

Number	Request Number	Property Name	Commenter Name	Comment
1	I2-04-2020-0029	Roy Poole/Tumbleweed Exp.	Jennifer Richmond	Opposed to I2. Feels the rezoning would expand this non-conforming operation even more. Very problematic to the community.
2	I2-04-2020-0029	Roy Poole/Tumbleweed Exp.	Leslie Knutsen	Opposed to I2. Feels the rezoning would expand this non-conforming operation even more. Very problematic to the community.
3	I2-04-2020-0029	Roy Poole/Tumbleweed Exp.	Jose Velez	Opposed to I2.
4	I1-05-2020-0016	Fogle Septic Service	Steve Enslow, Sykesville Planning Commission Chair	Opposed to I1, continue with non-conforming use.
5	I2-04-2020-0029	Roy Poole/Tumbleweed Exp.	Brandi Strevig	Opposed to I2, very disruptive business.
6	I2-04-2020-0029	Roy Poole/Tumbleweed Exp.	Gene von Guten	Opposed to I2.
7	I2-04-2020-0029	Roy Poole/Tumbleweed Exp.	Gene von Guten	Opposed to I2.
8	I2-04-2020-0029	Roy Poole/Tumbleweed Exp.	Marjory Dellospedale	Opposed to I2, no expansions no changes.
9	I2-04-2020-0029	Roy Poole/Tumbleweed Exp.	Kelly Shafer	I2 boundary adjustment
10	C2-03-2020-0020	Maryland Mallett	Steven Lowe	Opposed to C2.
11	C2-03-2020-0020	Maryland Mallett	Kathy Lowe	Opposed to C2.
12	I2-04-2020-0029	Roy Poole/Tumbleweed Exp.	Kimberly and Craig Piper	Opposed to I2.
13	I2-04-2020-0029	Roy Poole/Tumbleweed Exp.	Gene von Guten	Opposed to I2.
14	I2-04-2020-0029	Roy Poole/Tumbleweed Exp.	Kim Piper	Opposed to I2.
15	C2-03-2020-0020	Maryland Mallett	Steven Lowe	Opposed to C2.
16	I1-05-2020-0016	Fogle Septic Service	Erik Johnsson	Opposed to I1

**Joy, Kathy L.**

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**From:** Info CCG  
**Sent:** Friday, August 28, 2020 12:29 PM  
**To:** Carroll Rezoning  
**Subject:** Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

**Name**

Jennifer Richmond

**Email**

jennrichmond@comcast.net

**Property of Interest Request**

I2-04-2020-0029

**Submit Comments**

I'm the property owner at 1620 Old Westminster Pike. I have a problem with any rezoning or expansion of the property at 1545 Old Westminster Pike. The business has large trucks that come in out out of the property all hours of the day and night, 7 days a week. They can be quite loud and sometimes wake our children whose bedrooms are on the front of the house facing Old Westminster Pike. They definitely can not sleep with the their windows open because its even louder. Sometimes those loud trucks in the middle of the night cause our dogs to bark waking everyone in the house. Some of the drivers take their time but other times the trucks come barreling in and out of the property. Sometimes we can smell diesel and other burning type smells from the property. It would be one thing if they were restricted to daytime and evening hours during the week, but not overnight and everyday. We definitely don't need them adding more trucks, this area should remain a residential and agricultural zone. Higher truck traffic is not safe on Old Westminster Pike. The amount of the current truck traffic is even questionable.

**Please complete**

**Joy, Kathy L.**

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**From:** Leslie Knutsen <leslie.knutsen@yahoo.com>  
**Sent:** Monday, August 31, 2020 4:40 PM  
**To:** CCGov Planning & Zoning Commission  
**Cc:** CCPlanning; Scott Knutsen  
**Subject:** Rezoning I2-04-2020-0029- 1545 Old Westminster Pike  
**Attachments:** 8-30-20 trucks.jfif; 8-30-20 trucks 3.jfif; 29-i2-04-2020-0029.pdf

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

Dear Commissioners:

I am a neighbor of the property in question for the above referenced zoning application (copy attached). I am glad that Mr. Poole's business is doing well. I worked for and come from a family of entrepreneurs. I also know, and have learned from those who truly care about their business and its impact on a community, that there are appropriate places for businesses, depending on the type, to exist. Based on the impact this trucking company is *already* having in our community, I believe it would be irresponsible to allow it to continue to spread. I'll list my evidence/reasoning here:

