg makes mention of extensive conversations with the landowner (K&P Resource Recovery, LLC) about rezoning this (and other) properties which brings up the question:

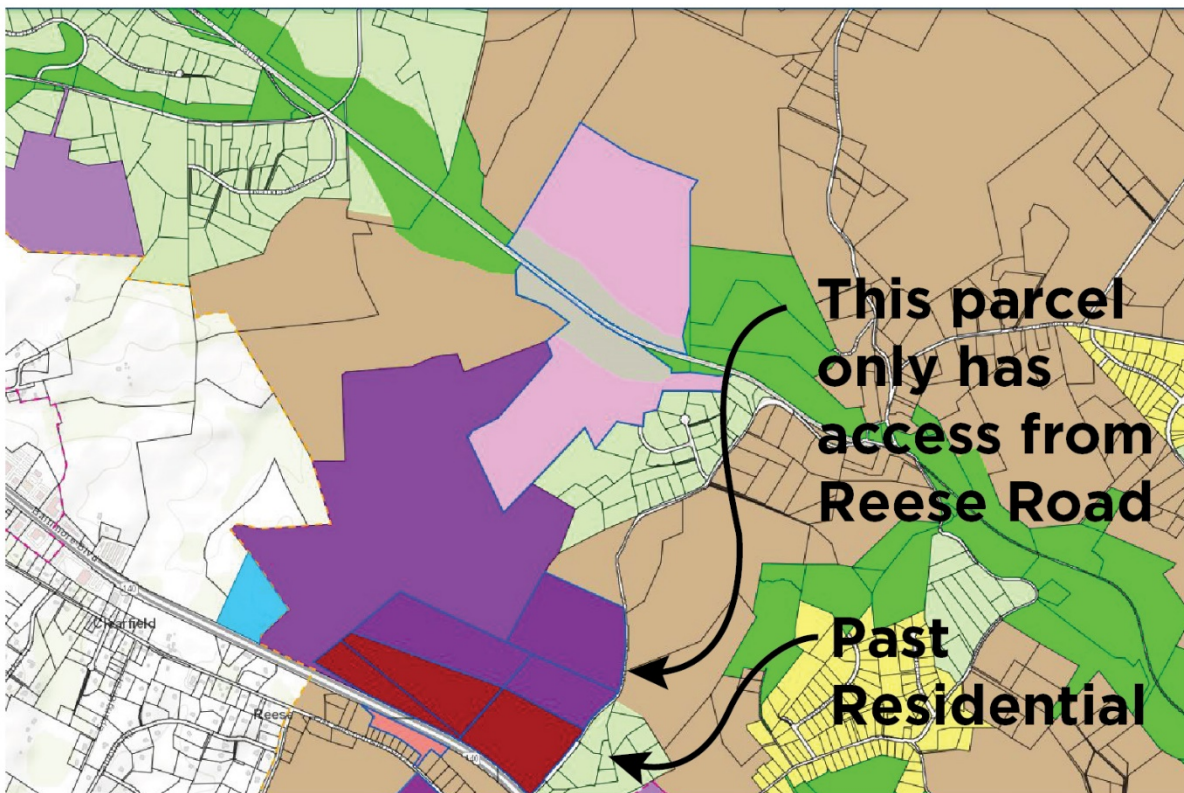
What has the county been planning? What does the county stand to gain from this zoning change? Will the county grant access to this property through the landfill for their own benefit?

This recommendation by the Department of Planning should NOT be favorable.



**This parcel
only has
access from
Reese Road**

**Past
Residential**



**This parcel
only has
access from
Reese Road**

**Past
Residential**







TO:

crweaver@carrollcountymd.gov
dfrazier@carrollcountymd.gov
swantz@carrollcountymd.gov
erothstein@carrollcountymd.gov
ebouchat@carrollcountymd.gov
plancomm@carrollcountymd.gov
newstips@baltimoresun.com

CC:

Reese Community

mlane@carrollcountymd.gov
leisenberg@carrollcountymd.gov

11-04-2020-0008 (170 acre parcel which is currently zoned as conservation and agricultural requested to be zoned Industrial)

This property previously owned by Evelyn Thomson (also the previous owner of the farm at the corner of 140 and Reese Road) which was sold along with the parcels that make up Dressler Estates around 2006 to Tommy Green. When this parcel was divided and we attended the development hearings, we were told adamantly that is property could only be subdivided 24 times and that the last piece of property (which oddly enough was only 80 acres at the time, it now seems to have grown? The parcel to the south of the tracks is from the original property with the parcel to the north being added?) was reserved for ONE HOUSE ONLY. At the time we questioned the property count as there are 24 houses that were built, the reserved property would have made 25.

I would also like to note that the documentation on the amount of property to be rezoned is incorrect in the 'By Request' document on page 5. It states:

Total Acreage of Parcel is 169.76 Acres

Area to be Rezoned is 153 Acres

The 2014 Masterplan land use states:

North of the rail line there is approximately

- **17 acres designated as Resource Conservation**
- **79 acres designated as Light Industrial**

South of the rail line there is approximately

- **18 acres designated as Resource Conservation**
- **56 acres designated as Light Industrial**

The math says there is 135 acres designated as light industrial and 35 that is Resource Conservation. How is it that 153 acres is being considered for light industrial?

In a 1982 document from the county (attached), there was promise made that wells would be monitored, setbacks would be planted, there would be no trash, dirt/dust or noise to interfere with the resident's enjoyment of their property. This has not been upheld by the county. There is constantly trash deposited on Reese Road, we hear noise from the landfill on a regular basis and often have a black soot descend on the properties closest to the landfill. I know my well has never been tested as a good faith gesture. What will happen once the buffer is gone? Will adding an industrial environment to the mix make things better for the residents?

In the July 21, 2020 zoning meeting, Lynda Eisenberg makes mention of extensive conversations with the landowner (K&P Resource Recovery, LLC) about rezoning this (and other) properties which brings up the question:

What has the county been planning? What does the county stand to gain from this zoning change? Will the county grant access to this property through the landfill for their own benefit? An offhanded comment by Commissioner Weaver in one of the preliminary community meetings sparked this suspicion.

The Planning Department in their recommendations seems to be overlooking the fact that this parcel of land is land locked other than access through a very narrow driveway on a private road. And while the planning department seems to think access to the rail line is benefit, there is no way to access it without destroying the conservation buffer. We have already seen an unsettling about of tractor trailer truck traffic on Reese Road and can tell you from experience, this road CAN NOT handle trucks of that size.

For the benefit of the planning commission and the county commissioners, please find below an actual aerial view of the surrounding properties that will be affected by changing this property to industrial. We fought and questioned buffers and setbacks in the 'text' stage of this effort to no avail. The last thing we all want in our back yards is an extension of the landfill or a sorting facility or some other industrial blight to our chosen homesteads. The planning commission seems to be selective in the information they are providing to make this property appear to be beneficial to the community, but it is not.

I sincerely have no idea why allowing this property to be rezoned as industrial in the 2014 masterplan was even considered or why it was even approved by the district 2 commissioner.

This recommendation by the Department of Planning should NOT be favorable.

2. Description of Property

Property Address: 2074 Reese Rd, Westminster, MD 21157

Commissioner District: 2

Account ID: 07-04-024656

Parcel: 0050

Map: 0047

Total Acreage of Parcel: 169.76 acres

Area to be Rezoned: 153 acres

Current Use (SDAT): Residential

Improved or Unimproved: Unimproved

Current Zoning: "A" Agriculture & "C" Conservation

Requested Zoning: "I-1" Light Industrial

3. Land Use and Zoning Considerations

Existing Land Uses: No improvements on the property.

Land Use Plan Designation:¹

Resource Conservation and Light Industrial, 2014 Carroll County Master Plan as amended 2019 (2014 CCMP)

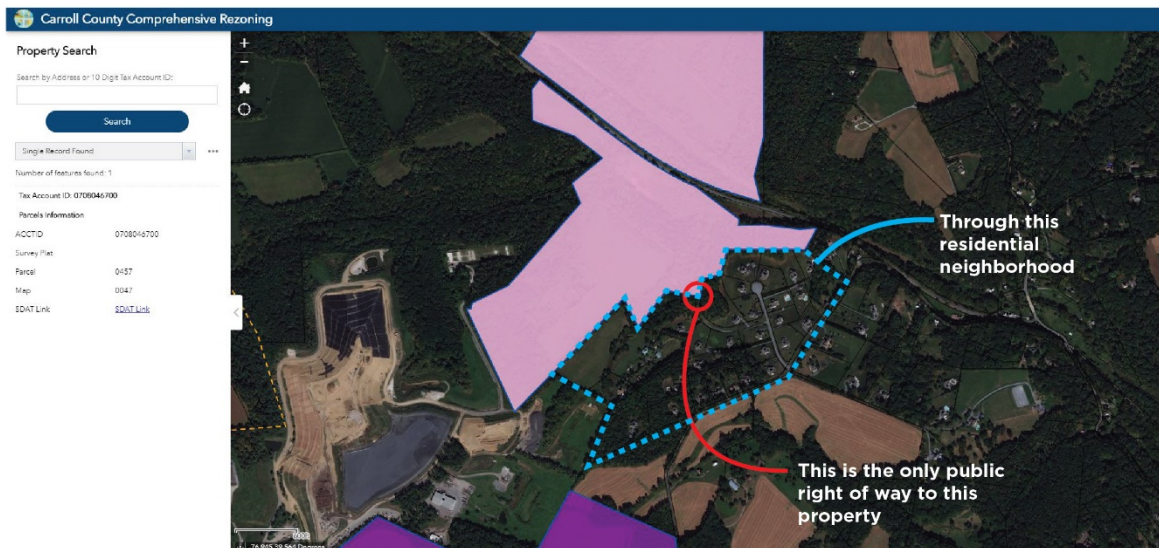
North of the rail line there is approximately

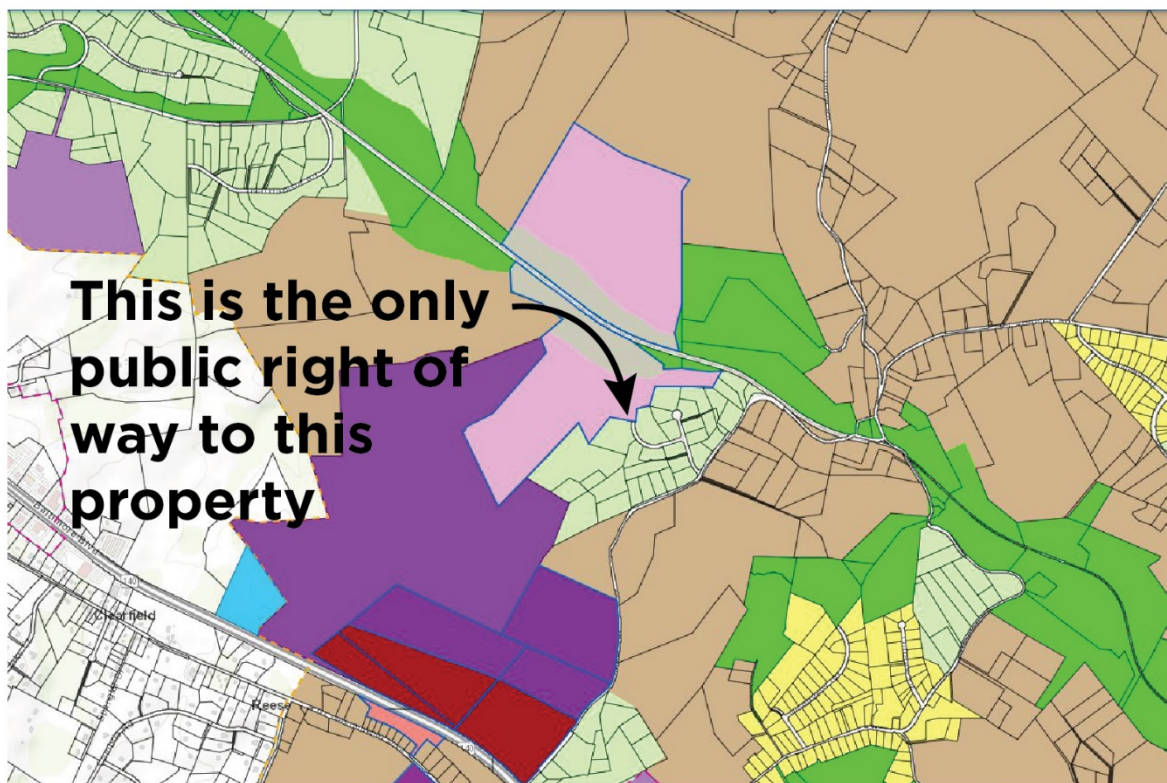
- 17 acres designated as Resource Conservation
- 79 acres designated as Light Industrial

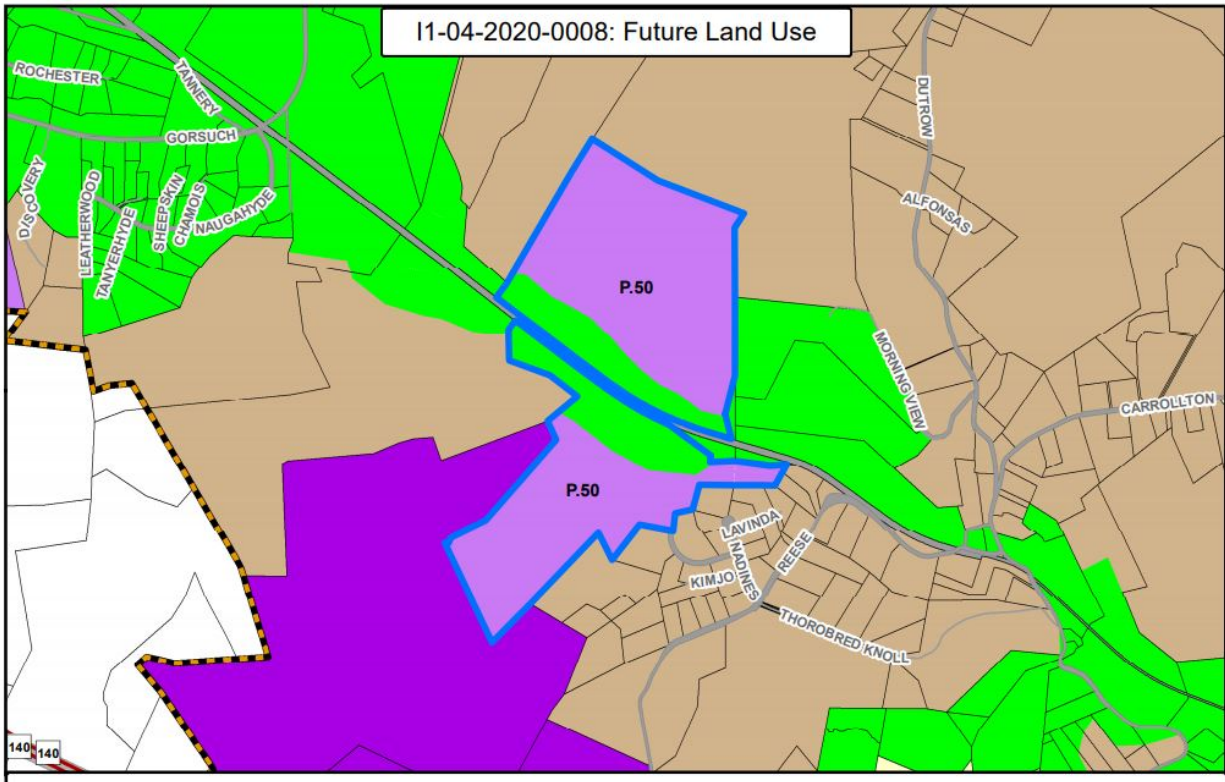
South of the rail line there is approximately

