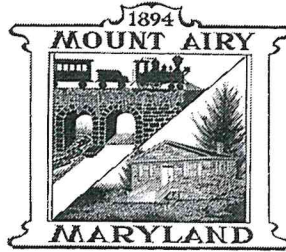


Number	Request Number	Property Name	Commenter Name	Comment
1	EC-13-2020-0030-6503	Hulver/Colburn/Bay	Mt. Airy Planning and Zoning Commission	Opposed to EC
2	EC-13-2020-0030-6503	Hulver/Colburn/Bay	MaryAnn Costa/Via Town of Mt. Airy	Opposed to EC
3	EC-13-2020-0030-6503	Hulver/Colburn/Bay	Katy Whipple	Opposed to EC
4	EC-13-2020-0030-6503	Hulver/Colburn/Bay	Lauren Parr	Opposed to EC
5	I2-11-2020-0023	Finch Services	James and Donna Darr	Opposed to I2
6	EC-13-2020-0030-6503	Hulver/Colburn/Bay	MaryAnn Costa	Opposed to EC
7	EC-13-2020-0030-6503	Hulver/Colburn/Bay	Katy Whipple	Opposed to EC
8	I2-11-2020-0023	Finch Services	Brian Holz	Opposed to I2
9	I2-11-2020-0023	Finch Services	Patricia Baile	Opposed to I2
10	I2-11-2020-0023	Finch Services	Ralph and Deborah Robertson	Opposed to I2
11	I2-11-2020-0023	Finch Services	CC Econ. Development	In Favor of I2
12	C1-04-2020-0007	Playtime Corp	Kim Piper	Opposed to C1

PATRICK T. ROCKINBERG
Mayor

LARRY G. HUSHOUR
Council President



Council Members
JASON M. POIRIER
Secretary

PAMELA M. REED
KARL L. MUNDER
PATRICIA R. WASHABAUGH

August 27, 2020

Planning Commission
Carroll County Government
225 North Center Street
Westminster, MD 21157

Dear Planning Commission Members:

The Town of Mount Airy is responding to the rezoning request for EC-13-2020-0030 located just North of an Annexation that is under consideration between the IDA of Carroll County and the Town of Mount Airy.

I have reached-out to the Mayor and representatives of the Town of Mount Airy Planning Commission and Town Council of Mount Airy regarding this request.

The following questions and concerns of this rezoning request were not presented to the Planning Commission during the meeting held on August 18, 2020. I had emailed the Planning Commission prior to the previously scheduled PC meeting, on July 28th of 2020, with some of my concerns.

1. I reviewed the Staff report, that was presented to the Planning Commission on July 28th, 2020, and an email was sent to all Planning Commission members prior to the meeting with the concerns of the Mount Airy Planning Department regarding the staff report.
2. Additional questions have been arisen upon receiving the revised staff report which I was trying to present to the Carroll County Planning Commission at the August 18, 2020 meeting, but was plagued with technological glitches.
 - Page 2, section 4 A of the staff report indicates “where infrastructure already exist or is planned” This parcel does not have any existing or planned infrastructure to my knowledge. There are no water or sewer allocation for parcels outside of the Town limits.

- The Planning Department has concerns regarding access to this property. Access along Md. Rt. 27 is restricted along that corridor. Has the applicant provided any type of explanation of how will the property be developed in the future?
- The Town and the IDA are concerned about any future well needed to support this zoning change which could impact the wells and the allocation from MDE for the adjoining IDA property that is to be Annexation into the Town of Mount Airy.
- This request could adversely impact public support for the Annexation of the Harrison & Leishear parcel by the Town. We urge the Carroll County Planning Commission to consider waiting on the Harrison & Leishear annexation outcome before approving this request for rezoning for EC-13-2020-0030.

If any additional information is required, please contact me at your earliest convenience.

Sincerely,



John Breeding
Director of Planning and Zoning
Town of Mount Airy
PO Box 50
110 South Main Street
Mount Airy, MD 21771
301-829-1424

Joy, Kathy L.