- Mr. Poole has pushed the limits of his allowed nonconforming use, and before that his Agricultural zoning designation--there is no reason to believe he would adhere to the 4.99 acre Industrial zoning definition.
- At 4.99 acres, this would significantly impact this small, residential, historic community. My home was the former Reese Post Office, built in the late 1800's. There are homes closer to this property than mine that were also historic properties. In fact, there are 72 historic properties within a 1 mile radius (see attached document).
  - The property is surrounded by residences.
  - The smell of diesel fuel on humid or foggy days (of which, combined, we have many), can be overpowering
  - The sound of the trucks idling can be disruptive (I have heard, from my BACK bedroom, trucks coming and going at all hours)
  - The weight of the trucks on our (newly paved) road will deteriorate it faster. Sitting on my interior porch, when the trucks rumble by in lower gears (which they must, I am so close), our windows vibrate. My walls are made of plaster, as I'm sure several around here are, and there are new cracks constantly. While this is normal in the aging and settling process, the house vibrations haven't helped.
  - There are lights on there at all hours--can see through windows at night.
  - They are not in an area that can get relief from our local fire department right away--their fire/rescue response time is over 9 minutes. These are large trucks--many of them carrying tanks which are potentially flammable. They are dangerously close to one residence, and we are 2 doors down from there--with all homes in close vicinity of one another.
  - Riding by on the way home last night, I counted over 19 trucks in the lot. Twenty four are the allowed amount, is my understanding. There had to be at least that many there. (See attached photos from 8-31-30).
- When we purchased our home in early 2016, there was none of this, or we wouldn't have purchased. This could affect our property values (all of us) as there are already Industrial businesses across the street. This would SURROUND some homes with Industrial zoned properties. The current properties are somewhat isolated and their business is on their lot. We don't smell them, or hear them (except when they arrive to work in the morning), and they don't push the boundaries of their business, that I know of.
- Our water table is less than 100 feet from where these trucks are--significant grading has already taken place to prop up the trucks on the property. The wetlands and streams behind where the trucks are currently would be further encroached upon should he be allowed to expand in this current location. Significant further grading would be necessary to accommodate the trucks.
- **If you have not gone for a site visit, and are inclined to allow this re-zoning, I would urge you to visit, and imagine you are a close community member (you already are community members!) and decide if this is what you think rural Carroll County should look like for its homeowners in residential neighborhoods.**
- Certainly there are many places in Carroll County where an Industrial zoning designation would be appropriate--but this property is simply too close to *too many homes* for it to be Industrial to the definition on your website.

The application/document (attached) notes on page 3 (numbered pages) that the intention is to "provide locations for...activities characterized by heavy manufacturing, refining, processing, or compounding of materials or products predominantly from raw materials. ...The uses associated with this district are intensive and frequently include operations that emit strong odors; loud noises; and some level or volume of dust, vibrations, smoke, soot, vapors, light and pollution...." This is not appropriate or responsible as a next door, back door, and front door neighbor of residential dwellings.

As I write this trucks are rolling by my house. Please, for the sake of our Reese Community, do not allow this business to expand *on this property*. They should certainly expand! In an area AWAY from where people live, sleep, and work outside.

Leslie Knutsen



**Joy, Kathy L.**

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**From:** Info CCG  
**Sent:** Tuesday, September 1, 2020 3:18 PM  
**To:** Carroll Rezoning  
**Subject:** Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

**Name**

Jose Velez

**Email**

jvelez53@yahoo.com

**Property of Interest Request**

A1-04-2020-0029

**Submit Comments**

The request for a change in zoning must be denied as that kind of trucking business must not be operating in this residential neighborhood.

**Please complete**



## *Town of Sykesville*

7547 Main Street, Sykesville, MD 21784

p: 410.795.8959 f: 410.795.3818

[townofsykesville.org](http://townofsykesville.org)

## *Town House*

*Ian Shaw Mayor*

*Joe Cosentini, Town Manager*

*Craig Weaver, Town Treasurer*

*Kerry Chaney, Town Clerk*

To: Carroll County Planning Commission

From: Sykesville Planning Commission

July 30, 2020

Subject: Rezoning request from Fogle's Septic Service

The Sykesville Planning Commission was notified by County Staff of a rezoning request from Fogle's Septic Services at 580 Obrecht Rd, located near Town limits. The request is to rezone the property from Conservation to Industrial Light.

The Sykesville Planning Commission members would like to express our support of the Carroll County Department of Planning recommendation that this request is unfavorable "given the sensitive nature of the surrounding community." A change in zoning from Conservation to Industrial Light would not conform to the existing uses along Obrecht Road which are largely residential and recreational in nature. The Town of Sykesville values Fogle's Septic Services as our neighbor, but ask that the property remain a legal non-conforming use within the Conservation zone.

As always, we appreciate the work of the Carroll County Planning Commission and Department staff and look forward to continuing to work with you as our community grows.

Sincerely and respectfully,

Steve Enslow

Sykesville Planning Commission, Chairman

Cc: Mayor, Ian Shaw

**Joy, Kathy L.**

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**From:** Brandi Strevig <Branflakes831@hotmail.com>  
**Sent:** Wednesday, September 2, 2020 5:31 PM  
**To:** CCGov Planning & Zoning Commission  
**Subject:** 12-04-2020-0029 Rezoning

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Rezoning  
BC  
Brandi Strevig -DHS- Carroll County  
To:  
Brandi Strevig  
Wed 9/2/2020 9:26 PM  
To Whom It May Concern;

It is our understanding property 1545 B Old Westminster Pike, Westminster, MD, 21157 (12-04-2020-0029) is requesting to rezone from agricultural to industrial district. Although we like to support our local businesses in any way we can, this has become a growing concern. The trucks on the property, idle for hours, specifically throughout the night and early morning. The truck traffic has also become very disruptive. Each family member in our home currently use sound machines at night to try and block out the noise. If the rezoning were to be approved, not only would this create an even louder disruption to our everyday lives but would also impact the property value of our surrounding properties. This being said, we strongly feel the rezoning from agricultural to industrial district should be denied.