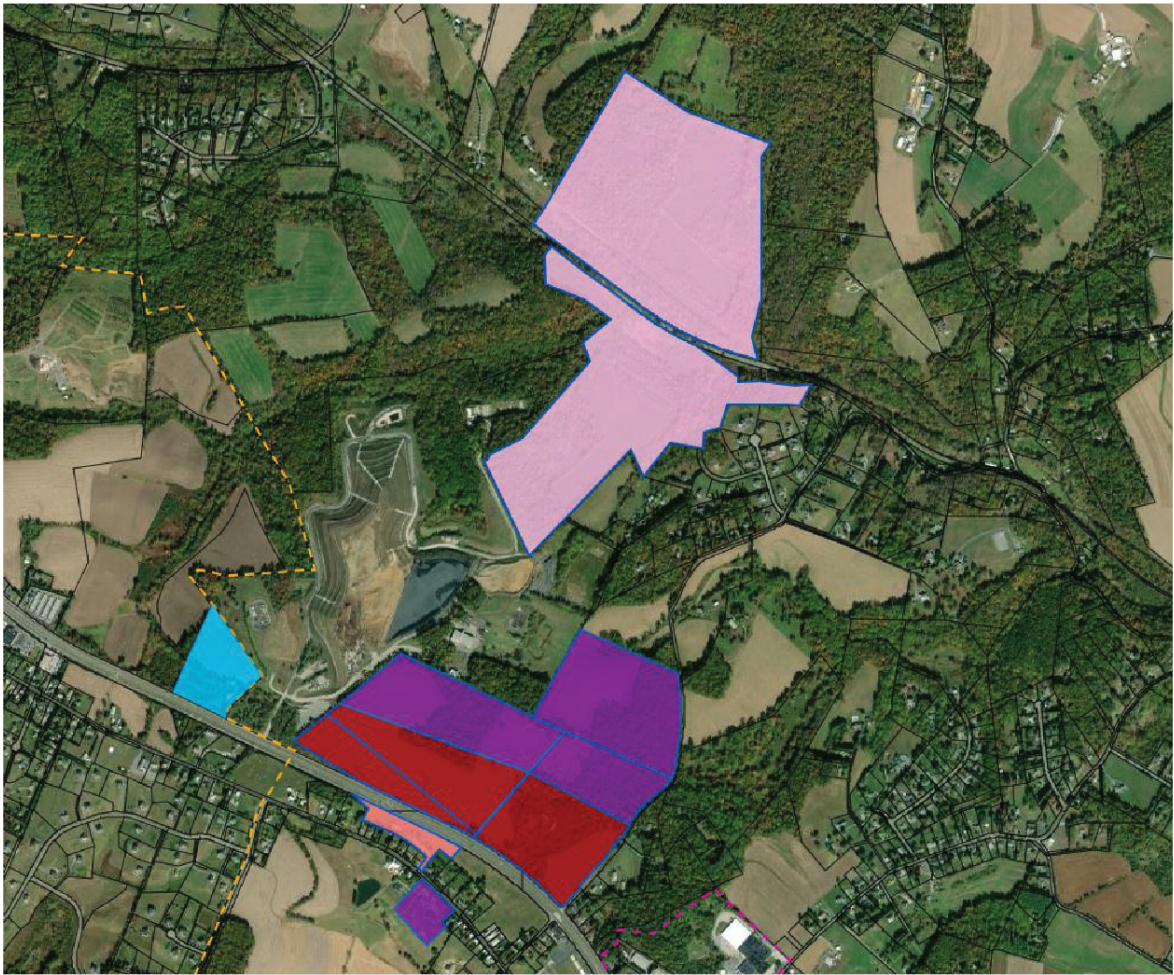
- 18 acres designated as Resource Conservation
- 56 acres designated as Light Industrial

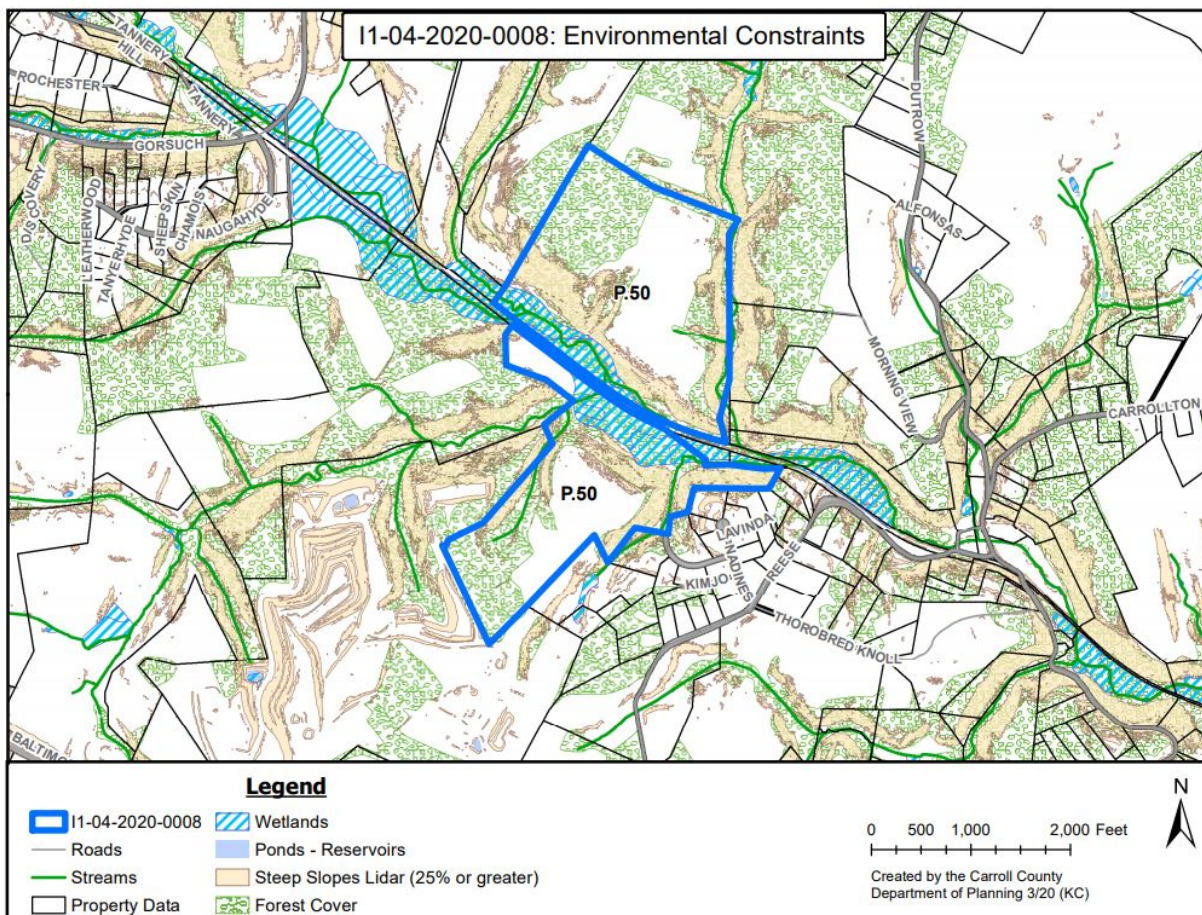
¹ 2014 Carroll County Master Plan as amended 2019.





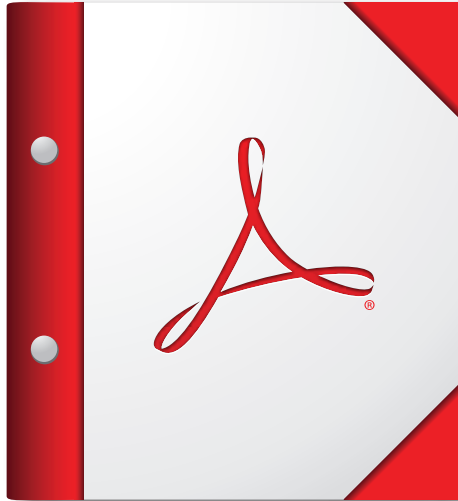












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From: [Billet, Steven MD](#)
To: [CCGov Planning & Zoning Commission](#)
Cc: [Eisenberg, Lynda](#)
Subject: 1135 Liberty Road, Adjacent property rezoning
Date: Thursday, August 27, 2020 1:00:12 PM

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

Thank you for the notice regarding the CARROLL COUNTY COMPREHENSIVE REZONING.

This is to confirm that I am in favor of “a change in zoning to a commercial, industrial or employment campus district” for the property identified as: C2-05-2020-0031.

Please contact me if I can be of any assistance to the Carroll County Department of Planning or the property owner.

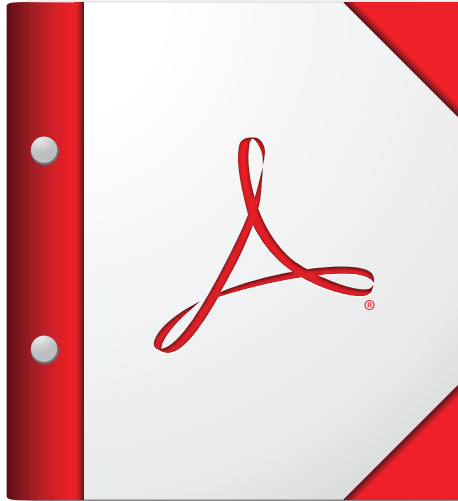
Steven Billet

Sent from my iPad



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August 30, 2020

Carroll County Commission/Commissioners,

Sorry if this letter is going to come off as a little bit angry, but “It is was it is”. After recently discovering via Neighbors of the proposed rezoning of surrounding land, I’m not going to try to disguise my distrust or disgust of this proposal. After leaving Howard County to move to a beautifully wooded lot in a great community, I’ve heard of the proposal to rezone land from agricultural to Industrial or High Use Commercial. I’m sure this is already a done deal. That the residents had NO say in the matter, or even if they had been properly notified , that it would have even mattered. We’ve had under-handed rezoning in Howard county that benefitted the builders and not the residents. (I would even go so far to say there were possible kickbacks for pushing the proposals through).

So as far as the proposed rezoning of:
“Industrial/Commercial Zoning Request I1-04-2020-0008 Parcel 50 /EC-04-2020-0009,
I2-04-2020-0013, and C3-04-2020-0012

I SAY NO on my behalf and the community.

Once again, I’m distrustful, and Hope that this Commission is Honorable and does the right thing and has the Carroll community’s back. I hate for us to become the next Flint, Michigan with polluted and undrinkable water. I’m not even going to express any farther arguments because I feel that they are already pointless. Thank You so much for the consideration and God Bless You.

Charles VanMeter

Reference: "Industrial/Commercial Zoning Request I1-04-2020-0008 Parcel 50
/EC-04-2020-0009,
I2-04-2020-0013, and C3-04-2020-0012

Dear Carroll County Planning Commission and Commissioners,

I am Timothy Shafer, A Senior Citizen, who recently bought and moved to a Property on Reese Rd. I was recently made aware of Potential Changes to the Zoning in my community that I find disagreeable and shocking. More so by the lack of advertisement of the rezoning requests.

There are several reasons why I moved to Carroll County. One being the quietness of the neighborhood and the tranquil settings. I previously had lived in Howard County, and found it becoming over developed, therefore, losing the charm of our rustic life. Now, I'm amazed that a similar, if not more horrific scenario taking place in this pastoral setting: Rezoning to Light Industrial, Heavy Industrial or High Use Commercial.

It's beyond my comprehension how the tiny little winding Road Of Reese, will be able to handle the traffic, let alone the destruction of land, woods, and waterways in the area. In addition to my well (water table) either being polluted or decrease in available water. I imagine my front yard will be taken away to make room for expansion of the roadway. And my American & Maryland Flagpoles with floodlights, will just be paved over! As well as the Mature Trees that will be cut down as well for the "new road".

I object to the proposed Rezoning of this beautiful Section of Carroll County. I wish this had been properly POSTED prior to me investing a great deal of money to live here in Carroll County. I say NAY to these proposals.

Timothy B Shafer August 30, 2020



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From: [Info CCG](#)
To: [Carroll Rezoning](#)
Subject: Comprehensive Rezoning - Comment Card Submission
Date: Sunday, August 30, 2020 3:20:46 PM

The following comment was submitted:

Name

michael bloom

Email

mike3281@yahoo.com

Property of Interest Request

C2-04-2020-0028

Submit Comments

1. on zoning history and following pages, address is 373 LIBERTY ROAD, SYKESVILLE, MD 21784 where is this located ?
2. Historic Preservation Checklist somewhere on the property is a forgotten family cemetery.
3. Transportation Checklist Planned Major Streets on-site or in proximity
____ Georgetown Blvd Extended and connects
Georgetown to Progress Way on the West Side of the property. This is a critical connection for
this property and future development to MD 26 and MD 32 where is this going to be at ?
4. who asked for the rezoning ? the owners or the county. i ask because this has been rumored to have happened previously.
5. time line as to when this will happen.
6. will the only way to access this "rezoned" area is via progress way and georgetown ?
no access via bennet?

I look forward to your response.

Please complete

From: [Rothstein, Edward](#)
To: [Eisenberg, Lynda](#); [Windham, Roberta J.](#)
Subject: FW: Rezoning package for "Industrial/Commercial Zoning Request I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012"
Date: Sunday, August 30, 2020 5:52:52 AM

Another concerned community member on rezoning situation.

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Jennifer Sallow <jed004@connections.mcdaniel.edu>
Date: 8/29/20 10:39 PM (GMT-05:00)
To: "Weaver, Richard" <crweaver@carrollcountymd.gov>, "Frazier, Dennis" <dfrazier@carrollcountymd.gov>, "Wantz, Steve" <swantz@carrollcountymd.gov>, "Rothstein, Edward" <erothstein@carrollcountymd.gov>, "Bouchat, Eric" <ebouchat@carrollcountymd.gov>, CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>
Subject: Rezoning package for "Industrial/Commercial Zoning Request I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012"

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

Good evening,

I strongly oppose the rezoning package for "Industrial/Commercial Zoning Request I1-04-2020-0008 Parcel 50, I2-04-2020-0013, and C3-04-2020-0012". There are multiple concerns regarding the immediate impacts on the environment, as well as the health and safety of residents residing near the proposed rezoning area.

Air and groundwater pollution is already a concern backing up to the landfill. With the development of this land, there will undoubtedly be immediate negative impacts on the quality of our groundwater. What mediation plan does the county have in place to protect the safety of our groundwater, prevent runoff, and reduce pollution from an industrial zone? This is a rural area without access to public water and sewer. Will toxins from the industrial zone flow freely through the groundwater into an already polluted Patapsco tributary?

The removal of multiple trees and disturbance of the land will have a very negative impact on

all properties which back up to this development. Ground disturbances will likely cause unnecessary runoff and erosion. With deforestation, erosion will increase. What plans are in place to promote the stabilization of the disturbed grounds.

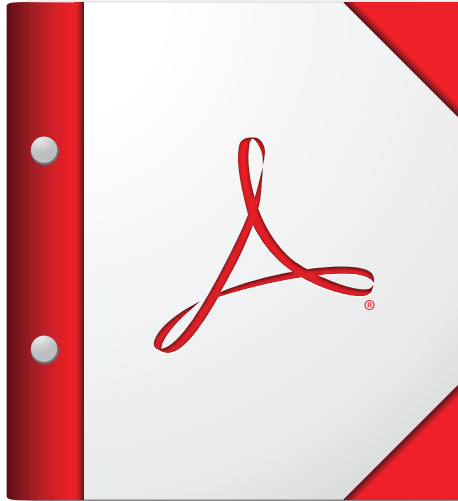
How can a small country road provide adequate passage for heavy equipment? Will trees have to be removed from the roadways? When large trucks pass through now, they have difficulty navigating and passing through our country roads. Will this degrade the quality of our road further or will the rezoning necessitate road widening for travel?

I moved back for the quality of schools, privacy, security, and space that Carroll County affords. While growth and development is necessary, the immediate needs of the community must be met to ensure that land conservation is of the utmost priority. The health and safety of the community which includes reducing risk of cancer causing carcinogens from industrial sites, must be at the foreground of the decision.

We need answers to these questions now before further approval. I think the most immediate frustration is the lack of notification of said changes up until this point. Why are county officials waiting so long to notify us of these proposals?

Thank you,

Jennifer Sallow



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From: Shonda
To: CCGov Planning & Zoning Commission; ccplanning@carrollcountymd.gov; Eisenberg, Lynda
Cc: newstips@baltimoresun.com; ewsroom@wjz.com; newstips@wbaltv.com; newsroom@wmar.com; Bowers, Deborah; Effingham, Deborah; Winebrenner, Chris; Steckel, Celene; Burke, Timothy C.; Brown, Jack; Yates, Danielle M.; Devilbiss, Thomas S.; Harding, Lisa (Corey); Zapp, Mike C; Campbell, Scott R.; Roads Admin; Volight, Jay C.; Nash, Stacey; Devilbiss, Cecilia; andydodge@rocketmail.com
Subject: Fwd: Opposition to Proposed Rezoning
Date: Saturday, August 29, 2020 2:59:55 PM

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

Good Afternoon,

My neighbor received this letter on 8/28/2020 and I would like to point out that he's on the only one in our community that received this notification. One would think that you would have waited until after the recommendations were finalized at the meeting scheduled for September 2, 2020 to send this letter out. It is evident that the decision has already been made. I find it gravely concerning that throughout this entire process there has been a complete lack of due process regarding this rezoning. As a tax paying county resident I am equally dismayed that the well being of your residents is of no concern to the Carroll County Government. None of the concerns enumerated in my previous email have been address and no satisfactory responses received. In addition to the concerns listed below please address the following concerns raised by other members of our community:

1. How much of the tree lines will be removed? Will the community be forced to see these industrial and commercial monstrosities as long as we choose to live here?
2. This rezoning will bring about unbearable noise pollution. We moved here and paid for this tranquility.
3. Water and sewage. How will this rezoning plan affect our wells (which we paid a lot of money to have drilled and upkeep)? Is the County and/or the commercial/industrial companies going to pay for them to be checked for contamination if this plan is approved? How will these Commercial and Industrial complexes deal with sewage as we do not have city sewage here? We have our own septic systems (which cost us thousands of dollars to put in and upkeep). Will the Carroll County fund an account to pay for the challenges that will surly result from this rezoning as this should not be the financial responsibility of the home owners.
4. Wildlife. The wildlife in our community is what attracts most of the residents to want to live here. What is the plan to relocate and or reforest the community since this the plan has clearly been approved?
5. Crime. Statistics show that when a commercial and industrial complex's are put into a community, crime rates go up. How will the county respond to this? (Yet another reason we left the city)
6. Property Value: Will the County compensate the residents as the value of our homes decrease as a result of this rezoning?
7. Fire/EMS/Police response. Does the county plan on adding more in order to combat the demand needed?
8. Traffic. We live off a residential road that is barely wide enough for 2 cars to pass one another and it is a winding road. The road is not designed for thru traffic. What is the County's plan to combat this? Will they take peoples property in order to accommodate such rezoning? More cars = More accidents which takes us back to point 6.
9. Who benefits from this rezoning plan? The Community or the County?