From: Karl Munder <councilmembermunder@mountairymd.gov>
Sent: Sunday, August 30, 2020 9:16 PM
To: Maryann Costa; CCGov Planning & Zoning Commission; Bouchat, Eric
Cc: John Breeding; Melissa Thorn; Pamela Reed; Patty Washabaugh; Jason Poirier; Larry Hushour; prockinberg@gmail.com
Subject: RE: Zoning - Against EC-13-2020-0030 P.20 (Hulver Property)

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

Mrs. Costa,

Thank you for your letter regarding the zoning change for what is referenced as the Hulver Property, this case is being heard before the Carroll County Planning Commission and not before the town Planning and Zoning Commission. I have been informed that the town is sending a letter of opposition to the County Planning and Zoning Commission. Here is the email address for the County Planning and Zoning Commission if you want to send your email to them

plancomm@carrollcountymd.gov

The Town has no interest in making the Hulver Property any part of the Harrison Leishear Property annexation discussions or any interest in entertaining discussions on annexing the Hulver Property.

Feel free to contact me or town staff if you have any further questions regarding the annexation of the Harrison/Leishear Property.

Councilman Karl Munder, Town of Mt. Airy

From: Maryann Costa
Sent: Sunday, August 30, 2020 8:36 PM
To: plancomm@carrollcountymd.gov; ebouchat@carrollcountymd.gov
Cc: John Breeding <jbreeding@mountairymd.gov>; Melissa Thorn <mthorn@mountairymd.gov>; Karl Munder <councilmembermunder@mountairymd.gov>; Pamela Reed <councilmemberreed@mountairymd.gov>; Patty Washabaugh <councilmemberwashabaugh@mountairymd.gov>; Jason Poirier <councilmemberpoirier@mountairymd.org>; Larry Hushour <councilmemberhushour@mountairymd.gov>; prockinberg@gmail.com
Subject: Zoning - Against EC-13-2020-0030 P.20 (Hulver Property)

No Development – No Annexation - Keep Conservation Zoning

EC-13-2020-0030 P.20 (Colburn/Hulver/Bay-owned property)

Related to Harrison Leishear Property

I am appalled at how the Carroll County Planning and Zoning Commission (CCPZC) conducted themselves at their Monthly Meeting on 18 August 2020, in regards to Agenda Item 8. With absolutely no consideration or discussion of a

variety of impact factors, the commission provisionally approved the rezoning of property from “conservation” to “employment campus”.

The next approval meeting of the CCPZC is scheduled for September 2nd - this application needs to be removed from the agenda and postponed until after this pandemic when the residents of the surrounding area can provide public comment in an open forum which is inclusive of the concerns of the local public.

I am a resident of the Falling Green neighborhood and viewed a recording of your meeting in which you spent less than ten minutes reviewing a simplistic presentation and provisionally approving the zoning from “conservation” to an “employment campus”. The photo that was shown was of the split-rail fence along 27. It lacked photos of the surrounding neighborhoods and there was no public comment.

No one in my neighborhood was notified of this zoning meeting. Earlier this year, there had been a sign posted in the neighborhood regarding the additional residential development proposed for the end of Falling Green Way. Why were we not notified of this other potentially devastating change? The CCPZC’s lack of notification gives the appearance that they are trying to avoid hearing from the residents in this area.

The presentation at the meeting was shallow, lacked analysis, and showed a disappointing lack of consideration of the residents of southern Carroll County. A more complete analysis needs to be conducted on this application which considers the following:

1. **Contact Local Residents to Understand the Current Opinion of the Community**
2. **Environmental Impact** – The wetlands and wildlife will be negatively impacted.
3. **Traffic Impact** – Route 27 is already suffering with rush hour traffic and the high volume of tractor trailers. 1 in 6 drivers is looking at their phone. The traffic accidents and fatalities pile up each year, and local residents continue to bear the brunt of the risk and inconvenience - attempting to make a left from 27 on to Falling Green Way, for example, is a scary experience as cars pass at speeds exceeding 50 mph in both directions.
4. **Disruption to Community Balance** – Housing developments lie to the north, south, east, and west of this land and the Harrison-Leishear properties. No one ever moved to Carroll County to live next to office buildings. The scenic aesthetics of Carroll County will be destroyed by the imbalance of corporate buildings. If Carroll County residents wanted to live and raise their families in that sort of environment, they would have chosen to live in Howard, Montgomery, or Frederick Counties.
5. **Lack of demand for Office Space** – As a result of this pandemic, employers and employees are proving that working “virtually” is a new reality. Office vacancy in Maryland had declined by 14.4% as of the 2Q 2020 (<https://www.ngkf.com/insights/market-report/suburban-maryland>.) As we have seen a decline in the retail commercial real estate market, we will see a similar decline in the office real estate market. Brick and mortar businesses continue to decline.