Respectfully,  
Warren and Brandi Strevig  
1212 Canaan Drive  
Westminster, MD 21157

--

**Brandi Strevig**  
Child Support Specialist  
Carroll County DSS / Child Support Administration  
1232 Tech Court, Westminster, MD 21157  
[brandi.strevig@maryland.gov](mailto:brandi.strevig@maryland.gov)  
[1-800-332-6347](tel:1-800-332-6347) / Fax [410-386-3477](tel:410-386-3477)

~~~~~  
Click [here](#) to complete a short customer satisfaction survey.  
~~~~~

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Thanks for your payment.

**Joy, Kathy L.**

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**From:** Eisenberg, Lynda  
**Sent:** Tuesday, September 15, 2020 10:59 AM  
**To:** Lane, Mary S; Joy, Kathy L.  
**Cc:** Weber, Hannah G  
**Subject:** FW: 1545 Old Westminster Pike- Tumbleweed Express Trucking

Please add to the comments.

Thank you

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**From:** Wantz, Steve <[swantz@carrollcountymd.gov](mailto:swantz@carrollcountymd.gov)>  
**Sent:** Tuesday, September 15, 2020 10:35 AM  
**To:** Devilbiss, Thomas S. <[tdevilbiss@carrollcountymd.gov](mailto:tdevilbiss@carrollcountymd.gov)>; Eisenberg, Lynda <[leisenberg@carrollcountymd.gov](mailto:leisenberg@carrollcountymd.gov)>  
**Cc:** Windham, Roberta J. <[rwindham@carrollcountymd.gov](mailto:rwindham@carrollcountymd.gov)>; Weaver, Richard <[crweaver@carrollcountymd.gov](mailto:crweaver@carrollcountymd.gov)>  
**Subject:** Fwd: 1545 Old Westminster Pike- Tumbleweed Express Trucking

Receive this inquiry. Do either of you have any information on this ?

Stephen A. Wantz/ President  
Carroll County Board of Commissioners  
225 N. Center Street  
Westminster, Md. 21157  
4103862043(O)4439520430(C)

Begin forwarded message:

**From:** Gene von Gunten <[gvongunten@comcast.net](mailto:gvongunten@comcast.net)>  
**Date:** September 3, 2020 at 6:33:09 PM EDT  
**To:** "Wantz, Steve" <[swantz@carrollcountymd.gov](mailto:swantz@carrollcountymd.gov)>  
**Subject:** 1545 Old Westminster Pike- Tumbleweed Express Trucking

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Dear Sir:

I would like to bring your attention to the growing truck stop at 1545 Old Westminster Pike. Historically a dairy farm, the Zoning Administrator and the Board of Zoning Appeals have managed to bring the hamlet of Reese a bustling truck stop- with 33 tractor trailers hauling mostly dry cement.

While I did not choose to be involved in this process, I did assume the County would enforce the appropriate codes so the use would be safe.

However, it seems most of the County codes are simply being waived:

1. The existing road entrance onto Old Westminster Pike is woefully undersized- leading to the trucks blocking both lanes during ingress and egress. Why did the Smallwood Park install a much larger

entrance onto Deer Park Road for small vehicle traffic?

2. The large pole building, permitted for Ag use only, has become an office for 4-6 people and a truck storage and maintenance facility. The owner has signed some affidavit that the building will be used for storage, which seems ludicrous as it has 12 foot doors. As a result, the building will not have a fire suppression system. Please rest assured that no one will follow up on this after occupancy to make sure that fire suppression thresholds have been surpassed.

3. The original (farm) parking lot was expanded by nearly one acre without any permits. Now it seems the parking lot will not have storm water management- how will the State react to this?

4. Of course, the owner "bootlegged" electrical, plumbing, and sewer into the building. I do trust the Health Department will sort out the illegal septic, and the plumbing and electrical will be verified.

To the community, it seems like the use was expanded without permits and now the County is bending over backwards to make this happen.

Again, I don't want to wind back the clock and make this go away. I simply want to know it's being done right.

Thank you sir,

Gene von Gunten  
Reese

Sent from my iPhone

**Joy, Kathy L.**

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**From:** Gene von Gunten <gvongunten@comcast.net>  
**Sent:** Tuesday, September 22, 2020 8:32 PM  
**To:** CCGov Planning & Zoning Commission  
**Cc:** Weaver, Richard  
**Subject:** Resining request- Pool property-1545 Old Westminster Pike

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Dear Commission Members:

Please allow me to register my opposition to this proposed rezoning. This property, in the heart of the Ag Zone; and nestled up against the residential hamlet of Reese- is clearly inappropriate for Industrial Zoning.

The existing trucking facility was declared a non- conforming use despite its use as a trucking company had elapsed. Further, the present owner's father operated a single truck from the farm- something that is allowed in any zone. The flawed actions of the Zoning Administrator and the BZA has brought a 33 Truck operation into our community.

The proposed 5 acre area would greatly increase the area previously approved by the BZA. This would include all of the historic farm buildings, including the bank barn- all of which could then be converted to industrial uses.

My family moved to the contiguous farm in 1963, before Carroll County had Zoning. Approval of this rezoning will do nothing but continue the erosion of the Ag zone and encourage this owner to continue to expand his trucking company. As I write this, the owner still has not managed to receive a permit to occupy the trucking company office/maintenance building- built, but never used as an Ag building.

Please keep this use in its current state; and do not open the door for additional expansion.