These are our lives and our homes that you have so cavalierly decided to uproot and throw into mass confusion and distress. We are all trying to preserve our way of life which appears to have no value.

A disheartened County resident,

Shonda Cain

A Balanced Perspective for Tomorrow

Quality of Life

Economic Development

WESTMINSTER, MD 21157

Re: **Comprehensive Property Rezoning - I1-04-2020-0008 /EC-04-2020-0009 /C3-04-2020-0012 /I2-04-2020-0013 - 2074 Reese Rd/1348 Baltimore Blvd/1. 1640 Baltimore Blvd, Westminster**

Carroll County Government is proceeding with the "by request" phase of the county's comprehensive rezoning project.

As part of the comprehensive rezoning process, this letter notifies you that a property(ies) adjacent or near your property is requesting a change in zoning to a commercial, industrial or employment campus district. The county invites you to comment on this request. The property(ies) is identified as: I1-04-2020-0008 /EC-04-2020-0009 /C3-04-2020-0012 /I2-04-2020-0013

To view the property(ies) in question, please go to CARROLLREZONING.ORG and click on the side bar: **COMPREHENSIVE REZONING ZONING MAPS – BY REQUEST**. Click on the picture that says interactive map. You can search by typing your address into the SEARCH box. You can also view the property(ies) by clicking on: **By Request Location Map**. This is a static map with all the received requests. Use the last 4-digits of the identifying number to locate the property of interest.

To submit your comments in writing, please click on: **Submit Your Comments**. Or, email comments directly to the Carroll County Planning and Zoning Commission at: plancomm@carrollcountymd.gov or to the Planning Department at ccplanning@carrollcountymd.gov. Comments will also be received at the commission meetings using the GoTo meeting access information posted on the

-----Original Message-----

From: Shonda <dala24@verizon.net>

To: carrollrezoning@carrollcountymd.gov <carrollrezoning@carrollcountymd.gov>

Cc: newsroom@wmar.com <newsroom@wmar.com>; newstips@wbaltv.com <newstips@wbaltv.com>; ewsroom@wjz.com <ewsroom@wjz.com>; newstips@baltimoresun.com <newstips@baltimoresun.com>

Sent: Fri, Aug 28, 2020 9:47 am

Subject: Opposition to Proposed Rezoning

Hello Committee Members,

My name is Shonda Gray-Cain and my family moved to the Holden Hills community exactly one year ago. We reside at 775 Nadines Court. Among the contributing factors to this significant purchase was the peaceful and tranquil community that we have moved into. This community was perfect for raising our two children, it's very community oriented, and it provides a serene environment for our retirement (albeit some years away) and that of my parents. This is our forever home and we had no intentions of moving. However, my husband and I are gravely troubled by the proposed rezoning of this community and neighborhood. The proposed rezoning will have drastic negative impacts on all of the reasons for which we made the decision to move to this community. Specifically as it relates to I1-04-2020-0008 (170 acre parcel which is currently zoned as conservation and agricultural requested to be zoned Industrial) our home is a directly adjoining property and we have received no notification informing us of this plan. During the 2018 and 2019 comprehensive zoning designation hearings, the County Planning Director Ms. Eisenberg told the public that all adjoining property owners would be informed of zoning requests **BEFORE** they were approved. To date none of my neighbors have been notified and this goes directly against the message conveyed by Ms. Eisenberg. Additionally, signs have not been posted to notify the community of the requested rezoning. There has been no attempt to notify the community which would have lead the community to voice any questions, concerns and opposition to this proposed rezoning.

What was abundantly clear from watching the July 21, 2020 planning commission meeting, was that the Planning Commission staff members and the Planning Commission members were performing a cursory review and approval of the request. It's extremely difficult to believe and even harder to accept that the Planning Commission staff and the Planning Commission

members would rezone over 300 acres of land without touring the properties and gaining some familiarity with the surrounding area or the many lives that this rezoning will negatively impact. The 170 acre parcel located along Reese Road, Kimjo Road, and Nadines Court is currently zoned agricultural and conservation. It appears as if the environmental aspects of the proposed rezoning have not been fully considered. Listed below are some facts to consider before making this decision:

1. Per the Planning Department document, "66% of the property has forest cover". A site visit would have revealed that it is very heavily wooded. There was not any mention of the need for reforestation.
2. Per the Planning Department document, "slopes greater than 25% are present bordering the property". A site visit would have revealed that approximately 50% of the entire property has steep slopes. The "back portion" of parcel 50 between Kimjo Road and the river/railroad (west side of the railroad) and on the "other side" of the river/railroad have very steep slopes (east side of the railroad).
3. There are also several streams on the property.
4. The parcel is landlocked. The only public road access is off of Nadine's Court which is in the middle of a residential community and directly in front of our home.
5. All of the adjoining properties are either zoned residential, agricultural, or conservation.
6. The property is outside of the Town of Westminster and outside of the Westminster municipal growth area.
7. There are no plans for water and sewer service.

Moreover, during the July 21 hearing,

1. There was no discussion about how the proposed zoning fit into the overall usage of the broader area.
2. The Planning Department representative did not appear to be familiar with the details of the property.
3. The Planning Commission Members did not ask any detailed questions.
4. Commissioner Rothstein attempted to ask some probing questions but received incomplete answers from the Planning Staff Members. Since Commissioner Rothstein is from the Eldersburg Area, he would not recognize the incomplete nature of the answers.

Other areas of concern surround I2-04-2020-0013 (80 acres along Reese Road currently zoned agricultural, requested to be zoned Industrial). The following should have been considered and duly investigated prior to a rezoning proposal:

1. The only public road access is off of Reese Road (immediately next to a residential community).
2. All of the adjoining properties are either zoned residential, agricultural, or conservation.
3. The property is outside of the Town of Westminster.
4. The property is outside of the Westminster municipal growth area.
5. There are no plans for water and sewer service.
6. Signs have not been posted to notify the community of the requested rezoning.

The environmental aspects of the proposed rezoning have not been fully considered. Per the Planning Department document:

1. Liberty Reservoir stream flows through the property
 - o Almost one-half (45%) of the requested area is forested
2. The property contains greater than 25% steep slopes
 1. A site visit would have revealed that it is very heavily wooded and the steep slopes. There was not any mention of the need for reforestation.

My final point of concern is C3-04-2020-0012 (57 acres currently zoned agricultural at intersection of 140 and Reese Road, requested to be zoned high density commercial). From the information provided it appears that the County has not performed an assessment to determine if the surrounding infrastructure can support the requested rezoning. If such an assessment has been performed what were the outcomes and recommendations? This parcel is located directly on State Highway Administration Route 140 which is already a very highly congested roadway. As you are aware, State Highway 140 was built as a highway to support traffic travelling between towns. It was not constructed to support commercial development. According to the most recent [Maryland Department of Transportation statistics](#), over 43,000 vehicles travel on this roadway each day. On peak weekdays, it is above 50,000. Therefore, the rezoning would require additional traffic lights to manage access into the high density commercial area, increase the number of vehicle accidents on the roadway, and further increase congestion. Moreover, all of the adjoining properties are either zoned residential, agricultural, or conservation. The proposed rezoning is not compatible with the surrounding area. Finally the factors listed below must also be considered and they include:

1. The property is outside of the Town of Westminster.
2. The property is outside of the Westminster municipal growth area.
3. There are no plans for water and sewer service.
4. Signs have not been posted to notify the community of the requested rezoning.
5. The environmental aspects of the proposed rezoning have not been fully considered.
6. Per the Planning Department document: A) The property contains streams, wetlands, and >25% steep slopes; B) A Liberty Reservoir stream flows through the property.

It appears that Ms. Eisenberg, Carroll County Planning Department Director, has a clear bias towards rezoning the property industrial no matter what and regardless of the local community concerns. She stated "that we have been working with the property owners for some time on this rezoning". Who are the adjoining property owners who have expressed concerns to her? It hasn't been any of my neighbors or I as we have **never** received any notifications regarding this proposed rezoning. Although Ms. Eisenberg is aware of the adjoining property owner's concerns, there has not been any outreach to us.

Additionally, during the July 21 hearing, County Planning Staff indicated that all of the information regarding the request was readily available on the County Website. We located the Planning Department Summer 2020 Newsletter but still could not locate the requests. Ultimately, one of our neighbors emailed the Planning Department and they emailed him the documents which he then shared with the community. It should also be noted that the Carroll County Rezoning Website was out of date. After this matter was brought to the attention of the Planning Department, the July and August information was updated on August 11, 2020. Let us also take note that this update was well after the July and August meetings had already taken place. As we are currently in the middle of a pandemic the Planning Commission and the Board of County Commissioners are conducting all of their hearings and meetings virtually. There is no opportunity for a true public meeting to review and discuss the proposed zoning changes. This further increases the need to "over communicate" with all of the adjoining property owners and the community whenever any zoning request is considered. I must reiterate that when we purchased our home a year ago it was not our dream to live in an area that is congested, noisy and air polluted, and devoid of peace and tranquility that we desired. As the final vote is September 2, 2020 I ask you to consider each point laid before you in this email and disapprove all of the proposed rezoning action items.

With Deepest Concern,

Shonda and Aaron Cain
775 Nadines Ct.
Westminster, MD 21157

From: [Kathleen Horneman](#)
To: [CCGov Planning & Zoning Commission](#); [Eisenberg, Lynda](#)
Cc: [Rothstein, Edward](#); [Weaver, Richard](#); [Wantz, Steve](#); [Bouchat, Eric](#); [Frazier, Dennis](#)
Subject: Carroll County Comprehensive Rezoning - Property C-2-05-2020-0028 (Beaty property)
Date: Friday, August 28, 2020 9:38:29 PM
Attachments: [clip_image001.png](#)
[clip_image002.png](#)

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

I am writing, once again, to bring your attention to a historic property situated within a larger parcel (C-2-05-2020-0028 – Beaty property). This parcel was discussed during the virtual July 21, 2020 Planning & Zoning discussion regarding the Comprehensive Property Rezoning process. The property is located at 1701 Bennett Rd. It is currently owned by the Long Meadow Farm, LLC, the surviving children of Raymond Beaty.

Since 2016, I have written to the Planning & Zoning Commission and attended P&Z hearings regarding my concerns for the historic nature of this property. I have, also, written to former and current Boards of Carroll County Commissioners, our States Attorney, Brian DeLeonardo, as well as the Historic Preservation Commission of Carroll County. Each time, I have noted that this property incorporates items of both historical and environmental significance to our unincorporated area of Eldersburg. I have provided a vast amount of documentation to support these concerns. It appears my concerns have not been taken noted. As an adjacent property owner, I was informed of the requested zoning change of the above property. I was referred to the Comprehensive Rezoning map to review and contribute comments. To my disappointment, I found that on page 3 Item #5, *Environmental Constraints*, “nothing of significance on this portion of the property” was noted. Also on page 3, Item #6, *Historic Resources Identified*, “none on this property” was recorded. As an optimist, I assume my comments were just overlooked. So, I will reiterate my concerns and include the associated and footnoted documentation for your consideration.

Historic Family Cemetery

According to Carroll County land records, the property was once owned by Major Nicholas Dorsey (1788-1857) a veteran of the War of 1812^[1]. In Major Dorsey’s will^[2], filed October 19, 1857, Major Dorsey stipulated a “fifty by fifty square of land” to be set-aside as a family cemetery. Dr. Charles Hall, Maryland State Terrestrial Archeologist with the Maryland Historical Trust, noted that the property has a 1000 ft. out-holding owned by Mr. Beaty that is described as “Burial Lt”, located immediately adjacent to a centrally located structure. Dr. Hall goes on to note that “while this may correspond to the lot set aside by Major Dorsey, historic cemeteries have a way of expanding well beyond the boundary. Often such burials are unmarked and represent interments of individuals from marginalized groups.” The Carroll County Genealogical Society documented the Dorsey Cemetery in their publication: *Carroll County Cemeteries Volume One: Southeast (1989 & 2015)*. I have attached a copy of this documentation. As you will note, as recently as 1989, a gravestone was still visible in the overgrowth in the cemetery. Six gravestone inscriptions were recorded for the CCGS

publication with the identified location of the cemetery. Two of the graves were unidentifiable. I have an additional concern for those unidentifiable graves.

Possible African American Slave Burial Site

The unidentifiable graves could include one of the bodies of the four slaves that are listed in Major Dorsey's Will: Dennis White b. 1829; Noah McCormack, b. 1838, Hannah Barney, b. 1835 and "Caroline" born 1842, but deceased by 1859. Major Dorsey's will is a fascinating historical document as it represents the culture and traditions in Carroll County as it was leading up to the Civil War. For example, the will mentions granting a "negro boy, Noah and a negro girl, Hannah" to his nephew until they reached the age of thirty. The description of persons as property holds relatable significance to anyone studying Carroll County history, especially in the context of pre-Civil War. The land is another item of interest as the land is described in "perches", as well as, in geographical points of interest within the property.

Pre-Historic Native American Archeological Significance

There is another interesting piece of historical documentation regarding the Beaty property. Dr. Charles Hall described a survey done in 1977^[3]. The survey notes a large soapstone quarry. Mrs. Ann Horvath of the Carroll County Genealogical Society has a photo of a soapstone bowl (also attached at the end of this email) that was found on the property adjacent to Long Meadow Rd. The use of this type of soapstone bowl dates back between 4,000-8,000 years ago used by local Native American groups. Soapstone manufacture typically occurred along streambeds.

Environmental Significance

I would like to bring your attention to the streambed along the Beaty property. *Snowden Run* is a Class III-P stream. This designation is defined as *Non-Tidal Cold Water* and *Public Water Supply*. According to Trout Unlimited, until the late 1990's, this stream contained Brook Trout. Brook Trout are considered an indicator species as they indicate the health and overall well-being of the streams that they inhabit. I urge you to walk along the streambed behind the Beaty home. It is one of the most beautiful areas in Eldersburg. It is rich with wildlife and lush native vegetation as well as a beautiful green space in our area. In 2016, Mr. Art Senkel, Advocacy Chair for the Mid-Atlantic Council of Trout Unlimited, sent me an email regarding my concerns for the stream. He noted that the stream still remains cold and there exists the possibility of reintroducing trout, particularly brown trout, to Snowden Run. I am appealing to you to please consider the environmental sensitivity of this property and the possibility of both creating and protecting a significant green space/streambed that supplies our watershed.

Finally, I would like to draw your attention to the Bennett Family Cemetery listed in the above mentioned CCGS publication just below the Dorsey Family Cemetery. Despite efforts by the CCGS to protect the Bennett Family Cemetery property, it was bulldozed, and gravestones were destroyed during the construction of the Oak Creek Community along Bennett Rd. Since that time, protections for cemeteries have been enacted by the Maryland General Assembly. Maryland Burial Law^[4] authorizes the State's Attorney for the County to require an archeological investigation of a "known, but not necessarily documented, cemetery" in order to determine "the precise location

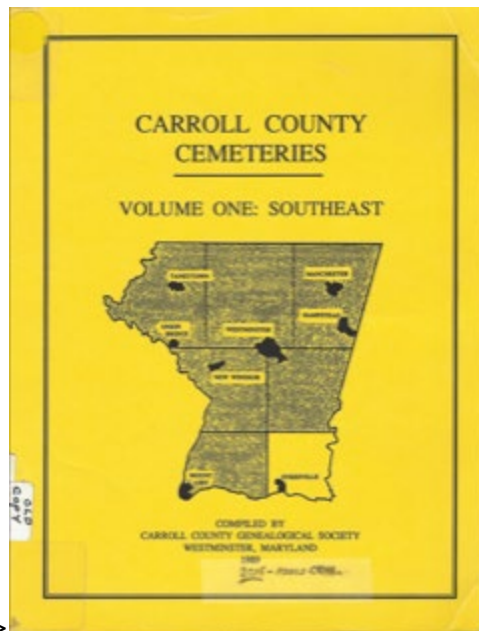
and boundaries of the burial site." The preferred method today involves ground-penetrating radar coupled with some physical ground-truthing (limited excavation to determine the nature of any anomalies detected by GPR). As I mentioned, over the last couple years, I have written to States Attorney, Brian DeLeonardo, regarding the updated language of code, however, I have not received a reply.

With full understanding that the owner of this property has broad protected land-owner rights, I urge you to, also, consider the historic and environmental significance of this property.