6. **Water** – It's our understanding that this property and the adjacent Leishear-Harrison property could produce 200,000 gallons per day. Will there be an impact to the residential wells in the surrounding areas when these aquifers are tapped? If so, what remediation will the County provide in perpetuity to current homeowners dependent on access to that resource?
7. **Reduced Property Values** – Commercial development of this property will negatively impact residential housing values. This in turn will reduce property assessments and real estate property taxes.
8. **Location, Location, Location** – If there were actually a demand for office space in Mount Airy, the appropriate location for that would be closer to I-70. No one drives seven minutes north of I-70 and thinks "this would be a great place for an Employment Campus".

In the nearly 30 years that I've been a resident of Carroll County, I have never been more disappointed with the attitudes of our county officials.

Maryann Costa

6277 Wheat Miller Court, Mount Airy, Maryland

Joy, Kathy L.

From: Katy Whipple <kawhipp@gmail.com>
Sent: Monday, August 31, 2020 8:42 AM
To: CCGov Planning & Zoning Commission; jbreeding@mountairymd.gov; mthorn@mountairymd.org; councilmembermunder@mountairymd.gov; councilmemberreed@mountairymd.gov; councilmemberwashabaugh@mountairymd.gov; councilmemberpoirier@mountairymd.gov; councilmemberhushour@mountairymd.gov; prockinberg@gmail.com; creilly@mountairymd.gov
Subject: EC-13-2020-0030, 6503 Ridge Rd, Mount Airy

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

Hello all,

Please consider this my public comment for tonight's public hearing on the annexation of the H/L property.

EC-13-2020-0030, 6503 Ridge Rd, Mount Airy

As a resident of the Falling Green community in Mount Airy, I am deeply worried about my townmates and the environment as regards the proposal to develop this parcel of land.

Have there been independent studies into the environment impact development there would have? That land is downhill, and the water runoff is of concern. How will that impact the wells of neighbors (who have reported there was impact to their water supply when testing was performed). The water table for the entire area will be affected. Local flora and fauna will be dispersed. Home values will go down. I imagine many residents will move away because they moved to Mount Airy for its bucolic setting.

In addition, Route 27 is already heavy with traffic. It (and the town) can't safely handle the amount of traffic an Employment Campus would undoubtedly bring.

There are many other, less impactful sites to build. Also, please take into account the current climate: with everybody working from home, what is the point of building more offices? There is plenty of office space open in the buildings down Twin Arch Rd. Let businesses move there.

I do not support the rezoning of conservation land into developable land. Keep the conservation land in conservation!

Thank you,
Katy Whipple
3728 Falling Green Way
774-526-5948

Joy, Kathy L.

From: laurenmpower@aol.com
Sent: Monday, August 31, 2020 11:02 AM
To: Bouchat, Eric
Cc: Carroll Rezoning; CCGov Planning & Zoning Commission; jbreeding@mountairymd.gov; mthorn@mountairymd.org; councilmembermunder@mountairymd.gov; councilmemberreed@mountairymd.gov; councilmemberwashabaugh@mountairymd.gov; councilmemberpoirier@mountairymd.gov; councilmemberhushour@mountairymd.gov; prockinberg@gmail.com
Subject: EC-13-2020-0030 P.20 (Colburn/Hulver/Bay-owned property) Related to Harrison Leishear Property

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

Dear Mr. Bouchat,

I'm writing to respectfully ask for your assistance with regards to the current rezoning discussion for two separate property parcels in Carroll County, specifically the Colburn/Hulver/Bay property. Given the issues around this development and the lack of input from the community, I'd like to propose that the decision on the rezoning of this conservation parcel be rejected or at a minimum, delayed. These types of parcels are increasingly rare and they are in large part, why many of us move to Carroll County.

This expansion will come at a great cost for wildlife and the quality of living for those around the area. This is wetland and forested area and should be protected by the current zoning. My home (owned since 2013) is in Falling Green and even now traffic on Rt. 27 is already very congested. Rezoning the land to be sold off for an employment park will make the road even more overtraveled and unsafe and create rush hour-like conditions, along with pollution. I'm in favor of balanced growth and development however, there are entirely too many empty and languishing office spaces and buildings currently existing in Carroll County to justify a new build. This is incredibly wasteful given that we can't currently even fill the office space in Mt. Airy that we have. What ever happened to the plans to convert North Carroll High School, for example?