Thank you,

Gene von Gunten  
1707

Sent from my iPhone

**Joy, Kathy L.**

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**From:** Info CCG  
**Sent:** Wednesday, September 30, 2020 8:48 PM  
**To:** Carroll Rezoning  
**Subject:** Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

**Name**

Marjory Dellospedale

**Email**

margiedell1317@gmail.com

**Property of Interest Request**

I2-04-2020-0029

**Submit Comments**

We am not in favor of changing the zoning on the Poole Farm from Agricultural to Commercial, Industrial & Employment Campus District. We have lived in the area over 40 years. It was a pleasant residential and farming community. Over the years many small businesses have moved into the area. The Poole Farm trucking business is very disruptive to the neighborhood. Large trucks are constantly going in and out at all hours of the day and night. Houses are all around the area where the trucks are located. Please don't change the zoning> Keep our community as it is. NO Expansions or Changes. Thanks.

**Please complete**

SHAFFER AND SHAFFER, LLP  
ATTORNEYS AT LAW  
73 EAST MAIN STREET  
WESTMINSTER, MARYLAND 21157

CLARK R. SHAFFER  
CLARK@SHAFFERANDSHAFFERLLP.COM

KELLY SHAFFER MILLER  
KELLY@SHAFFERANDSHAFFERLLP.COM

STACY P. SHAFFER  
STACY@SHAFFERANDSHAFFERLLP.COM

410/848-3737  
410/876-0100  
FAX: 410/848-3977

August 27, 2020

Planning & Zoning Commission of Carroll County  
Department of Planning  
Attn: Mary Lane  
225 North Center Street  
Westminster, Maryland 21157  
**By email to Mary Lane and Hand Delivery**

RE: Comprehensive Zoning Application for Roy D Pool; Tax ID 04-002296, 1545 B Old Westminster Pike, Westminster, MD 21157 ("Property")

Dear Chair Cheatwood and Members of the Commission:

Thank you for your time and consideration during the Comprehensive Rezoning process that occurred during the meeting on Tuesday, August 18, 2020. As you are aware from my representation at that meeting, I represent Mr. Roy Pool in connection with the above referenced Property.

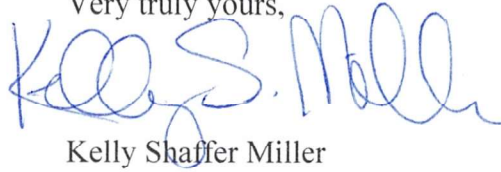
If you will recall, there was a discussion about the appropriate portion of the Property to consider for a favorable preliminary recommendation for the I-1 District. We thought it may be helpful to provide you with a copy of the most recent Board of Zoning Appeals Exhibit showing the approved use (attached hereto as Exhibit A), and a copy of a modified area that is requested (this drawing eliminates the portion of property to the rear of the neighboring property that was shown with our original request), which we hope better addresses the concerns discussed at the August 18, 2020 meeting (attached hereto as Exhibit B).

We would respectfully request that you consider this information at your September 2, 2020 meeting and consider a favorable recommendation of Exhibit B to the Board of County Commissioners. In addition to all of those supporting reasons stated at the August 18, 2020 meeting, we believe that what is shown on Exhibit B both addresses the concerns of this Commission, while also achieving more uniform zoning lines than would be achieved with Exhibit 1.

We look forward to continued participation during the process and intend to be "present" at the September 2, 2020 virtual meeting to answer any additional questions that you may have. Thank you for your attention to this matter. Please do not hesitate to contact our office with any questions or concerns.



Very truly yours,



Kelly Shaffer Miller

Enclosures

Cc: File Copy  
Roy Pool (by email only)





PLAT TO ACCOMPANY BZA REQUEST

4th ELECTION DISTRICT - CARROLL COUNTY, MD  
TAX MAP 52 - BLOCK 6 - PARCEL 50



A

## Pool Property





VICINITY MAP Scale 1:5000



4.52 AC. ±

POOL AREA APPROX. 0.75 AC.

DATE OF PHOTO 2014

PLAT FOR COMPREHENSIVE  
REZONING REQUEST

1545 OLD WESTMINSTER PIKE



4338 East 7th Street, Westminster, CO 80031  
(303) 440-1700 FAX (303) 440-1701  
WWW.CLSI-CO.COM

Survey No. 1545-14-001  
Project No. 1545-14-001  
Scale: As Shown  
Date: 10/1/14

EXHIBIT

B

Pool Property

tabbles



**Joy, Kathy L.**

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**From:** Info CCG  
**Sent:** Monday, October 5, 2020 9:39 PM  
**To:** Carroll Rezoning  
**Subject:** Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

**Name**

Steven Lowe

**Email**

1961slowe@gmail.com

**Property of Interest Request**

C2-03-2020-0020

**Submit Comments**

The property owners who own the adjoining property to the south, west and north of the property known as the Maryland Mallet oppose changing the zoning of this property to Commercial C-2.

We do not think rezoning parcel C2-03-2020-0020 - 2820 Littlestown Pike (also known as the Maryland Mallet), necessary or a good idea for our neighborhood. A restaurant has operated at this location for well over 30 years under its current zoning of Agriculture with a non-conforming variance. We see no reason to change this zoning to commercial C-2 as that designation would allow for a wide variety of businesses such as: a Communications tower, Automobile service center, fuel station, Contractor's office, car wash, contractors storage facility, self-service storage facility and facility for dispensing medical cannabis.