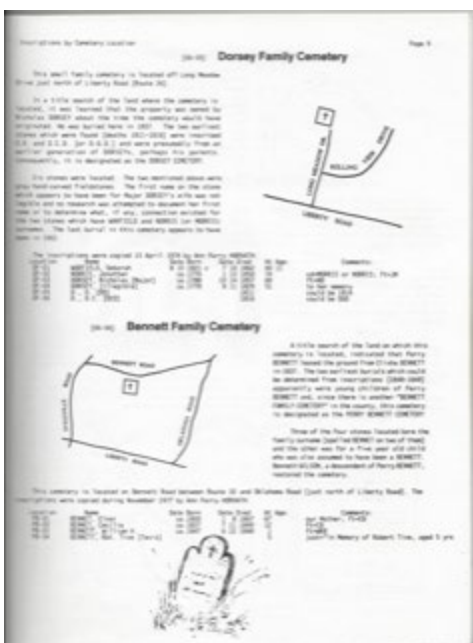
I appreciate any and all efforts that you and your staff will consider regarding this property.

Sincerely,

Kathleen L. Horneman



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<!--[if !supportFootnotes]-->

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<!--[if !supportFootnotes]-->[1]<!--[endif]--> "United States Registers of Enlistments in the U.S. Army, 1798-1914," 029-030, 1815 May-1821 Jun, D-H > image 74 of 491; NARA microfilm publication M233 (Washington, D.C.: National Archives and Records Administration, n.d.)

<!--[if !supportFootnotes]-->[2]<!--[endif]--> Maryland Register of Wills, Carroll County. Will No. 572, LIBER J.B.No. 2, Folio 351

<!--[if !supportFootnotes]-->[3]<!--[endif]--> Accessed from the Maryland Historical Trust's Public Access Synthesis Project Database (<https://mhmt.maryland.gov/secure/synthesis/pdf/18CR18.pdf>) by K. Horneman, 12/14/2016.



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From: Joy, Kathy L.
To: Stewart, Clare A.; Eisenberg, Lynda; Lane, Mary S
Cc: Bavetta, Laura E.
Subject: FW: Rezoning I1-04-2020-0008/EC-04-2020-0009 I2-04-2020-0013 C3-04-2020-0012
Date: Friday, August 28, 2020 1:23:47 PM

Kathy Joy, Office Associate

Carroll County Department of Planning
225 N. Center Street
Westminster, MD 21157
kjoy@carrollcountymd.gov
410-386-5145

Due to the COVID-19 Pandemic, county operations have been reduced. The office is staffed 5 days a week, and open to the public by appointment only. If you need immediate assistance, please call the Carroll Department of Planning at 410-386-5145.



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From: ROBERT LLOYD <bobmichelle3@comcast.net>
Sent: Friday, August 28, 2020 12:31 PM
To: CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>; Weaver, Richard <crweaver@carrollcountymd.gov>; Frazier, Dennis <dfrazier@carrollcountymd.gov>; Wantz, Steve <swantz@carrollcountymd.gov>; Rothstein, Edward <erothstein@carrollcountymd.gov>; Bouchat, Eric <ebouchat@carrollcountymd.gov>
Subject: Rezoning I1-04-2020-0008/EC-04-2020-0009 I2-04-2020-0013 C3-04-2020-0012

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

I recently moved to 783 Nadine's Ct 7/31/2019. The reason I moved here was to get away from the city and raise my family in a safer environment. I have major concerns about the rezoning and the type of traffic that would bring into environment. I also need to point out that my understanding was that the land around my neighborhood when I moved in was zoned for agricultural and conservation. The reason I moved here was the nature and the country charm.

I do not support the rezoning for these reasons and the reasons listed below. I have serious concerns about how this rezoning has been communicated during the pandemic. I should not have received notice after meetings have already taken place. I feel like the notification is a formality and decisions have already been made and this was all by design.

Bob Lloyd

I1-04-2020-0008 (170 acre parcel which is currently zoned as conservation and agricultural requested to be zoned Industrial)

During the 2018 and 2019 comprehensive zoning designation hearings, the County Planning Director Ms. Eisenberg told the public that all adjoining property owners would be informed of zoning requests BEFORE they were approved. - None of my neighbors have been notified. - Signs have not been posted to notify the

community of the requested rezoning. - From watching the July 21, 2020 Planning Commission Meeting, it was clearly obvious that the Planning Commission Staff Members and the Planning Commission Members were performing a "tabletop" review and approval of the request. It's extremely difficult to believe (and accept) that the Planning Commission Staff and the Planning Commission Members would rezone over 300 acres of land without touring the properties (and gaining some familiarity with the surrounding area). - The 170 acre parcel located along Reese Road, Kimjo Road, and Nadines Court is currently zoned agricultural and conservation. - The environmental aspects of the proposed rezoning have not been fully considered.--- Per the Planning Department document, "66% of the property has forest cover". A site visit would have revealed that it is very heavily wooded. There was not any mention of the need for reforestation. --- Per the Planning Department document, "slopes greater than 25% are present bordering the property". A site visit would have revealed that approximately 50% of the entire property has steep slopes. The "back portion" of parcel 50 between Kimjo Road and the river/railroad (west side of the railroad) and on the "other side" of the river/railroad have very steep slopes (east side of the railroad).--- There are also several streams on the property. - The parcel is landlocked. The only public road access is off of Nadine's Court (in the middle of a residential community). - All of the adjoining properties are either zoned residential, agricultural, or conservation. - The property is outside of the Town of Westminster and outside of the Westminster municipal growth area. - There are no plans for water and sewer service. - During the July 21 hearing, --- There was no discussion about how the proposed zoning fit into the overall usage of the broader area.--- The Planning Department representative did not appear to be familiar with the details of the property. --- The Planning Commission Members did not ask any detailed questions. --- Commissioner Rothstein attempted to ask some probing questions but received incomplete answers from the Planning Staff Member. Since Commissioner Rothstein is from the Eldersburg Area, he would not recognize the incomplete nature of the answers. - It appears that Ms. Eisenberg (Carroll County Planning Department Director) has a clear bias towards rezoning the property industrial no matter what and regardless of the local community concerns. She stated "that we have been working with the property owner for some time on this rezoning". How about the adjoining property owners who have expressed concerns to her? Although Ms. Eisenberg is aware of the adjoining property owner concerns, there has not been any outreach to us. - During the July 21 hearing, County Planning Staff indicated that all of the information regarding the request was readily available on the County Website. We located the Planning Department Summer 2020 Newsletter but still could not locate the requests. Ultimately, I emailed the Planning Department and they emailed me the documents. - The Carroll County Rezoning Website was out of date. After I brought this matter to the attention of the Planning Department, the July and August information was updated on August 11 - well after the July and August meetings had already taken place. - We are currently in the middle of a pandemic. The Planning Commission and the Board of County Commissioners are conducting all of their hearings and meetings virtually. There is no opportunity for a true public meeting to review and discuss the proposed zoning changes. This further increases the need to "over communicate" with all of the adjoining property owners and the community whenever any zoning request is considered.

12-04-2020-0013 (80 acres along Reese Road currently zoned agricultural, requested to be zoned Industrial)

- The only public road access is off of Reese Road (immediately next to a residential community).
- All of the adjoining properties are either zoned residential, agricultural, or conservation.
- The property is outside of the Town of Westminster.
- The property is outside of the Westminster municipal growth area.
- There are no plans for water and sewer service.
- Signs have not been posted to notify the community of the requested rezoning.
- The environmental aspects of the proposed rezoning have not been fully considered. Per the Planning Department document,
 - Liberty Reservoir stream flows through the property;
 - Almost one-half (45%) of the requested area is forested;
 - The property contains greater than 25% steep slopes;
- A site visit would have revealed that it is very heavily wooded and the steep slopes. There was not any mention of the need for reforestation. - During the July 21 hearing, there was no discussion about how the proposed zoning fit into the overall usage of the broader area.
- We are currently in the middle of a pandemic. The Planning Commission and the Board of County Commissioners are conducting all of their hearings and meetings virtually. There is no opportunity for a true public meeting to review and discuss the proposed zoning changes. This further increases the need to "over communicate" with all of the adjoining property owners and the community whenever any zoning request is considered.

C3-04-2020-0012 (57 acres currently zoned agricultural at intersection of 140 and Reese Road, requested to be zoned high density commercial)

- The County has not performed an assessment to determine if the surrounding infrastructure can support the requested rezoning. -- This parcel is located directly on State Highway Administration Route 140 which is already a very highly congested roadway. State Highway 140 was built as a highway to support traffic travelling between towns. It was not constructed to support commercial development.-- According to the most recent Maryland Department of Transportation statistics, over 43,000 vehicles travel on this roadway each day. On peak weekdays, it is above 50,000.

https://www.roads.maryland.gov/Traffic_Volume_Maps/Traffic_Volume_Maps.pdf-

- The rezoning would require additional traffic lights to manage access into the high density commercial area, increase the number of vehicle accidents on the roadway, and further increase congestion. - All of the adjoining properties are either zoned residential, agricultural, or conservation. The proposed rezoning is not compatible with the surrounding area.
- The property is outside of the Town of Westminster.
- The property is outside of the Westminster municipal growth area.
- There are no plans for water and sewer service.
- Signs have not been posted to notify the community of the requested rezoning.
- The environmental aspects of the proposed rezoning have not been fully considered. Per the Planning Department document,
 - The property contains streams, wetlands, and >25% steep slopes; --- A Liberty Reservoir stream flows through the property.
- We are currently in the middle of a pandemic. The Planning Commission and the Board of County Commissioners are conducting all of their hearings and meetings virtually. There

is no opportunity for a public meeting to review and discuss the proposed zoning changes. This further increases the need to "over communicate" with all of the adjoining property owners and the community whenever any zoning request is considered.

Joy, Kathy L.

From: Info CCG
Sent: Monday, August 31, 2020 2:09 PM
To: Carroll Rezoning
Subject: Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

Name

michael bloom

Email

mike3281@yahoo.com

Property of Interest Request

C2-05-2020-0028

Submit Comments

will I get answers to my questions befor the virtual meeting on sept 2 ?

Please complete

From: [Info CCG](#)
To: [Carroll Rezoning](#)
Subject: Comprehensive Rezoning - Comment Card Submission
Date: Monday, August 31, 2020 9:51:33 PM

The following comment was submitted:

Name

Missy Parks

Email

missyparks777@yahoo.com

Property of Interest Request

C3-04-2020-0012

Submit Comments

To Whom It May Concern

I am writing to protest the re-zoning of three parcels that were discussed during the July 21, 2020 Carroll County Planning Commission meeting. The three parcels in question are:

I1-04-2020-008 (170 acres parcel which is currently zoned as conservation and agricultural requested to be zoned Industrial)

I2-04-2020-0013 (80 acres along Reese Road currently zoned agricultural, requested to be zoned Industrial)

C3-04-2020-0012 (57 acres currently zoned agricultural at intersection of 140 and Reese Road, requested to be zoned high density commercial)

First, I am extremely frustrated with the fact that no residents, living in and around these parcels, were informed about the July 21 meeting, nor the upcoming Sept 2 meeting. We were not afforded the opportunity to express our concerns to the Planning Commission with the re-zoning of these parcels. Based on my understanding of zoning by local municipalities, zoning is supposed to help an area grow in a way that is orderly and serves the public interest. In addition, upon researching zoning, I found the following: "State governments have the power to zone for the advancement of the health, morals, safety or general welfare of the community. They in turn grant this power to the local governments, enabling them to control the character of a particular location." I ask you now.... What part of re-zoning agricultural and conservation land to industrial and high-density commercial would provide advancement of health, morals, safety or general welfare to the Carroll County residents along these three parcels. Let's break this down based on those topics:

Advancement of Health- Almost everyone, if not everyone, has their own well water and sewer. Who is going to ensure our water is safe for consumption once high density commercial and industrial properties are being built? Who is going to continue to monitor our water supply once these high industrial and commercial properties are in use? How would polluting the air from these commercial and industrial properties benefit the residents? Some of our residents have moved to this area to enjoy the benefits of quiet and find solace in the peace that this area provides. However, if construction begins and, we all know construction will be 7 days a week in order to

meet deadlines, how does that benefit the mental health of these residents. Who from the Planning Commission, will be there to help these residents when the noise is deafening? Morals- "Morals are formed out of a person's values. Values are the foundation of a person's ability to judge between right and wrong." The fact that no residents in and around these parcels was notified about the July 21, 2020 meeting nor the upcoming Sept 2, 2020 meeting is just plain WRONG. I question the morality of the Planning Commission and question if the Planning commission is even looking out for the best interests of the Carroll County residents.

Safety or General Welfare of the Community- Has anyone from the Planning Commission driven down Reese Road or the surrounding smaller roads? If you have, then I question your ability to decide on our safety. Reese road barely can fit two passing cars. What is going to happen once construction equipment and trucks start driving up and down this road? How are we going to feel safe getting to and from our homes? There are numerous residents that walk and run up and down Reese Road, however, once construction equipment starts coming up and down the road, this will not be safe for the residents walking/running and they will now need to find somewhere else to go in order to be safe. Do you find this fair?

The residents around these parcels deserves due process and should be heard before any final or formal commitment from the Planning Commission has been made. I personally would like to ask the Planning Commission to supply me a copy of their procedures outlining their process required for notification of hearings on re-zoning to residents whose property interest will be affected. Everyone that has written into the Commission regarding these three parcels has property interests that will be affected. WE have a right to know!

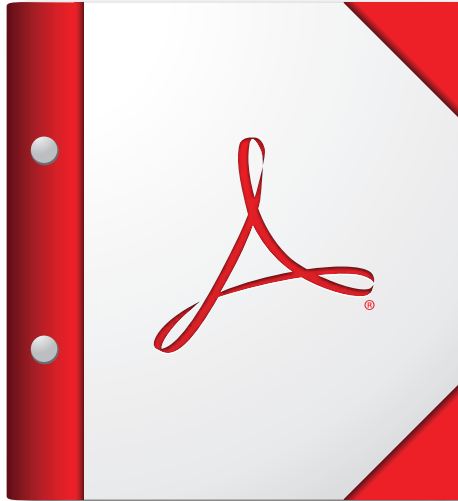
Why would there be a need to re-zone agricultural and, most importantly conservation land, to high density industrial and commercial use, when there are plenty of unoccupied commercial properties along Rte 140. Wolf's Furniture Store is a perfect example of a large commercial empty structure that could be re-purposed for another commercial use. Another example is Pier One that has recently gone out of business. This empty structure again could be re-purposed for commercial use. Why continue to build new structure when there are current empty structures that can be used.

In a time when this country has seen so much turmoil and destruction to communities, I certainly hope this won't happen to Carroll County. Let's continue to keep this area safe for the families living around these parcels so they can have a place to call their forever home.

Regards,

Melissa Parks

Please complete



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From: [Info CCG](#)
To: [Carroll Rezoning](#)
Subject: Comprehensive Rezoning - Comment Card Submission
Date: Monday, August 31, 2020 9:56:24 PM

The following comment was submitted:

Name

James v Martin

Email

jm88mike@yahoo.com

Property of Interest Request

11-04-2020-0008

Submit Comments

My name is James Martin and i am writing you this letter in regards to the rezoning plan in my communities neighborhood. I would first like to share with you why i moved to this area of Carroll County to begin with. I am a Disabled Combat Veteran that fought in Taji, Iraq in 2009-2010 and Kandahar, Afghanistan in 2011-2012 in which i received my injuries. We moved to this community because it is small , quiet ,not to far off the beaten path and has amazing views . We moved here because the city life in Baltimore was deteriorating my mental health and we reached the decision that it would greatly improve my quality of life and so far it has, that is until we found out about the rezoning plans for the community. Since then i have had sleepless nights and severe anxiety in which has brought me back to the feeling of living in the city again. I have grave concerns on the impact this rezoning plan will have on my community and the future of my health and well being. Now to mention my concerns and to list the data that just doesn't seem to add up to favor a Yay vote for this plan.

1: Noise . As of now the noise here is very minimal and if this gets approved , it will be unbearable to live here.

2: Water and sewage. How will this rezoning plan affect our wells (which we paid a lot of money to have drilled and upkeep) ? Who is going to pay for them to be checked for contamination if this plan is approved ? How will these Commercial and Industrial complexes deal with sewage as we do not have city sewage out here , we have our own septic systems (which cost us thousands of dollars to put in and upkeep) I think i know the answer but will wait for the response .

3: Wildlife . The wildlife in our community is what attracts most of the residents to want to live here. What is the plan to relocate and or reforest the community if the plan is approved ?

4: Crime. Statistics show that when a commercial and industrial complex are put into a community , crime rates go up . How will the county respond to this ? (Yet another reason we left the city)

5: Fire/EMS/Police response. Does the county plan on adding more in order to combat the demand needed ? The response times are already borderline adequate according to the data .

6: Traffic. We live off a residential road that is barely wide enough for 2 cars to pass one another and it is a windy road .The road is not designed for thru traffic. What is the Counties plan to combat this ? Will they take peoples property in order to accommodate such rezoning ? More cars = More accidents which takes us back to point 5 .

7: Who benefits from this rezoning plan ? The Community or the County ?