These types of businesses would adversely affect our quality of life, enjoyment of our farm and property value. Both the current owners of the Mallet and previous owners have approached us to buy some of our land to enlarge the restaurant's parking lot. This demonstrates that future expansion is not feasible as the restaurant does not have enough parking to meet its current needs.

It is our understanding that Carroll County is looking to discourage commercial development in the rt 97 N corridor to keep rt 97 from becoming another rt 140. This is a neighborhood of single family homes that already must contend with a busy, dangerous road. Please do not rezone the properties to commercial as this could result in even more traffic and noise in our neighborhood.

**Please complete**

**Joy, Kathy L.**

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**From:** Kathy Lowe <chatty.katherine@gmail.com>  
**Sent:** Monday, October 5, 2020 8:18 PM  
**To:** CCGov Planning & Zoning Commission; CCPlanning  
**Subject:** Comprehensive Property Rezoning -C2-03-2020-0020 - 2820 Littlestown Pike

**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 and Zoning Commission, Planning Department and Board of County Commissioners,

The property owners who own the adjoining property to the south, west and north of the property known as the Maryland Mallet oppose changing the zoning of this property to Commercial C-2.

We do not think rezoning parcel C2-03-2020-0020 - 2820 Littlestown Pike (also known as the Maryland Mallet), necessary or a good idea for our neighborhood. A restaurant has operated at this location for well over 30 years under its current zoning of Agriculture with a non-conforming variance. We see no reason to change this zoning to commercial C-2 as that designation would allow for a wide variety of businesses such as: a Communications tower, Automobile service center, fuel station, Contractor's office, car wash, contractors storage facility, self-service storage facility and facility for dispensing medical cannabis.

These types of businesses would adversely affect our quality of life, enjoyment of our farm and property value. Both the current owners of the Mallet and previous owners have approached us to buy some of our land to enlarge the restaurant's parking lot. This demonstrates that future expansion is not feasible as the restaurant does not have enough parking to meet its current needs.

It is our understanding that Carroll County is looking to discourage commercial development in the rt 97 N corridor to keep rt 97 from becoming another rt 140. This is a neighborhood of single family homes that already must contend with a busy, dangerous road. Please do not rezone the properties to commercial as this could result in even more traffic and noise in our neighborhood.

Sincerely,  
Kathy and Steve Lowe  
2900 Littlestown Pike  
410-346-7353

**Joy, Kathy L.**

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**From:** Info CCG  
**Sent:** Tuesday, October 6, 2020 12:08 PM  
**To:** Carroll Rezoning  
**Subject:** Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

**Name**

Kimberly and Craig Piper

**Email**

piperkim@comcast.net

**Property of Interest Request**

I2-04-2020-0029

**Submit Comments**

My husband and I own the property at 1623 Old Westminster Pike, which backs up to the Poole farm. We have lived here 28 years and have watched the farm change from 2 milk trucks daily to 30 or more trucks coming and going 24 hours a day. This Non conforming use was passed without notice to us or most of the neighborhood. Then it was too late.

During this time 2014-2019 a building that was supposed to only be used to store farm equipment was used to work on trucks. The Zoning Department and Permit Department were made aware of this violation several times and finally a permit was applied. But even without the proper U and O and more complaints, work was allowed to continue. So after all these years of doing business as a Nonconforming Use he wants to change zoning, I can only assume he wants to expand even further. The noise and smell is already bad enough. Now I would like to address the lawyers comments from the September meeting.

Her assertion that Nonconforming Uses are restrictive is not accurate as Mr. Voight pointed out the numerous Nonconforming Uses available to AG Zoning. He has expanded his business to at least 30 truck even though the report says 24 his website says 30 as of today. So investing in his business has not been as issue.

She also used the term "illegal use", what did that mean? If it was an illegal use why was it allowed to continue?

At the BZA hearing the portion of the property directly behind my neighbors was declared protected from development and she said it only makes sense to include(which by the way was perc just recently). The jagged edge is from the parking lot that was put in without permits. This was the cause for BZA hearing.

And as for they goals from the Master Plan:

#2 WE also have Individual rights as property owners.

#3 We have the right keep our water protected.

#13 Maintaining balance between economic balance resident balance is a goal that does not only benefit business.

We already put up with loud noises all hours of the night from people working on the trucks. The fumes from the constant running and the trucks going in and out all day. So as this request is not consistent with the Master Plan we request an unfavorable recommendation to the Commissioners.

Craig and Kimberly Piper

**Please complete**

**From:** [Gene von Gunten](#)  
**To:** [Eisenberg, Lynda](#)  
**Subject:** Re: Comprehensive rezoning notice  
**Date:** Wednesday, September 23, 2020 1:44:03 PM

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Lynda:

Thanks for your speedy reply and detailed answer. In this case, the subject property is within sight of my home; but is separated by 4 properties. I actually stumbled across the August 18 P&Z briefing on channel 24 last night; and was a bit surprised to see a request for industrial zoning in our little community of Reese.

I grew up here after my parents bought their farm in 1963. The Pool farm was contiguous to our farm. I certainly knew that Roy Pool's father drove a tractor trailer to make a living. After he retired, his son started his trucking company, Tumbleweed Express. My suspicion is that any non-confirming status probably "expired" before TE began operations. We did not complain as it grew to 13 trucks. The later BZA case was a sad comedy of exaggerated and perjured testimony which led us to the 33 truck operation we have today. Placing any industrial zoning next door to the residential homes and interjected into the Ag zoning would be a sad misuse of the zoning process.

I have already expressed by feelings to the Planning Commission and my County Commissioner. I would imagine some if the contiguous property owners will also object- although their concerns were summarily dismissed by the BZA.

Thanks again,  
Gene

Sent from my iPhone

> On Sep 23, 2020, at 8:54 AM, Eisenberg, Lynda <[leisenberg@carrollcountymd.gov](mailto:leisenberg@carrollcountymd.gov)> wrote:

>

> Good morning,

>

> There is not legal requirement for posting properties for a comprehensive rezoning. We will be posting the properties before they are forwarded to the board of county commissioners. The Planning Commission is currently reviewing the properties. Letters were mailed in August to all properties touching those that have requested rezoning and, in many cases, entire communities, next to the property or not were sent letters. Over 450 notifications were sent in total for the 30 properties.

>

> Please let me know if you have any other questions or would like to speak further. I am happy to talk with you. I have also ccd our planning manager, Mary Lane.

>

> Best,

>

> Lynda D. Eisenberg, Director

> Carroll County Department of Planning

> 225 N. Center Street

> Westminster, MD 21157

> [leisenberg@carrollcountymd.gov](mailto:leisenberg@carrollcountymd.gov)

> 410-386-5145

> 443-547-4776 (mobile)

> Carroll County offices are staffed 5 days a week, and open to the public by appointment only. If you need immediate assistance, please contact call

> the Carroll Department of Planning at 410-386-5145.

>  
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> -----Original Message-----

> From: Gene von Gunten <gvongunten@comcast.net>

> Sent: Wednesday, September 23, 2020 7:44 AM

> To: Eisenberg, Lynda <leisenberg@carrollcountymd.gov>

> Subject: Comprehensive rezoning notice

>

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>

> Linda:

>

> A property near me has asked for rezoning. There was no sign posted. Is there any required community notification for these cases?

> Thanks,

> Gene von Gunten

>

> Sent from my iPhone

> Please note that e-mail and any attachments sent to and from this address may be subject to the Maryland Public Information Act and unless otherwise privileged, must be disclosed to third parties.



**From:** [KIM PIPER](#)  
**To:** [Devilbiss, Thomas S.](#)  
**Cc:** [Zepp, Mike C](#); [Voight, Jay C.](#); [Eisenberg, Lynda](#); [Lane, Mary S](#)  
**Subject:** Re: FW: 1545 Old Westminster Pike Bp-19-1396  
**Date:** Wednesday, September 23, 2020 10:23:22 AM  
**Attachments:** [image004.png](#)  
[image003.png](#)  
[image001.png](#)

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Mr. Devilbiss,

Thank you for your response. The reason it has taken me so long to respond is my outrage.

I realize this property with the non conforming use was expanded. I was at the sham of hearing by the BZA last February. They reason for the Appeal was for a parking lot that was already put in. There was a hearing in November of 2018 first in which Mr. Voight stated that he had been to the site and all the fill was OK. After that it was determined he could not decide on this matter as it was not within his scope. But yet work on the parking lot continued even without permits. And on top of all of this there was a clear conflict of interest on the Appeal board, one of the members was retired from Leigh cement, where Roy Poole gets most of his work. Then the man proceeded to nap on and off throughout the hearing.

The only reason the building is being brought up to code is my constant e-mails.

Then it came out about the building that was in violation of the building code. Instead of shutting down the operation that was in violation, work continued in the building. This was in spite of my numerous e-mails .

Apparently my view on how permits work is different from the actual rules. And by the way the original nonconforming use was passed without notice to most of the neighbors.

Kim Piper

On 09/16/2020 1:08 PM Devilbiss, Thomas S.  
<tdevilbiss@carrollcountymd.gov> wrote:

Ms. Piper,

This site is currently being processed differing parts of the code by various agencies. The site is a nonconforming use, which was recently expanded by the

BZA (2/28/19). There is no requirement for a nonconforming use to complete a site plan. They are being required to address several codes, stormwater and forest conservation, due to the increased disturbance associated with the expansion. Mr. Pool, the owner, has submitted plans to address the code requirements which are under review. In addition there was also an issue with a structure built which needed to be addressed through the permits office. That process, per Mike Zepp as stated below, is nearing completion. The operations are a legally created nonconforming use with an approved expansion and is currently completing requirements to comply with stormwater management, forest conservation and permits.

The change in zoning you refer to is being processed through the County's Department of Planning. The property owner has filed an application to change the zoning from Agriculture to Industrial-2. Currently the request is being considered by the Carroll County Planning & Zoning Commission. You can see the details of the proposed rezoning request at <https://www.carrollcountymd.gov/government/directory/planning/carroll-county-comprehensive-rezoning/comprehensive-rezoning-zoning-maps-by-request/roy-d-pooles-request-i2-04-2020-0029-1545-b-old-westminster-pike-westminster-md-21157/>. If you would like to discuss the rezoning with County staff please contact the Department of Planning at 410-386-2265.

If you have any further questions please feel free to contact me at the number below.