In conclusion ,In a time when the public is having a hard time believing their elected officials, I am very displeased about the proposed re-zoning of a property that directly impacts the local residents. There are many other sites that can be had in order to put in commercial/industrial complexes closer to Westminster growth area that are currently vacant and more that will be going out of business due to COVID-19. I as a resident and a property owner in this community strongly oppose this rezoning plan put forth by the county . Below you will find support data and information that further supports a no Nay vote for the proposed rezoning.

11-04-2020-0008 (170 acre parcel which is currently zoned as conservation and agricultural requested to be zoned Industrial)

- I have not been notified. During the 2018 and 2019 comprehensive zoning designation hearings, the County Planning Director Ms. Eisenberg told the public that all adjoining property owners would be informed of zoning requests BEFORE they were approved.

- None of my neighbors have been notified.

- Signs have not been posted to notify the community of the requested rezoning.

- From watching the July 21, 2020 Planning Commission Meeting, it was clearly obvious that the Planning Commission Staff Members and the Planning Commission Members were performing a "tabletop" review and approval of the request. It's extremely difficult to believe (and accept) that the Planning Commission Staff and the Planning Commission Members would rezone over 300 acres of land without touring the properties (and gaining some familiarity with the surrounding area).

- The 170 acre parcel located along Reese Road, Kimjo Road, and Nadines Court is currently zoned agricultural and conservation.

- The environmental aspects of the proposed rezoning have not been fully considered.

- Per the Planning Department document, "66% of the property has forest cover". A site visit would have revealed that it is very heavily wooded. There was not any mention of the need for reforestation.

- Per the Planning Department document, "slopes greater than 25% are present bordering the property". A site visit would have revealed that approximately 50% of the entire property has steep slopes. The "back portion" of parcel 50 between Kimjo Road and the river/railroad (west side of the railroad) and on the "other side" of the river/railroad have very steep slopes (east side of the railroad).

- There are also several streams on the property.

- The parcel is landlocked. The only public road access is off of Nadine's Court (in the middle of a residential community).

- All of the adjoining properties are either zoned residential, agricultural, or conservation.

- The property is outside of the Town of Westminster and outside of the Westminster municipal growth area.

- There are no plans for water and sewer service.

- During the July 21 hearing,

- There was no discussion about how the proposed zoning fit into the overall usage of the broader area.
- The Planning Department representative did not appear to be familiar with the details of the property.
- The Planning Commission Members did not ask any detailed questions.
- Commissioner Rothstein attempted to ask some probing questions but received incomplete answers from the Planning Staff Member. Since Commissioner Rothstein is from the Eldersburg Area, he would not recognize the incomplete nature of the answers.
- It appears that Ms. Eisenberg (Carroll County Planning Department Director) has a clear bias towards rezoning the property industrial no matter what and regardless of the local community concerns. She stated "that we have been working with the property owner for some time on this rezoning". How about the adjoining property owners who have expressed concerns to her? Although Ms. Eisenberg is aware of the adjoining property owner concerns, there has not been any outreach to us.
- During the July 21 hearing, County Planning Staff indicated that all of the information regarding the request was readily available on the County Website. We located the Planning Department Summer 2020 Newsletter but still could not locate the requests. Ultimately, I emailed the Planning Department and they emailed me the documents.
- The Carroll County Rezoning Website was out of date. After I brought this matter to the attention of the Planning Department, the July and August information was updated on August 11 - well after the July and August meetings had already taken place.
- We are currently in the middle of a pandemic. The Planning Commission and the Board of County Commissioners are conducting all of their hearings and meetings virtually. There is no opportunity for a true public meeting to review and discuss the proposed zoning changes. This further increases the need to "over communicate" with all of the adjoining property owners and the community whenever any zoning request is considered.

I2-04-2020-0013 (80 acres along Reese Road currently zoned agricultural, requested to be zoned Industrial)

- The only public road access is off of Reese Road (immediately next to a residential community).
- All of the adjoining properties are either zoned residential, agricultural, or conservation.
- The property is outside of the Town of Westminster.
- The property is outside of the Westminster municipal growth area.
- There are no plans for water and sewer service.
- Signs have not been posted to notify the community of the requested rezoning.
- The environmental aspects of the proposed rezoning have not been fully considered.

Per the Planning Department document,

- Liberty Reservoir stream flows through the property;
 - Almost one-half (45%) of the requested area is forested;
 - The property contains greater than 25% steep slopes;
 - A site visit would have revealed that it is very heavily wooded and the steep slopes.
- There was not any mention of the need for reforestation.
- During the July 21 hearing, there was no discussion about how the proposed zoning fit into the overall usage of the broader area.
 - We are currently in the middle of a pandemic. The Planning Commission and the Board of County Commissioners are conducting all of their hearings and meetings

virtually. There is no opportunity for a true public meeting to review and discuss the proposed zoning changes. This further increases the need to "over communicate" with all of the adjoining property owners and the community whenever any zoning request is considered.

C3-04-2020-0012 (57 acres currently zoned agricultural at intersection of 140 and Reese Road, requested to be zoned high density commercial)

- The County has not performed an assessment to determine if the surrounding infrastructure can support the requested rezoning.
 - This parcel is located directly on State Highway Administration Route 140 which is already a very highly congested roadway.
 - State Highway 140 was built as a highway to support traffic travelling between towns. It was not constructed to support commercial development.
 - According to the most recent Maryland Department of Transportation statistics, over 43,000 vehicles travel on this roadway each days. On peak weekdays, it is above 50,000.
 - https://www.roads.maryland.gov/Traffic_Volume_Maps/Traffic_Volume_Maps.pdf
 - The rezoning would require additional traffic lights to manage access into the high density commercial area, increase the number of vehicle accidents on the roadway, and further increase congestion.
 - All of the adjoining properties are either zoned residential, agricultural, or conservation. The proposed rezoning is not compatible with the surrounding area.
 - The property is outside of the Town of Westminster.
 - The property is outside of the Westminster municipal growth area.
 - There are no plans for water and sewer service.
 - Signs have not been posted to notify the community of the requested rezoning.
 - The environmental aspects of the proposed rezoning have not been fully considered.
- Per the Planning Department document,
- The property contains streams, wetlands, and >25% steep slopes;
 - A Liberty Reservoir stream flows through the property.
 - We are currently in the middle of a pandemic. The Planning Commission and the Board of County Commissioners are conducting all of their hearings and meetings virtually. There is no opportunity for a public meeting to review and discuss the proposed zoning changes. This further increases the need to "over communicate" with all of the adjoining property owners and the community whenever any zoning request is considered.

Please complete

From: [Info CCG](#)
To: [Carroll Rezoning](#)
Subject: Comprehensive Rezoning - Comment Card Submission
Date: Monday, August 31, 2020 9:57:02 PM

The following comment was submitted:

Name

James v Martin

Email

jm88mike@yahoo.com

Property of Interest Request

C3-04-2020-0012

Submit Comments

My name is James Martin and i am writing you this letter in regards to the rezoning plan in my communities neighborhood. I would first like to share with you why i moved to this area of Carrol County to begin with. I am a Disabled Combat Veteran that fought in Taji, Iraq in 2009-2010 and Kandahar, Afghanistan in 2011-2012 in which i received my injuries. We moved to this community because it is small , quiet ,not to far off the beaten path and has amazing views . We moved here because the city life in Baltimore was deteriorating my mental health and we reached the decision that it would greatly improve my quality of life and so far it has, that is until we found out about the rezoning plans for the community. Since then i have had sleepless nights and severe anxiety in which has brought me back to the feeling of living in the city again. I have grave concerns on the impact this rezoning plan will have on my community and the future of my health and well being. Now to mention my concerns and to list the data that just doesn't seem to add up to favor a Yay vote for this plan.

1: Noise . As of now the noise here is very minimal and if this gets approved , it will be unbearable to live here.

2: Water and sewage. How will this rezoning plan affect our wells (which we paid a lot of money to have drilled and upkeep) ? Who is going to pay for them to be checked for contamination if this plan is approved ? How will these Commercial and Industrial complexes deal with sewage as we do not have city sewage out here , we have our own septic systems (which cost us thousands of dollars to put in and upkeep) I think i know the answer but will wait for the response .

3: Wildlife . The wildlife in our community is what attracts most of the residents to want to live here. What is the plan to relocate and or reforest the community if the plan is approved ?

4: Crime. Statistics show that when a commercial and industrial complex are put into a community , crime rates go up . How will the county respond to this ? (Yet another reason we left the city)

5: Fire/EMS/Police response. Does the county plan on adding more in order to combat the demand needed ? The response times are already borderline adequate according to the data .

6: Traffic. We live off a residential road that is barely wide enough for 2 cars to pass one another and it is a windy road .The road is not designed for thru traffic. What is the Counties plan to combat this ? Will they take peoples property in order to accommodate such rezoning ? More cars = More accidents which takes us back to point 5 .

7: Who benefits from this rezoning plan ? The Community or the County ?

In conclusion ,In a time when the public is having a hard time believing their elected officials, I am very displeased about the proposed re-zoning of a property that directly impacts the local residents. There are many other sites that can be had in order to put in commercial/industrial complexes closer to Westminster growth area that are currently vacant and more that will be going out of business due to COVID-19. I as a resident and a property owner in this community strongly oppose this rezoning plan put forth by the county . Below you will find support data and information that further supports a no Nay vote for the proposed rezoning.

11-04-2020-0008 (170 acre parcel which is currently zoned as conservation and agricultural requested to be zoned Industrial)

- I have not been notified. During the 2018 and 2019 comprehensive zoning designation hearings, the County Planning Director Ms. Eisenberg told the public that all adjoining property owners would be informed of zoning requests BEFORE they were approved.

- None of my neighbors have been notified.

- Signs have not been posted to notify the community of the requested rezoning.

- From watching the July 21, 2020 Planning Commission Meeting, it was clearly obvious that the Planning Commission Staff Members and the Planning Commission Members were performing a "tabletop" review and approval of the request. It's extremely difficult to believe (and accept) that the Planning Commission Staff and the Planning Commission Members would rezone over 300 acres of land without touring the properties (and gaining some familiarity with the surrounding area).

- The 170 acre parcel located along Reese Road, Kimjo Road, and Nadines Court is currently zoned agricultural and conservation.

- The environmental aspects of the proposed rezoning have not been fully considered.

- Per the Planning Department document, "66% of the property has forest cover". A site visit would have revealed that it is very heavily wooded. There was not any mention of the need for reforestation.

- Per the Planning Department document, "slopes greater than 25% are present bordering the property". A site visit would have revealed that approximately 50% of the entire property has steep slopes. The "back portion" of parcel 50 between Kimjo Road and the river/railroad (west side of the railroad) and on the "other side" of the river/railroad have very steep slopes (east side of the railroad).

- There are also several streams on the property.

- The parcel is landlocked. The only public road access is off of Nadine's Court (in the middle of a residential community).

- All of the adjoining properties are either zoned residential, agricultural, or conservation.

- The property is outside of the Town of Westminster and outside of the Westminster municipal growth area.

- There are no plans for water and sewer service.

- During the July 21 hearing,

- There was no discussion about how the proposed zoning fit into the overall usage of the broader area.
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- The Planning Commission Members did not ask any detailed questions.
- Commissioner Rothstein attempted to ask some probing questions but received incomplete answers from the Planning Staff Member. Since Commissioner Rothstein is from the Eldersburg Area, he would not recognize the incomplete nature of the answers.
- It appears that Ms. Eisenberg (Carroll County Planning Department Director) has a clear bias towards rezoning the property industrial no matter what and regardless of the local community concerns. She stated "that we have been working with the property owner for some time on this rezoning". How about the adjoining property owners who have expressed concerns to her? Although Ms. Eisenberg is aware of the adjoining property owner concerns, there has not been any outreach to us.
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- The Carroll County Rezoning Website was out of date. After I brought this matter to the attention of the Planning Department, the July and August information was updated on August 11 - well after the July and August meetings had already taken place.
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I2-04-2020-0013 (80 acres along Reese Road currently zoned agricultural, requested to be zoned Industrial)

- The only public road access is off of Reese Road (immediately next to a residential community).
- All of the adjoining properties are either zoned residential, agricultural, or conservation.
- The property is outside of the Town of Westminster.
- The property is outside of the Westminster municipal growth area.
- There are no plans for water and sewer service.
- Signs have not been posted to notify the community of the requested rezoning.
- The environmental aspects of the proposed rezoning have not been fully considered.

Per the Planning Department document,

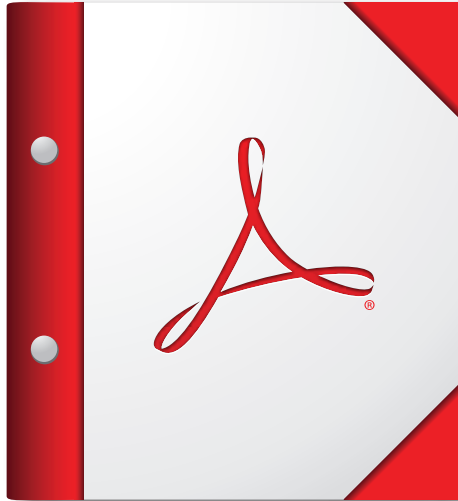
- Liberty Reservoir stream flows through the property;
 - Almost one-half (45%) of the requested area is forested;
 - The property contains greater than 25% steep slopes;
 - A site visit would have revealed that it is very heavily wooded and the steep slopes.
- There was not any mention of the need for reforestation.
- During the July 21 hearing, there was no discussion about how the proposed zoning fit into the overall usage of the broader area.
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virtually. There is no opportunity for a true public meeting to review and discuss the proposed zoning changes. This further increases the need to "over communicate" with all of the adjoining property owners and the community whenever any zoning request is considered.

C3-04-2020-0012 (57 acres currently zoned agricultural at intersection of 140 and Reese Road, requested to be zoned high density commercial)

- The County has not performed an assessment to determine if the surrounding infrastructure can support the requested rezoning.
 - This parcel is located directly on State Highway Administration Route 140 which is already a very highly congested roadway.
 - State Highway 140 was built as a highway to support traffic travelling between towns. It was not constructed to support commercial development.
 - According to the most recent Maryland Department of Transportation statistics, over 43,000 vehicles travel on this roadway each days. On peak weekdays, it is above 50,000.
 - https://www.roads.maryland.gov/Traffic_Volume_Maps/Traffic_Volume_Maps.pdf
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- Per the Planning Department document,
- The property contains streams, wetlands, and >25% steep slopes;
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Please complete



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Joy, Kathy L.

From: Info CCG
Sent: Monday, August 31, 2020 9:53 PM
To: Carroll Rezoning
Subject: Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

Name

Missy Parks

Email

missyparks777@yahoo.com

Property of Interest Request

I2-04-2020-0013

Submit Comments

I am writing to protest the re-zoning of three parcels that were discussed during the July 21, 2020 Carroll County Planning Commission meeting. The three parcels in question are:

I1-04-2020-008 (170 acres parcel which is currently zoned as conservation and agricultural requested to be zoned Industrial)

I2-04-2020-0013 (80 acres along Reese Road currently zoned agricultural, requested to be zoned Industrial)

C3-04-2020-0012 (57 acres currently zoned agricultural at intersection of 140 and Reese Road, requested to be zoned high density commercial)

First, I am extremely frustrated with the fact that no residents, living in and around these parcels, were informed about the July 21 meeting, nor the upcoming Sept 2 meeting. We were not afforded the opportunity to express our concerns to the Planning Commission with the re-zoning of these parcels. Based on my understanding of zoning by local municipalities, zoning is supposed to help an area grow in a way that is orderly and serves the public interest. In addition, upon researching zoning, I found the following: "State governments have the power to zone for the advancement of the health, morals, safety or general welfare of the community. They in turn grant this power to the local governments, enabling them to control the character of a particular location." I ask you now.... What part of re-zoning agricultural and conservation land to industrial and high-density commercial would provide advancement of health, morals, safety or general welfare to the Carroll County residents along these three parcels. Let's break this down based on those topics:

Advancement of Health- Almost everyone, if not everyone, has their own well water and sewer. Who is going to ensure our water is safe for consumption once high density commercial and industrial properties are being built? Who is going to continue to monitor our water supply once these high industrial and commercial properties are in use? How would polluting the air from these commercial and industrial properties benefit the residents? Some of our residents have moved to this area to enjoy the benefits of quiet and find solace in the peace that this area provides. However, if construction begins and, we all know construction will be 7 days a week in order to meet deadlines, how does that benefit the mental health of these residents. Who from the Planning Commission, will be there to help these residents when the noise is deafening?

Morals- "Morals are formed out of a person's values. Values are the foundation of a person's ability to judge between right and wrong." The fact that no residents in and around these parcels was notified about the July 21, 2020 meeting nor the upcoming Sept 2, 2020 meeting is just plain WRONG. I question the morality of the Planning Commission and question if the Planning commission is even looking out for the best interests of the Carroll County residents.

Safety or General Welfare of the Community- Has anyone from the Planning Commission driven down Reese Road or the surrounding smaller roads? If you have, then I question your ability to decide on our safety. Reese

road barely can fit two passing cars. What is going to happen once construction equipment and trucks start driving up and down this road? How are we going to feel safe getting to and from our homes? There are numerous residents that walk and run up and down Reese Road, however, once construction equipment starts coming up and down the road, this will not be safe for the residents walking/running and they will now need to find somewhere else to go in order to be safe. Do you find this fair?

The residents around these parcels deserves due process and should be heard before any final or formal commitment from the Planning Commission has been made. I personally would like to ask the Planning Commission to supply me a copy of their procedures outlining their process required for notification of hearings on re-zoning to residents whose property interest will be affected. Everyone that has written into the Commission regarding these three parcels has property interests that will be affected. WE have a right to know!

Why would there be a need to re-zone agricultural and, most importantly conservation land, to high density industrial and commercial use, when there are plenty of unoccupied commercial properties along Rte 140. Wolf's Furniture Store is a perfect example of a large commercial empty structure that could be re-purposed for another commercial use. Another example is Pier One that has recently gone out of business. This empty structure again could be re-purposed for commercial use. Why continue to build new structure when there are current empty structures that can be used.

In a time when this country has seen so much turmoil and destruction to communities, I certainly hope this won't happen to Carroll County. Let's continue to keep this area safe for the families living around these parcels so they can have a place to call their forever home.

Regards,

Melissa Parks

Please complete

Joy, Kathy L.

From: Missy Parks <missyparks777@yahoo.com>
Sent: Monday, August 31, 2020 10:01 PM
To: CCGov Planning & Zoning Commission; Weaver, Richard; Frazier, Dennis; Wantz, Steve; Rothstein, Edward; Bouchat, Eric
Cc: Shonda; Meghan Pfeifer; Lindsay Morsberger; Andy Dodge; Jennifer Sallow; Jill Popowich; acainsr@comcast.net; balambfinch@yahoo.com; bob@lordindustries.com; bobmichelle3@comcast.net; bthanford@yahoo.com; Peggy Faith; caput.m@gmail.com; charles.shane.m@gmail.com; cprior@frederickmdpolice.org; cprior@frederickpolice.org; craigoc3555@gmail.com; cvs.10@verizon.net; danmakar@aol.com; dizzylane@aol.com; dodgedynasty614@yahoo.com; edwardsjanet2011@gmail.com; estewart928@comcast.net; fnwest@msn.com; fran.burgos@hotmail.com; gassnerl@yahoo.com; info@techstartups.com; janaesmom221@gmail.com; Joy Byrnes; jeg@basi.us.com; joesjeepjungle@gmail.com; johnshaller@me.com; jonesmaxine@comcast.net; joseph.peri@jhuapl.edu; jsallow@bcps.org; jtrz@me.com; karenmstohrer@gmail.com; krcall72@yahoo.com; lindsay.dodge@ymail.com; lmadar1@jhmi.edu; maresii@aol.com; mdodge2@umbc.edu; Missy Parks; msmakar24@aol.com; originalsultan72@yahoo.com; patrick@stohrer.org; pipeline22k@aol.com; postxmen@hotmail.com; princessfesmire@gmail.com; rbaker@pathtechnologies.com; rjdreer@aol.com; sanbornpm@yahoo.com; Susan Baker; scottmorsberger@yahoo.com; slvarner15@icloud.com; smithelaineb@yahoo.com; steve@uglywon.com; tmsassycat2001@aol.com; triciacaput@gmail.com; tstewart928@comcast.net; vickiestark061@gmail.com ; James Martin
Subject: Re-zoning parcels

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

To Whom It May Concern

I am writing to protest the re-zoning of three parcels that were discussed during the July 21, 2020 Carroll County Planning Commission meeting. The three parcels in question are:

- 1.) I1-04-2020-008 (170 acres parcel which is currently zoned as conservation and agricultural requested to be zoned Industrial)
- 2.) I2-04-2020-0013 (80 acres along Reese Road currently zoned agricultural, requested to be zoned Industrial)
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First, I am extremely frustrated with the fact that no residents, living in and around these parcels, were informed about the July 21 meeting, nor the upcoming Sept 2 meeting. We were not afforded the opportunity to express our concerns to the Planning Commission with the re-zoning of these parcels. Based on my understanding of zoning by local municipalities, zoning is supposed to help an area grow in a way that is orderly and serves the public interest. In addition, upon researching zoning, I found the following: "State governments have the power to zone for the advancement of the health, morals, safety or general welfare of the community. They in turn grant this power to the local governments, enabling them to control the character of a particular location." I ask you now.... What part of re-zoning agricultural and conservation land to industrial and high-density commercial would provide advancement of health, morals, safety or general welfare to the Carroll County residents along these three parcels. Let's break this down based on those topics:

1.) Advancement of Health- Almost everyone, if not everyone, has their own well water and sewer. Who is going to ensure our water is safe for consumption once high density commercial and industrial properties are being built? Who is going to continue to monitor our water supply once these high industrial and commercial properties are in use? How would polluting the air from these commercial and industrial properties benefit the residents? Some of our residents have moved to this area to enjoy the benefits of quiet and find solace in the peace that this area provides. However, if construction begins and, we all know construction will be 7 days a week in order to meet deadlines, how does that benefit the mental health of these residents. Who from the Planning Commission, will be there to help these residents when the noise is deafening?

2.) Morals- "Morals are formed out of a person's values. Values are the foundation of a person's ability to judge between right and wrong." The fact that no residents in and around these parcels was notified about the July 21, 2020 meeting nor the upcoming Sept 2, 2020 meeting is just plain WRONG. I question the morality of the Planning Commission and question if the Planning commission is even looking out for the best interests of the Carroll County residents.

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The residents around these parcels deserves due process and should be heard before any final or formal commitment from the Planning Commission has been made. I personally would like to ask the Planning Commission to supply me a copy of their procedures outlining their process required for notification of hearings on re-zoning to residents whose property interest will be affected. Everyone that has written into the Commission regarding these three parcels has property interests that will be affected. WE have a right to know!

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In a time when this country has seen so much turmoil and destruction to communities, I certainly hope this won't happen to Carroll County. Let's continue to keep this area safe for the families living around these parcels so they can have a place to call their forever home.

Regards,
Melissa Parks

Sent from [Mail](#) for Windows 10

August 28, 2020

To Whom It May Concern:

My name is Ross Rawlings, and I am writing to you in regards to rezoning plans in my neighborhood. I have recently moved to this area and was first attracted to it due to the quiet, forest-like, and secluded location off of the more heavily trafficked area in local Westminster. I was surprised by this news, as well as being heavily concerned. I was not made aware that plans were in the works to create a local commercial area near my property when I was looking to set up a permanent residence. I began looking at the property this past March 2020 and was delighted to find this home, along with a high, barely affordable price tag within my budget. With its' prime location, size of lot, as well as impressive home structure, along with a beautiful and peaceful neighborhood; it was not a tough decision to pass up.

As part of our realtors' investigations and dealings with the seller's realtor, no mention was ever made about rezoning plans in the current or immediate future. Nor, were there any posted signs in the area announcing hearings or public discussion forums to voice opinions. Having moved from nearby Howard County where multi parcels of development are always popping up with posted sign notifications, as well as postal mailings and county council meetings to notify residents of upcoming changes being considered throughout the county; I am less than happy hearing about these potential changes to my new home community via our equally concerned neighbors.

I understand that we are heavily immersed within a pandemic, and that many businesses are working with limited employees, and reduced office hours. However, changes and information such as this deserves to be disseminated to those that will most be affected should it make it to final approval. Commercial activity and changes to this can, and will have numerous negative consequences on our entire residential community.

- Increased traffic: we already have a limited sized road that barely accommodates two cars passing coming from opposite directions. If industrial/construction traffic begins to inhabit our roads, this could dramatically cause unnecessary congestion and delays, not to mention noise.
- Our property values will also be affected. With the price tags this community can currently, and hopefully continue to sell for, this beautiful real estate will definitely be dramatically and negatively affected for resale, and recouping our investments.
- There seems to be no concern or plans to preserve wildlife, picturesque views (a MAJOR highlight of living here), and overall tree and forest life with the current proposals.
- Commercial construction will devastatingly affect our natural water supplies. As you should be aware, this entire communities home water supplies are from wells on our properties that take a lot of money to dig, and maintain. Additional properties, especially commercial, could and will put a heavy strain on our supplies, and potentially drain our water tables. There isn't any city water or sewage directed to our community. In saying this, this is for many of us a huge plus. We prefer the natural water, unaffected by city waste drainage, and added chemicals to purify. In addition, this eventually saves us another utility bill that could affect monthly budgetary concerns, should Carroll county force us into city utility payments. Most likely the charges to install those county water

supply and sewage lines, not to mention the additional plumbing required on our own properties, will be forced back onto locals, and through raises in our taxes.

- We are also concerned about increases in crime and potential damages to the influx of additional or large quantities of citizens that a commercial area could bring. Statistics show that commercial areas have larger cases of vandalism, graffiti, theft, and much worse. Are there also plans within the counties proposals to increase police presence to patrol these areas to offset any of the aforementioned crimes?
- Will additional fire and rescue services be added within this community to provide the same services we currently afford and receive when necessary be added? We are minutes from a local fire station, which allows our rescue service personnel to reach us in life saving time. That could, and will not be the same should larger distances, and a larger community to serve, should our community be disrupted in the new zoning plans.

As I close, may I inquire of why these proposals have to be looked at here, when there are so many other areas, even along Route 140 that could be redeveloped? With both chain and independent businesses closing, and large portions of real estate now vacant due to the pandemic; several empty and vacated areas could be reimaged and developed to assist in bettering the entire county. There are already large stretches up and down this main route that are unsightly, deteriorated, and begging to be knocked down. Wouldn't that benefit the entire county more than affecting the citizens that have tried to set up a quiet, and peaceful suburban life in beautiful Carroll County?

I strongly ask that you reconsider ALL rezoning plans, and work to preserve the already diminishing country-sides, and beautiful rural landscapes such as the one we live in on Reese Road. None of us in our community want, nor need any additional traffic, noise, pollution, and loss of peaceful living in our neighborhood.

On behalf of myself, and I know I am speaking for my ENTIRE neighborhood; we are voting a HUGE NO on these proposals! If we were even asked in the first place our thoughts on these matters, perhaps we wouldn't have to contact you to express our concerns.

Ross Rawlings

“Industrial/Commercial Zoning Request I1-04-2020-0008 Parcel 50 /EC-04-2020-0009, I2-04-2020-0013, and C3-04-2020-0012

Joy, Kathy L.

From: Peri, Joseph S. <Joe.Peri@jhuapl.edu>
Sent: Wednesday, August 26, 2020 2:31 PM
To: CCGov Planning & Zoning Commission; Weaver, Richard; Frazier, Dennis; Wantz, Steve; Rothstein, Edward; Bouchat, Eric; Andy Dodge; Susan Baker; triciacaput@gmail.com; caput.m@gmail.com; Princessfesmire@gmail.com; Janaesmom221@gmail.com; smithelaine@yahoo.com
Cc: Sallow Jeremy B.; jsallow@kruegergilbert.com; charles.shane.m@gmail.com; info@techstartups.com; pipeline22k@aol.com; missyparks777@yahoo.com; jm88mike@yahoo.com; maresii@aol.com; caput.m@gmail.com; Tricia Acct 2; bobmichelle3@comcast.net; jonesmaxine@comcast.net; fran.burgos@hotmail.com; tstewart928@comcast.net; estewart928@comcast.net; postxmen@hotmail.com; bob@lordindustries.com; fnwest@msn.com; patrick@stohrer.org; danmakar@aol.com; slvarner15@icloud.com; tmsassycat2001@aol.com; rjdreer@aol.com; joesjeepjungle@gmail.com; dala24@verizon.net; acainsr@comcast.net; lsteinwe@vt.edu; scottmorsberger@yahoo.com; craigoc3555@gmail.com; jeg@basi.us.com; originalsultan72@yahoo.com; balambfinch@yahoo.com; jbyrnes1021@msn.com; bthanford@yahoo.com; cvs.10@verizon.net; vickiestark061@gmail.com; Michele Makar; Linda Dreer; John Haller; Tammy Haller; Stephen Hall; Karen Stohrer; Louis Madar III; Lindsay Dodge; Matthew Dodge; Russell Baker; Lynn Beautiful!; Jill Popowich; Meghan Pfeifer; cprior@frederickpolice.org; caliquinkennel@gmail.com; krcall72@yahoo.com; sanbornpm@yahoo.com; gassnerl@yahoo.com
Subject: RE: Rezoning In Our Neighborhood - ACTION REQUESTED THIS WEEK - SAMPLE COMMENTS

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

Dear Madam or Sir,

The following remarks pertain to parcels **I1-04-2020-0008**, **C3-04-2020-0012** and **I2-04-2020-0013**, currently requested to be zoned INDUSTRIAL. All residents on Reese Road, as well as those on Nadines Court and Thoroughbred Lane, will be severely impacted by Industrial or Commercial rezoning.

I've been living in my house, located on Reese Road, since 2013. I was attracted to my neighborhood specifically for its bucolic scenery and its quiet environment. Reese Road is a narrow country road that accommodates the current limited local traffic. To keep myself healthy, I run along Reese Road because, in spite of the local traffic, it is a reasonably safe road. This local region is home to a large variety of wildlife, including deer, foxes and rarely-seen birds, such as scarlet tanagers and indigo buntings. During deer-hunting season, one sees an occasional hunter happily engaged in his macabre activity. All the residents of my neighborhood receive water from deep underground wells. There is, currently, a delicate balance between the human population and the wildlife population, wildlife that is intimately dependent upon the existence of large tracts of mature deciduous trees.

If the above-mentioned parcels are rezoned to be INDUSTRIAL, the delicate balance will be destroyed. Reese Road would have to be widened to accommodate the increased traffic that any industrial zone would attract. Reese Road would no longer be a safe road for pedestrians. The frontage of each resident would have to be altered and reduced. The reduction of deciduous forests and introduction of tarmacs and heavy traffic would introduce toxic runoff that would find its way into our well water, upon which we depend. Pave paradise; put up a parking lot. In summary, I

respectfully request, nay beg, that the above-mentioned parcels remain zoned for agricultural or land conservation. Please DO NOT rezone them to INDUSTRIAL.

Respectfully,
Joseph Peri

There are 3 separate but inter-related requests. If approved, the land at the intersection of Reese Road and Route 140 would be zoned for high commercial use; and the land behind it along Reese Road and extending back to the railroad tracks and river would be zoned industrial.

1. 170 Acres: This includes 170 acres adjoining our community from conservation and agricultural zoning to industrial. The 170 acres is parcel 50 on the map below; borders Nadines Court, Lavinda Drive, Kimjo Road, and Reese Road; and is on both sides of the river and railroad tracks. It is the only buffer between us and the landfill and is heavily wooded. Please see map below and the zoning package that is attached.

I suspect that very few Carroll County residents are even aware or track the actions of the Planning Commission. We did not receive any type of direct notification from the county. There were not any signs notifying the public of the zoning request or the hearing.

I1-04-2020-0008: Aerial

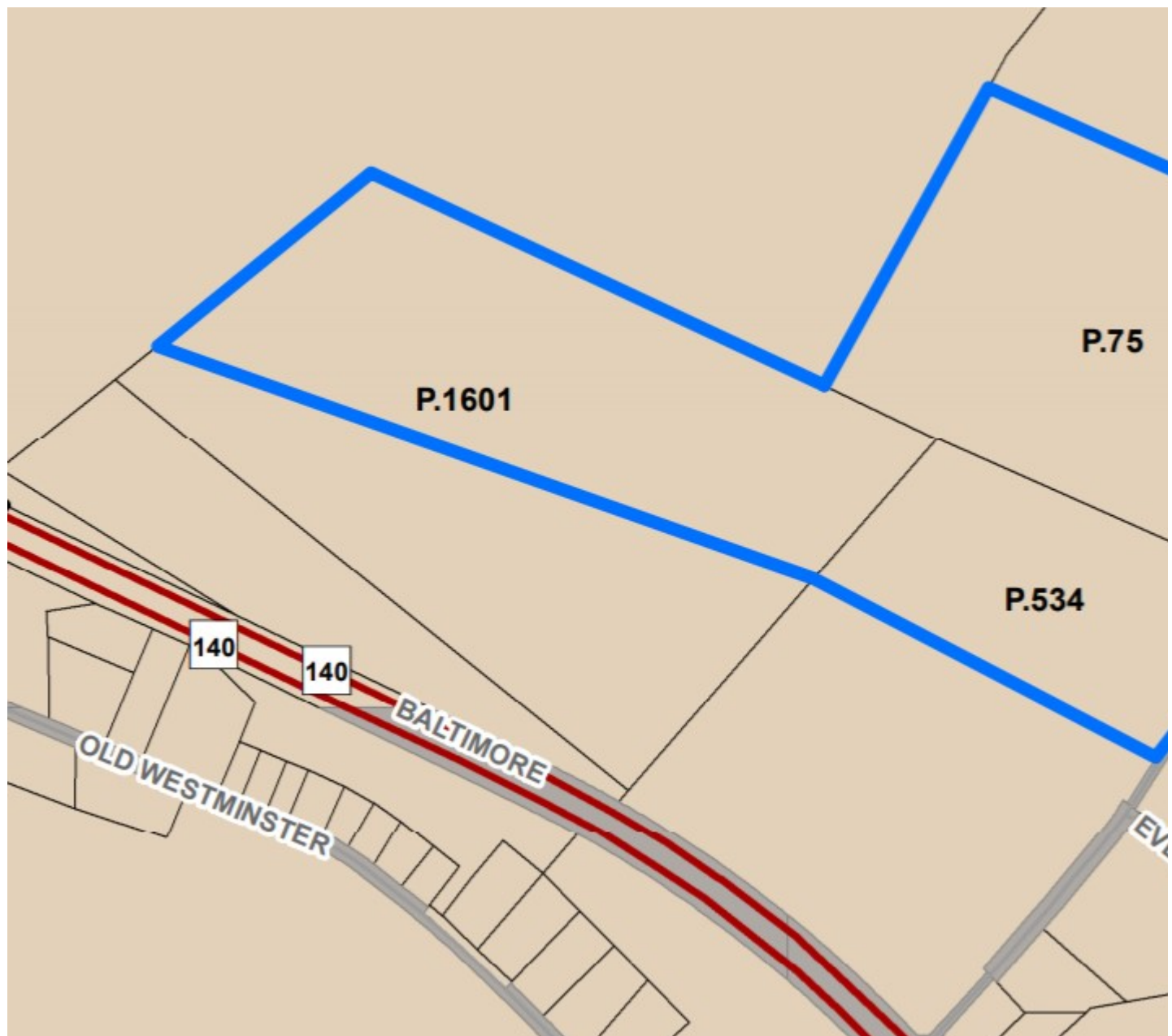


<https://www.carrollcountymd.gov/media/11905/08-i1-04-2020-0008.pdf>

In addition to the 170 acre parcel, there are also requests to rezone 2 other parcels:

2. 80 Acres:

- Approximately 80 acres along Reese Road from agricultural to HEAVY INDUSTRIAL! This property is right along Reese Road and extends back into the residential areas.