Tom

Tom Devilbiss, C.P.G., CFM

Director/Hydrogeologist

Carroll County Government

Department of Land and Resource Management

225 North Center Street

Westminster, Maryland 21157

410-386-2639

NEW EMAIL ADDRESS: [tdevilbiss@carrollcountymd.gov](mailto:tdevilbiss@carrollcountymd.gov)



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**From:** Zepp, Mike C <mzzepp@carrollcountymd.gov>  
**Sent:** Wednesday, September 16, 2020 12:45 PM  
**To:** KIM PIPER <piperkim@comcast.net>  
**Cc:** Voight, Jay C. <jvoight@carrollcountymd.gov>; Devilbiss, Thomas S. <tdevilbiss@carrollcountymd.gov>  
**Subject:** RE: 1545 Old Westminster Pike Bp-19-1396

Hello Kim,

Based on the Zoning concern I have copied the Zoning Administrator (Jay Voight) and (Tom Devilbiss) with Land and Resource Management. One of them would be able to answer any questions regarding Zoning regulations.

Thank you,

Michael Zepp, Bureau Chief



**Maryland's Carroll County**

Department of Public Works

Bureau of Permit and Inspections

225 N. Center St

Westminster, Maryland 21157

410-386-2674 / 1-888-302-8978 (Ext. 2674)

Direct: 410-386-2069) / 1-888-302-8978 Ext. 2069

Maryland Relay Service: 711 or 800-735-2258 (TTY)

[mczepp@carrollcountymd.gov](mailto:mczepp@carrollcountymd.gov)



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**From:** KIM PIPER <[piperkim@comcast.net](mailto:piperkim@comcast.net)>  
**Sent:** Wednesday, September 16, 2020 9:35 AM  
**To:** Zepp, Mike C <[mczepp@carrollcountymd.gov](mailto:mczepp@carrollcountymd.gov)>  
**Subject:** RE: 1545 Old Westminster Pike Bp-19-1396

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Hi,

I would like the name and contact number of a supervisor. I am over getting the run around. NOONE told me he has applied for heavy industrial zoning. I need to get in contact with someone in charge.

Kim Piper

On 08/05/2020 3:21 PM KIM PIPER <[piperkim@comcast.net](mailto:piperkim@comcast.net)>  
wrote:

Hi,

Sorry, one more thing. The place where they did the perc test is supposed to always stay agricultural. Are they supposed to be able put a septic system there. At the appeal hearing it was stated this area was to not ever be developed. Just checking before something else gets done that was not ok. Thanks again.

Kim Piper

On 08/05/2020 10:46 AM Zepp, Mike C  
<[mzczepp@carrollcountymd.gov](mailto:mzczepp@carrollcountymd.gov)> wrote:

Mrs. Piper,

Sorry for the delay. All items under the responsibility of the Permits office have been completed, however we are waiting for Zoning, Fire Plan review, Roads and Health Department approvals prior to issuing the permit. The Health Department has reported that perc tests were completed at the end of June and they are awaiting the surveyor to submit a set of plans and apply for a septic permit prior to signing off. We expect Zoning, Roads and Fire to report back shortly. In these cases we typically work with the owner provided they are making progress, which thus far they have been. We'll let you know the status once that information is received from the other agencies.

Thank you



Michael Zepp

Deputy Code Official

Carroll County Government

Permits and Inspections

410-386-2069

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**From:** KIM PIPER <[piperkim@comcast.net](mailto:piperkim@comcast.net)>

**Sent:** Monday, August 3, 2020 7:49 AM

**To:** Zepp, Mike C <[mczepp@carrollcountymd.gov](mailto:mczepp@carrollcountymd.gov)>

**Subject:** RE: 1545 Old Westminster Pike Bp-19-1396

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Hi,

It has been a month now and I was wondering what information you have found out. The work continues in the building without proper permits. I am still confused why this has been allowed for well over a year. Why is there not a work stoppage until

this brought up to code?

And I still have never heard back on the terrible entrance they use. I would be shocked if this is up to code.

I am appalled at lack of follow up from the county. I am a tax paying citizen who owns my home and have watched this just drag on. I have lived here for nearly 30 years. Maybe it is time to contact the news.

Kim Piper

On 07/01/2020 3:58 PM Zepp, Mike C  
<[mczepp@carrollcountymd.gov](mailto:mczepp@carrollcountymd.gov)> wrote:

Hello,

I am still looking into some things and waiting for some information from other agencies. I did however ask grading to go out based on your previous email regarding the excavation work. They reported that they did not see any work being done. I will let you know when I hear back from on the other matters I am looking into.

Thank you



Michael Zepp  
Deputy Code Official  
Carroll County Government  
Permits and Inspections  
410-386-2069

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**From:** KIM PIPER  
<[piperkim@comcast.net](mailto:piperkim@comcast.net)>  
**Sent:** Wednesday, July 1, 2020 3:53 PM  
**To:** Zepp, Mike C  
<[mczepp@carrollcountymd.gov](mailto:mczepp@carrollcountymd.gov)>  
**Subject:** RE: 1545 Old Westminster Pike  
Bp-19-1396

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requests for information.**

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Hi,

Just checking in. Today they had a  
tractor trailer backed into that building



where they they are working without the proper U and O. I don't mean to bother you but I just don't understand how they are allowed to continue work in this building without the proper U and O, after numerous complaints? Thanks for your time.

Kim

On 06/25/2020 2:46 PM Zepp,  
Mike C  
<[mzepp@carrollcountymd.gov](mailto:mzepp@carrollcountymd.gov)>  
wrote:

Hello,

Thank you for your email. I was not as involved as Mr. Stickles. I have reviewed your conversations with Lionel and will reach out to the other agencies to see what the status is. I will get back to you as soon as I find something out.