<https://www.carrollcountymd.gov/media/11910/13-i2-04-2020-0013.pdf>

3. 60 Acres:

Approximately 60 acres at the intersection of Reese Road and Route 140 from agricultural to high commercial:

<https://www.carrollcountymd.gov/media/11909/12-c3-04-2020-0012.pdf>



<https://www.carrollcountymd.gov/media/11905/08-i1-04-2020-0008.pdf>

Joy, Kathy L.

From: Meghan Pfeifer <meghanpfeifer@gmail.com>
Sent: Monday, August 24, 2020 4:07 PM
To: CCGov Planning & Zoning Commission
Subject: Opposition to Industrial Zoning Request I1-04-2020-0008 Parcel 50
Attachments: 776Nadines1.jpg; 776Nadines2.jpg

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

Dear Planning Commission,

I am writing to oppose the rezoning referenced in Industrial Zoning Request I1-04-2020-0008 Parcel 50. I live in the Holden Hills neighborhood, and our house backs up to the trees at the edge of Parcel 50. We built our house in 2006 and were told by the builder that this 170 acres was zoned as a 100-year agricultural conservation area that could only have one house built on it. This was the main reason we opted to build on the lot that we did. I don't understand how this land can go so quickly from that characterization to an industrial area. Behind our house are streams, marshland, and the CSX railroad tracks. It is very heavily wooded and very steeply sloped. These woods are the only buffer between our house and both the Northern Landfill and Hap Baker shooting range.

If this property becomes an industrial area, it will permanently change the character of our neighborhood and harm our property values. I've attached two pictures of our house and the view from our deck. This is an oasis in Carroll County. I invite you to please visit the neighborhood if you're not familiar with this land. Turn on Reese Road across from the fire station and go about 1/2 mile to the first left on Nadines Court, into the Holden Hills neighborhood. Where would the entrance to this industrial property be? Through residential driveways and yards? Will our children be swimming in our pool and breathing in fumes from a factory?

I implore you to take some additional time and do some research about this area. This is not just "that property around the landfill." We have a beautiful neighborhood and don't want to be forced out.

Thank you for your consideration.

Meghan Pfeifer
776 Nadines Court, Westminster
(410) 908-2946

Joy, Kathy L.

From: Info CCG
Sent: Tuesday, September 1, 2020 6:23 PM
To: Carroll Rezoning
Subject: Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

Name

Joseph Peri

Email

joseph.peri@jhuapl.edu

Property of Interest Request

I1-04-2020-0008

Submit Comments

Dear Madam or Sir,

The following remarks pertain to parcels I1-04-2020-0008, C3-04-2020-0012 and I2-04-2020-0013, currently requested to be zoned INDUSTRIAL. All residents on Reese Road, as well as those on Nadines Court and Thoroughbred Lane, will be severely impacted by Industrial or Commercial rezoning.

I've been living in my house, located on Reese Road, since 2013. I was attracted to my neighborhood specifically for its bucolic scenery and its quiet environment. Reese Road is a narrow country road that accommodates the current limited local traffic. To keep myself healthy, I run along Reese Road because, in spite of the local traffic, it is a reasonably safe road. This local region is home to a large variety of wildlife, including deer, foxes and rarely-seen birds, such as scarlet tanagers and indigo buntings. During deer-hunting season, one sees an occasional hunter happily engaged in his activity. All the residents of my neighborhood receive water from wells. There is, currently, a delicate balance between the human population and the wildlife population, wildlife that is intimately dependent upon the existence of large tracts of mature deciduous trees.

If the above-mentioned parcels are rezoned to be INDUSTRIAL, the delicate balance will be destroyed. Reese Road would have to be widened to accommodate the increased traffic that any industrial zone would attract. Reese Road would no longer be a safe road for pedestrians. The front yard of each resident would have to be altered and reduced. The reduction of deciduous forests and introduction of tarmacs and heavy traffic would introduce toxic runoff that would find its way into our well water, upon which we depend. The pastoral scenery that attracted me to this area would be ruined.

In summary, I respectfully request, nay beg, that the above-mentioned parcels remain zoned for agricultural or land conservation. Please DO NOT rezone them to INDUSTRIAL.

Respectfully,
Joseph Peri

Please complete

Joy, Kathy L.

From: Sean Finch <originalsultan72@yahoo.com>
Sent: Tuesday, September 1, 2020 9:41 PM
To: Weaver, Richard; Frazier, Dennis; Wantz, Steve; Rothstein, Edward; Bouchat, Eric; CCGov Planning & Zoning Commission
Subject: Proposed Rezoning of I1-04-2020-0008, C3-04-2020-0012 and I2-04-2020-0013

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

Honorable Commissioners and Members of the Planning Commission:

This message concerns the proposed rezoning of the following parcels of land: I1-04-2020-0008 (hereinafter the "I4 parcel"), C3-04-2020-0012 and I2-04-2020-0013. Each is currently zoned for agricultural and/or conservation. The proposal is to have the parcels rezoned to Industrial, High End Commercial, and Heavy Industrial, respectively.

I am a resident of the Holden Hills community, which is located adjacent to the first of these proposed rezoned parcels (the I4 parcel). I have lived in this quiet residential community since 2013. I would like to voice my opposition to the rezoning of all three of the above parcels, though I would like to focus your attention on the I4 parcel in particular. I understand that many members of the community have expressed concerns with all three parcels, and I share their views.

But as to the I4 parcel in particular there are several points that I'd like to emphasize.

The first is that the parcel is completely landlocked. How is the property going to be accessed? The nearest road is Nadines Court, the heart of our residential community which ends in a cul de sac some distance from the I4 parcel. Neighborhood children regularly play in the cul de sac and along the few streets in the community, and ride their bikes to their friends' houses. There are no sidewalks.

There is a driveway of sorts, shared by two houses in the community, that runs somewhat close to the I4 parcel. This is the nearest paved surface to the parcel. This "driveway" abuts my backyard. It is barely wide enough for my John Deere x350, let alone two vehicles side-by-side. In order to get a road to the I4 parcel, it would seem like it would be necessary to take land from multiple neighbors, destroying the fabric of the community in the process. Then on top of that, the additional traffic that would need to pass through the community on a daily basis would shatter the peace of the community and endanger its children. Although I generally think folks should be able to dispose of their property the way they wish, that doesn't apply when their doing so ends up damaging or taking property away from their neighbors.

So in sum, there isn't a good way to get access to the I4 parcel.

Secondly, the terrain of the parcel is heavily wooded and steeply sloped in many areas. It is not very conducive for anything other than woods and wildlife. Significant re-grading and deforestation would be necessary to make use of the property for industrial purposes. In addition to causing a great loss of natural habitat for wildlife, this would remove a natural buffer against erosion and flooding. The river that runs through the I4 parcel has a number of homes along it. In times of heavy rain the river floods; in fact residents had to be rescued by boat not too long ago. Cutting down the trees and replacing them with pavement or buildings will make this problem worse. Let Ellicott City be our warning. Rezoning the land may cost the county down the road.

Thirdly, the residents of this area (and there are many) rely on wells for drinking water. Rezoning the I4 parcel (and the I2 parcel) to industrial may ruin or poison some or all of the wells in the area, depending on the type of industry that sets up shop. Who is going to test the drinking water to make sure it is safe to drink? The county? The problem is that once the area is zoned industrial, it could change hands multiple times and end up in the hands of a business that just doesn't care about poisoning the wells of its neighbors, or that doesn't realize it is doing so. Given the difficulty of proving a liability case of this nature against a polluter, the decision by the county to rezone the I4 and I2 parcels to industrial may amount to selling local residents up the creek.

Joy, Kathy L.

From: Tracy and Sheri Hall <tandshall@hotmail.com>
Sent: Wednesday, September 2, 2020 8:49 AM
To: CCGov Planning & Zoning Commission; CCPlanning; Tracy and Sheri Hall
Subject: C2-05-2020-0028 - Bennett Road

Importance: High

This message originated outside of Carroll County Government. Use caution when opening attachments, clicking links or responding to requests for information.

Hello -

We are long time Carroll County residents, living in the Sykesville/Eldersburg area. We have seen a lot of growth and development in our town over the years. It's a fabulous place to live and raise a family.

We have also noticed the abundance of available/vacant commercial buildings in Sykesville/Eldersburg, so we are surprised (and disappointed) to see the request to rezone property C2-05-2020-0028 to a commercial property. Is more commercial space needed when there are so many existing buildings underutilized?

Additionally, this property is nearly surrounded by residential properties, some built as recently as the last year. Residents have concerns over the additional traffic, noise pollution, and light pollution that will result with using the aforementioned property as commercial. Commercial property just doesn't belong in a neighborhood.

I understand that the commission has already discussed the rezoning and I apologize for the late notice of our feedback. Even though I live near this property, I was not made aware of the proposed rezoning until I received a notice in the mail this week. From talking to several neighbors, they are also unaware of this rezoning request. I ask that you do not interpret the communities' lack of feedback as acceptance of this rezoning; kindly know that we are just uninformed. I encourage you to send additional communication and allow additional time for the community to respond.

Just to restate, we are asking that C2-05-2020-0028 is not rezoned to allow for commercial use.

I appreciate your time and welcome any feedback you have. We can be reached at tandshall@hotmail.com or at 410-549-3287.

- Sheryl and Tracy Hall

Joy, Kathy L.

From: Info CCG
Sent: Wednesday, September 2, 2020 9:34 AM
To: Carroll Rezoning
Subject: Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

Name

Beth Gray

Email

beth_a_gray@yahoo.com

Property of Interest Request

C2-05-2020-0028

Submit Comments

I have concerns about the process. Once again, parties with an interest in this phase of comprehensive rezoning were NOT notified in a timely manner. For example, I came upon the video one month after, PROVISIONAL approval was granted.

So I essentially had no notice, and no opportunities to comment as the process occurred.

I see several properties within the Freedom Area, not identified by "name" but only number; which were given "Provisional Approval" on July 21, have just last week, August 27, been brought to the attention of adjacent and interested home owners, myself included.

The Freedom Area has a fully formed Citizens Group, THE FDCA, to which it was acknowledged, and "promised" would be informed in advance of ANY rezoning efforts in the Freedom Area.

Only after a request, prompted by the FDCA, did we learn of the Freedom Area requests for rezoning... And then, it has been a two or three step process to identify these properties. Again, making it difficult for the public!

I request, that time be granted to the FDCA and ALL interested and or adjacent property owners, for all properties being considered for rezoning in the Freedom Area, to submit Public Comments. BEFORE the next and or final phase of this process.

Please complete



September 2, 2020

Cynthia L. Cheatwood, Chair
Carroll County Government
Planning & Zoning Commission
225 North Center Street
Westminster, Maryland 21157

Subject: By Request Commercial/Industrial/Employment Campus Rezoning

Ms. Cheatwood and members of the Carroll County Planning Commission:

Thank you for the opportunity to comment on the proposed Comprehensive Rezoning By-Request Phase for Carroll County. Carroll County has been a signatory to the Reservoir Watershed Management Agreement and has been an active supporter of the resulting Reservoir Management Program for the past 40 years. The Reservoir Technical Group serves as technical advisors for the Reservoir Management Program, and reviews local land use and zoning as part of the latest Reservoir Watershed Agreement, signed in 2005.

Six years ago, the Reservoir Technical Group expressed concern during the development of the 2014 Carroll County Master Plan regarding the conversion of agricultural and conservation land uses to more intensive uses. It appears that this issue has now reached the point of re-zoning various properties to land uses that are potentially damaging to the water quality of the reservoir watershed tributaries, and eventually to the drinking water reservoirs themselves.

All signatories to the Reservoir Agreement have agreed to maintain the extent of conservation and agricultural zoning and to limit additional urban development zoning in the Reservoir Watersheds insofar as possible. In accordance with the Reservoir Agreement and Action Strategy, land currently zoned as Agriculture and Resource Conservation should not be re-zoned. As a signatory to the Reservoir Agreement, it is of utmost importance for the County to fulfill its commitment to the



Agreement to provide stewardship of the Reservoir Watersheds without deviation from this obligation. In addition, Carroll County agreed to uphold the Reservoir Agreement in its contract with Baltimore City for the purchase of water from Liberty Reservoir. Protecting the drinking water for the citizens in the Baltimore Metropolitan area is a critical responsibility that Carroll County and all members of the Reservoir Program must continue to uphold.

Calculations performed based upon the information available on the Carroll County web site indicate that if all of the properties deemed "favorable" by the Carroll County planning department staff were rezoned as requested within the reservoir watersheds, 442 acres of land currently zoned Agricultural would be rezoned to the more intensive categories of Employment Campus, Commercial Medium Density, Commercial High Density, Light Industrial District, and Heavy Industrial District (approximately 434 acres in the Liberty Reservoir Watershed and approximately 8 acres in the Prettyboy Reservoir Watershed). This is of great concern to the Reservoir Technical Group.

The RTG respectfully requests that you do not approve the full list of projects within the Reservoir Watersheds proposing to re-zone from Agricultural to more intensive land uses. Thank you again for the opportunity to comment on the By-Request Phase of Carroll County's Comprehensive Rezoning Process. If you would like, the RTG would welcome further discussion with Carroll County concerning these re-zoning proposals.

Sincerely,

A handwritten signature in black ink that reads "Sara L. Tomlinson". The signature is written in a cursive, flowing style.