Thank you,



Michael Zepp  
Deputy Code Official  
Carroll County Government

Permits and Inspections

410-386-2069

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**From:** KIM PIPER  
<[piperkim@comcast.net](mailto:piperkim@comcast.net)>  
**Sent:** Wednesday, June 24,  
2020 1:24 PM  
**To:** Zepp, Mike C  
<[mczepp@carrollcountymd.gov](mailto:mczepp@carrollcountymd.gov)>;  
Harris, Thomas W.  
<[tharris@carrollcountymd.gov](mailto:tharris@carrollcountymd.gov)>  
**Subject:** 1545 Old Westminster  
Pike Bp-19-1396

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requests for information.**

Hi,

I have been going back and forth with the permit department in reference to this property for over a year now. Mr Pool has blatantly disregarded all rules and done whatever he pleases. Can someone please let me know the status. The building

that is supposed to ONLY  
house farm equipment has  
been used for well over a  
year to repair trucks.

Now they are doing  
excavations also. Are there  
permits for this?

Thank you for your time.  
I will forward all my previous  
e-mails to Mr Stickles.

Kim Piper

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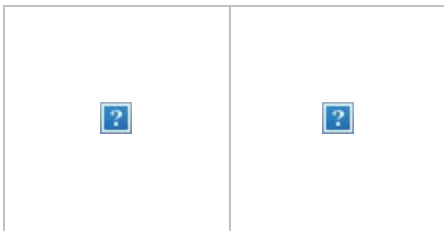
**From:** [Joy, Kathy L.](#)  
**To:** [Wagoner, Price](#)  
**Subject:** FW: Comprehensive Rezoning - Comment Card Submission  
**Date:** Tuesday, October 6, 2020 8:28:19 AM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

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## Kathy Joy, Office Associate

Carroll County Department of Planning  
225 N. Center Street  
Westminster, MD 21157  
[kjoy@carrollcountymd.gov](mailto:kjoy@carrollcountymd.gov)  
410-386-5145

Due to the COVID-19 Pandemic, county operations have been reduced and are 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:** Info CCG <infoccg@carrollcountymd.gov>  
**Sent:** Monday, October 5, 2020 9:39 PM  
**To:** Carroll Rezoning <CarrollRezoning@carrollcountymd.gov>  
**Subject:** Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

### Name

Steven Lowe

### Email

[1961slowe@gmail.com](mailto:1961slowe@gmail.com)

### Property of Interest Request

C2-03-2020-0020

### Submit Comments

The property owners who own the adjoining property to the south, west and north of the property known as the Maryland Mallet oppose changing the zoning of this property to Commercial C-2.

We do not think rezoning parcel C2-03-2020-0020 - 2820 Littlestown Pike (also known as the Maryland Mallet), necessary or a good idea for our neighborhood. A restaurant has operated

at this location for well over 30 years under its current zoning of Agriculture with a non-conforming variance. We see no reason to change this zoning to commercial C-2 as that designation would allow for a wide variety of businesses such as: a Communications tower, Automobile service center, fuel station, Contractor's office, car wash, contractors storage facility, self-service storage facility and facility for dispensing medical cannabis.

These types of businesses would adversely affect our quality of life, enjoyment of our farm and property value. Both the current owners of the Mallet and previous owners have approached us to buy some of our land to enlarge the restaurant's parking lot. This demonstrates that future expansion is not feasible as the restaurant does not have enough parking to meet its current needs.

It is our understanding that Carroll County is looking to discourage commercial development in the rt 97 N corridor to keep rt 97 from becoming another rt 140. This is a neighborhood of single family homes that already must contend with a busy, dangerous road. Please do not rezone the properties to commercial as this could result in even more traffic and noise in our neighborhood.

**Please complete**

**From:** [Info CCG](#)  
**To:** [Carroll Rezoning](#)  
**Subject:** Comprehensive Rezoning - Comment Card Submission  
**Date:** Tuesday, October 6, 2020 3:24:59 PM

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The following comment was submitted:

**Name**

Erik Johnsson

**Email**

rikandpam@msn.com

**Property of Interest Request**

I1-05-2020-0016

**Submit Comments**

The Fogles properties at 558 and 580 Obrecht Rd. Sykesville (parcels 578 and 588) should not be re-zoned to I1. We are neighbors of this property, and we fear increasing loss of enjoyment of our property and loss of property value of our home should this zoning go through. Over the years the property abutting our back yard (parcel 578) has seen greatly increased and changed use. At the time I purchased our home (1992) parcel 578 was not in business use, acted as a kind of buffer between the homes and Fogle's original property, and it was that way for at least approximately 6 years. The lot was a grass field associated with a residence and was used mainly for parking for Sykesville Baseball & Raiders Football. When the parcel was purchased by Fogles in 1997, the grass field was still used for sports activity parking (as it had been for many prior years), eventually being turned into a gravel topped lot. Business use has steadily increased to where we now have high levels of noise, dust, truck and construction equipment traffic, piles of stone and dirt and occasionally trees, and numerous vehicles and dumpsters stored and maintained on both properties. We are at a loss as to how the county has allowed such use of parcel 578 in a residential area, since that parcel is next to our back yard and is in clear view from the front of another house adjacent to the parcel. We fear that the situation will only worsen if the property is re-zoned to I1, and we respectfully request that the Zoning Committee deny the requested change to I1.

**Please complete**