Sara Tomlinson
Senior Reservoir Planner
Baltimore Metropolitan Council
On behalf of the Reservoir Technical
Group

Office: 410-732-0500
Ext. 1035

Enclosure

RESERVOIR WATERSHED MANAGEMENT AGREEMENT OF 2005

THIS AGREEMENT is effective as of the 7th day of November, 2005 by and among the MAYOR AND CITY COUNCIL OF BALTIMORE, a municipal corporation (hereinafter called “the City”); BALTIMORE COUNTY, MARYLAND, a body corporate and politic (hereinafter called “Baltimore County”); CARROLL COUNTY, MARYLAND, a body corporate and politic (hereinafter called “Carroll County”); the MARYLAND DEPARTMENT OF THE ENVIRONMENT, a State agency; the MARYLAND DEPARTMENT OF AGRICULTURE, a State agency; the BALTIMORE COUNTY SOIL CONSERVATION DISTRICT and the CARROLL SOIL CONSERVATION DISTRICT (hereinafter called the “Districts”); the RESERVOIR WATERSHED PROTECTION COMMITTEE (hereinafter called “the Committee”); and the BALTIMORE METROPOLITAN COUNCIL, an intergovernmental body created by compact among the six major political jurisdictions in the Baltimore region (hereinafter called “the BMC”);

WHEREAS, the first Reservoir Watershed Management Agreement, executed in 1979 by and among the City, Baltimore County, and Carroll County, provided that the signatories review problems and actions affecting the three metropolitan water-supply reservoir watersheds, and report their findings and recommendations to a regional water quality committee; and

WHEREAS, the parties to the present Agreement (or their predecessors) executed a more comprehensive Reservoir Watershed Management Agreement in June 1984 (hereinafter called “the 1984 Agreement”), which was accompanied by a detailed Action Strategy that specified the policies and actions that would be put into effect with the intent of protecting the three water-supply reservoirs; and

WHEREAS, the parties in 1990 and again in 2003 reaffirmed the commitments made and the working committees established under the 1984 Agreement; and

WHEREAS, the parties have worked diligently since 1984 to implement the commitments made under the 1984 Action Strategy and the subsequent 1990 Action Strategy; and

WHEREAS, Baltimore City owns and operates the three reservoirs, the watershed areas of which lie principally in Baltimore County and/or Carroll County, and from the reservoirs provides untreated water to Carroll and Harford Counties, and itself treats and provides water from the reservoirs for consumption throughout the City and in portions of Anne Arundel, Baltimore and Howard Counties; and

WHEREAS, the General Assembly of the State of Maryland has established through the Code of Public Local Laws of Baltimore City, Subtitle 25, that Baltimore City has a statutory obligation to protect and otherwise improve the reservoir watersheds for the purpose of securing a pure and constant supply of drinking water; and

WHEREAS, the Code of Public Local Laws of Baltimore City, Subtitle 25, authorizes the City and the Counties to enter into agreements as may be necessary for these purposes; and

WHEREAS, Baltimore City, Baltimore County and Carroll County are mandated by State and local law to operate sediment control, stormwater management, and forest conservation programs; and

WHEREAS, the General Assembly of the State of Maryland has established the Department of the Environment and charged it with operating regulatory programs to protect the safety and adequacy of public drinking water sources, to control point-source discharges of treated wastewaters, to set statewide standards for the use of septic systems, to administer programs for sediment control and stormwater management, and to generally serve as Maryland's lead agency for complying with federal and State laws that relate to water quality; and

WHEREAS, the Soil Conservation Districts are independent subdivisions of the State charged with carrying out State policy relating to the conservation of soil, water and related resources; and the Districts have entered long-term agreements with State agencies and with the U.S. Department of Agriculture to carry out State and federal programs relating to soil conservation, water quality, and natural resource management and protection; and

WHEREAS, the General Assembly of the State of Maryland has established the Department of Agriculture and charged it with fostering, protecting, and developing the agricultural interests of the State; administering agriculturally-related soil conservation, water-quality-protection, and non-point-source pollution control programs; and administering outreach, technical and financial-assistance programs to achieve State goals; and has authorized the Department of Agriculture to collaborate with the Soil Conservation Districts to implement these programs; and

WHEREAS, the parties recognize the importance of maintaining good water quality in the three water-supply reservoirs in order to ensure a continued supply of high-quality potable water to all the customers of the regional water system at reasonable cost; and

WHEREAS, Baltimore City, Anne Arundel County, Carroll County, Harford County and Howard County, as purveyors of treated water whose raw water sources are Loch Raven Reservoir, Liberty Reservoir and/or the Susquehanna River, must comply with the requirements of the federal Safe Drinking Water Act; and

WHEREAS, all waters in the reservoir watersheds must comply with the requirements of the federal Clean Water Act, and with the requirements of related Maryland law and regulations, except in those portions of the watersheds where Pennsylvania law applies; and

WHEREAS, the parties desire that the benefits of and responsibilities for necessary actions be equitably shared by all parties;

NOW, THEREFORE, BE IT RESOLVED, that in consideration of the covenants and agreements set forth hereinafter, it is mutually covenanted and agreed as follows:

ARTICLE I. RIGHTS OF SIGNATORIES NOT TO BE ABROGATED

- A. Nothing in this Agreement shall limit or abrogate any right or rights delegated to any of the signatory governments or agencies by acts of the General Assembly of the State of Maryland.
- B. It is further understood and agreed that the police, legislative and governmental powers of the City, the County Executive and County Council of

Baltimore County, the Carroll County Commissioners, and the State of Maryland are in no sense abridged or restricted by this Agreement.

- C. Each signatory hereto agrees that participation in the Reservoir Watershed Management Program by any party to this Agreement can be terminated by that party by providing three months' prior written notice to the other parties.

ARTICLE II. ESTABLISHMENT OF A RESERVOIR WATERSHED MANAGEMENT PROGRAM

A. Organization

This Agreement serves as the basis for the continuation of the Reservoir Watershed Management Program (hereinafter called "the Reservoir Program"), which consists of ongoing, cooperative efforts to improve and protect water quality in Loch Raven, Prettyboy and Liberty Reservoirs, and in their tributaries. The Reservoir Program shall be managed through the signatories as described below:

- 1) There is established a Reservoir Watershed Protection Committee (hereinafter called "the Committee") and a Reservoir Watershed Technical Group (hereinafter called "the Reservoir Technical Group"). The Committee is responsible for providing policy guidance to the Reservoir Technical Group, consistent with the goals of this Agreement; for reviewing the technical work of the Reservoir Technical Group; and for informing the BMC Management Committee of the ongoing work of the Reservoir Program.
- 2) The Committee shall consist of one member (or alternate) each from Baltimore City and Anne Arundel, Baltimore, Carroll, Harford and Howard Counties (hereinafter called "the five counties"). Each such member shall be appointed to the Committee by the chief elected official of his respective jurisdiction. The Baltimore County Soil Conservation District, the Carroll Soil Conservation District, the Department of Agriculture, the Department of the Environment, and the BMC shall

designate one person each to participate fully in the Committee's meetings.

- 3) The Reservoir Technical Group is responsible for day-to-day operation of the Reservoir Program and for providing technical advice, recommendations, and assistance to the Committee and to the signatories of this Agreement or their designees. The Reservoir Technical Group shall be a professionally staffed advisory body, working on behalf of and at the direction of the signatories or their designees.
- 4) The Reservoir Technical Group shall consist of one technical staff representative appointed by each signatory or his designee. Other members shall include one representative each from Anne Arundel, Harford and Howard Counties and from the BMC.
- 5) The BMC will provide staff support for the purposes of program coordination and administration, using funds provided by Baltimore City and the aforementioned five counties.

B. Program Goals

- 1) The broadest and **most fundamental goal** of the Reservoir Program is to ensure that the three reservoirs and their respective watersheds will continue to serve as:
 - (a) Sources of high-quality raw water for the Baltimore metropolitan water-supply system; and
 - (b) Areas where the surface waters will continue to support existing environmental, wildlife-habitat, and aesthetic purposes, as well as beneficial recreational uses.
- 2) It is a goal of the Reservoir Program to ensure that water quality in the three reservoirs and their tributaries consistently will meet all the applicable **water quality standards** established by federal and state regulations.

- 3) In order to ensure continued satisfactory water quality in the reservoirs themselves, the Reservoir Program adopts the following **specific technical goals**:
- (a) Maintain existing water quality in the reservoirs and their tributaries, and reduce phosphorus, sediment, bacterial, sodium and chloride loadings to the reservoirs (and their tributaries) to acceptable levels, in order to:
- eliminate existing and prevent future water quality impairments, as defined under the federal Clean Water Act, Section 303(d);
 - prevent health and nuisance (taste and odor) conditions from developing in the treated water; and
 - assist Baltimore City and Anne Arundel, Carroll, Harford and Howard Counties (as water providers) to meet the requirements of the federal Safe Drinking Water Act.
- (b) Improve the safety and security of the metropolitan water supply by reducing the risk of hazardous material contamination of the reservoir watersheds.
- 4) It is a goal of the Reservoir Program to promote patterns of land use in the three reservoir watersheds and promote landowner stewardship practices that together will help to meet the aforementioned water quality standards and technical goals for the reservoirs and their tributaries.

C. Program Operation

- 1) Baltimore City, Baltimore County, and Carroll County shall work in cooperation with the Baltimore County Soil Conservation District, the Carroll Soil Conservation District, the Department of Agriculture, the Department of the Environment, and the BMC to develop and adopt balanced source-water-protection and pollution-control policies, and to implement measures for the water-supply watersheds that are intended to achieve the Program Goals defined in Section II.B above.

- 2) The Committee and the Reservoir Technical Group shall review and evaluate existing problems and conditions, as well as proposed policies, programs and actions anywhere in the reservoir watersheds that might prevent the three reservoirs and their tributaries from attaining the **fundamental goal**, the **water quality standards**, and the **specific technical goals** defined in Section II.B above.
- 3) The Reservoir Technical Group shall, from time to time, develop and publish technical reports relating to reservoir and tributary water quality, trends in land use and land cover in the watersheds, particular pollutants of concern, and/or critical land and water management issues in the watersheds. Drafts of these reports shall be submitted to the Committee and to the BMC Management Committee for their review prior to public distribution.
- 4) The reviews and evaluations authorized in paragraph II.C.2 may address existing or proposed reservoir protection policies, master plans and land use plans, proposed zoning ordinances, zoning reclassification proposals, local master water and sewer plans, development proposals, proposed discharge permits, proposed best management practices, and other policies, plans or activities which could affect reservoir water quality. The reviews and evaluations shall be conducted within the framework of this Agreement and all applicable State and local laws and programs. The reviews and evaluations conducted by the Reservoir Technical Group (RTG) are advisory in nature. It is not intended that the RTG will review individual, private, single-density residential development projects. Final drafts of review comments by the RTG shall be submitted to the Committee for its review and approval.
- 5) In developing recommendations for new or improved local or State policies or initiatives, the Committee and the Reservoir Technical Group shall focus on issues related to the Program Goals stated above.
- 6) The Reservoir Technical Group shall meet at least semi-annually with the Committee and, as stated above, shall keep Committee members informed

of the projects and issues being addressed by the Reservoir Technical Group.

- 7) The Reservoir Technical Group and the Committee shall prepare biennial progress reports that summarize trends and recent changes in reservoir water quality, emerging water quality issues of concern, and critical trends in reservoir watershed land use, among other topics.
- 8) The *2005 Action Strategy for the Reservoir Watersheds* (herein called “*the 2005 Action Strategy*”) hereby supersedes the *1984 Action Strategy for the Reservoir Watersheds* and the *1990 Action Strategy for the Reservoir Watersheds*. The signatories commit themselves to the expeditious adoption and/or execution of the policies, initiatives, investigations and projects listed in the *2005 Action Strategy*.
- 9) As needed new initiatives or policies related to the Program Goals are identified over time, these initiatives or policies may be incorporated by amendment into the *2005 Action Strategy*, with the consent of the Committee and of all signatory parties to this Agreement. An amendment to this Agreement will not be required to allow the participants of the Reservoir Program to address new technical issues that relate to the Program Goals.

Approved as to legal form and sufficiency
this 9 day of November, 2005.

Luther L. Warner
Title: Chief Solicitor

Mayor and City Council of Baltimore

By: [Signature]
The Honorable Martin J. O'Malley
Mayor of Baltimore City

Approved as to legal form and sufficiency
this 8th day of November, 2005.

[Signature]
Title: Asst. County Attorney

Baltimore County, Maryland

By: [Signature]
The Honorable James T. Smith, Jr.
Baltimore County Executive

Approved as to legal form and sufficiency
this 8th day of November, 2005.

Kimberly Mullender
Title: County Attorney

Carroll County, Maryland

By: [Signature]
The Honorable Julia W. Gouge
President
Board of County Commissioners

Approved as to legal form and sufficiency
this 10 day of November, 2005.

[Signature]
Title: Asst. Atty Genl

Maryland Department of Agriculture

By: [Signature]
The Honorable Lewis R. Riley
Secretary

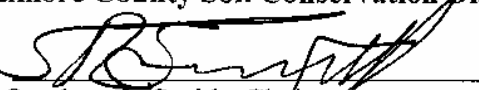
Approved as to legal form and sufficiency
this 9th day of November, 2005.

M. Rosemarie Sweeney
Title: Assistant Attorney General

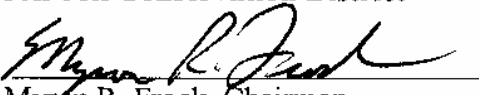
Maryland Department of the Environment

By: [Signature]
The Honorable Kendl P. Philbrick
Secretary

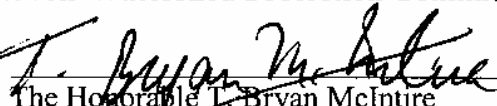
Baltimore County Soil Conservation District

By: 
Stephen R. Smith, Chairman

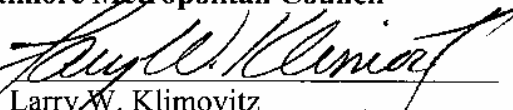
Carroll Soil Conservation District

By: 
Myron R. Frock, Chairman

Reservoir Watershed Protection Committee

By: 
The Honorable T. Bryan McIntire
Baltimore County Councilman and
Chair of the Committee

Baltimore Metropolitan Council

By: 
Larry W. Klimovitz
Executive Director

Joy, Kathy L.

From: Info CCG
Sent: Wednesday, September 2, 2020 4:46 PM
To: Carroll Rezoning
Subject: Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

Name

Joe gruss

Email

jfgruss54@gmail.com

Property of Interest Request

L1-04-2020-0008

Submit Comments

This property should not change zoning due to the impact it recalls on the traffic making roads condition unsafe because the roads are not built for this type of traffic it will have a bad effect on the environment due to light pollution and the omissions that the buildings put off it will also affect the wildlife in the areaDriving them out into the residential areas and making them road hazards more than what they are now I am totally against this rezoning it should state agriculture zone Regards Joe Gruss

Please complete

Joy, Kathy L.

From: Info CCG
Sent: Thursday, September 3, 2020 2:35 PM
To: Carroll Rezoning
Subject: Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

Name

Christopher Chausse

Email

goffer2@mail.com

Property of Interest Request

C2-05-2020-0028

Submit Comments

I am strongly against the proposed rezoning the property on Bennett Road. I am against it for both personal reasons and for those of a general Eldersburg resident. Personally I have concerns about it disrupting the view from my property (one of my reasons for purchasing it), extra light pollution at night, and potential for added traffic through my neighborhood and general area. As a resident I believe we have plenty of new development to take place off 26, 32 and Georgetown Blvd that this is unneeded for our sized community that does not require more grocery stores, banks or more of the similar than we have. This area is cherished for one part because it is still abundant with nature and not overdeveloped (don't ruin that). Zoning for commercial right in the center of an area that is residential disrupts that community and harms property values. Ultimately, we will not know the full economic effect of Covid on our commercially leased spaces until 2021, and it is sadly likely that lease-able spaces will open as places close their doors. These spaces should be filled by viable businesses before any new spaces are developed and leave buildings vacant for a considerable amount of time (Ex. Wendy's and KFC have been vacant forever and one still will be). Please prioritize the residents and community of this areas over the potential for business people's desires or tax revenue.

Please complete

Joy, Kathy L.

From: Info CCG
Sent: Thursday, September 3, 2020 5:48 PM
To: Carroll Rezoning
Subject: Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

Name

Tina Brennan

Email

tinabrennan1@comcast.net

Property of Interest Request

C2-05-2020-0028

Submit Comments

I called into the Property Rezoning call on Sept. 2, 2020 and I was not able to speak on the call. I first want to convey my extreme frustration with how the call was structured:

- 1.) there was a lack of clear instructions provided as to how the process would work for callers to provide their 3 minutes of input.
- 2.) Callers had difficulty getting off mute and complained that when they un-muted, they were immediately placed back on mute.
- 3.) The committee scheduled far too many properties to review on one call. I waited patiently on the call for over two hours and the committee had not even gotten to the property that was of concern to me. The committee should give serious consideration to the public's time and schedule more calls with fewer properties per call.

In addition to the above concerns, Carroll County Comprehensive Rezoning did not provide sufficient notice to residents! I did not receive a notification in the mail until 6 days before the Sept. 2, 2020 call and residents in my community, along with myself were not aware that there had been prior committee meetings back in July regarding the C2-05-2020-0028 - Bennett Road property. This is unacceptable!

I strongly urge this planning committee to deny the approval of the rezoning of this property for the following reasons:

- 1.) By law, Carroll County was required to notify all adjoining property owners before the July meeting. They did not. Your process has come under scrutiny, as planning and zoning was not done openly with all parties having transparency.
- 2.) It is my understanding that this property has historical and environmental significance as documented by the Carroll County Genealogical Society in 1989 which recorded the cemetery of Major Nicholas Dorsey and his family and some unidentified graves (as documented in the Carroll County Land Records). This site also indicates the names of several slaves.
- 3.) Environmental significance - it is my understanding that there is a stream that runs through the back of this property and is classified as Classic III P-Stream which is for non-tidal cold water and these streams are particularly protected.
- 4.) It is my understanding there is evidence of soapstone which was manufactured by Native Americans 4,000 - 8,000 years ago.

I respectfully urge this committee to protect the historic and environmental sensitivity of this area and deny plans to rezone this property for commercial or industrial use.

Lastly, Bennett road is a residential neighborhood with very nice single family homes and Bennett road is already a very busy road with children catching school buses. The last thing our community needs is a commercial or industrial park to ruin the beauty of our neighborhood, safety and reduce our property values. There are PLENTY of other more viable properties within the county that should be considered. Please spare my neighborhood!!!!

Regards,
Tina Brennan

Please complete

There are many other reasons why the parcels mentioned above (especially the I4 parcel) should not be rezoned. Especially in regards to the I4 parcel, I do not think that the County has really "counted the costs", so to speak (see Luke 14:28). I respectfully ask that the County vote NOT to rezone the above-referenced parcels, and particularly the I4 parcel.

Thank you for your thoughtful and prayerful consideration.

Sean Finch
2052 Kimjo Drive
Westminster, Maryland 21157