Post-pandemic, all signals are pointing to more work from home rather than the need for new campuses. All over Maryland this is the case, why on Earth would we destroy natural habitats and create congestion in order to build structures that we won't fill or need? For tax breaks for developers? Additionally, this is well-beyond the reach of where ideal development for Mt. Airy would be located as it's 4+ miles from I-70 with no access to public transportation. Please at least delay this decision so that more of our community can weigh in. What has occurred so far lacks the transparency we expect as county residents and smacks of a development board pushing their own interests at the expense of county residents. Many of us have tried to submit our comments via the Carroll County planning site and have been blocked as the parcel number we're told to enter doesn't link in the system so the site won't accept the comments. When I called, I was essentially told to keep trying and that the number should work. This isn't allowing our citizens to express themselves.

Lastly Jean Colburn, who originally owned the land was a strong supporter of conserving land and quality of life in Carroll County and Mt. Airy. She knew that Mt. Airy was special because she could see it all around her. This is the primary reason this parcel has been designated as conservation land and it has flourished with wetlands, forests, and wildlife. My son plays in the streams on this land and we frequently see hunters using this open space to participate in deer hunting. The land is being used as it was intended. Are we really going to destroy forests and wetlands for an "employment park"? Please help us conserve what is special about our county. It's increasingly something that no one else has.

Thank you for considering my comments.

Lauren Parr
3715 Falling Green Way

Joy, Kathy L.

From: Info CCG
Sent: Saturday, August 29, 2020 6:45 PM
To: Carroll Rezoning
Subject: Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

Name

James & Donna Darr

Email

gobowling1975@yahoo.com

Property of Interest Request

A2-11-2020-0023

Submit Comments

We do not want to see the property behind us zoned Heavy Industrial. We have lived at 1701 Old New Windsor Pike since 1972 n I love seeing farmland. What will that do to our property value. We have had water problems in our basement when it rains really hard since 1972 by having a spring under us. What would that cause having a Heavy Industrial business built behind us. We moved out into the country to get away from all the businesses. I move that they don't rezone it n leave it the way it is. We are able to sit out on our back porch in the evening n not hear a noise n I love that, so let it the way it is. PLEASE

Please complete

Joy, Kathy L.

From: Maryann Costa <maryann.costa@gmail.com>
Sent: Sunday, August 30, 2020 8:36 PM
To: CCGov Planning & Zoning Commission; Bouchat, Eric
Cc: jbreeding@mountairymd.gov; mthorn@mountairymd.org;
councilmembermunder@mountairymd.gov; councilmemberreed@mountairymd.gov;
councilmemberwashabaugh@mountairymd.gov;
councilmemberpoirier@mountairymd.gov; councilmemberhushour@mountairymd.gov;
prockinberg@gmail.com
Subject: Zoning - Against EC-13-2020-0030 P.20 (Hulver Property)

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No Development – No Annexation - Keep Conservation Zoning

EC-13-2020-0030 P.20 (Colburn/Hulver/Bay-owned property)

Related to Harrison Leishear Property

I am appalled at how the Carroll County Planning and Zoning Commission (CCPZC) conducted themselves at their Monthly Meeting on 18 August 2020, in regards to Agenda Item 8. With absolutely no consideration or discussion of a variety of impact factors, the commission provisionally approved the rezoning of property from “conservation” to “employment campus”.

The next approval meeting of the CCPZC is scheduled for September 2nd - this application needs to be removed from the agenda and postponed until after this pandemic when the residents of the surrounding area can provide public comment in an open forum which is inclusive of the concerns of the local public.

I am a resident of the Falling Green neighborhood and viewed a recording of your meeting in which you spent less than ten minutes reviewing a simplistic presentation and provisionally approving the zoning from “conservation” to an “employment campus”. The photo that was shown was of the split-rail fence along 27. It lacked photos of the surrounding neighborhoods and there was no public comment.

No one in my neighborhood was notified of this zoning meeting. Earlier this year, there had been a sign posted in the neighborhood regarding the additional residential development proposed for the end of Falling Green Way. Why were we not notified of this other potentially devastating change? The CCPZC’s lack of notification gives the appearance that they are trying to avoid hearing from the residents in this area.

The presentation at the meeting was shallow, lacked analysis, and showed a disappointing lack of consideration of the residents of southern Carroll County. A more complete analysis needs to be conducted on this application which considers the following:

1. **Contact Local Residents to Understand the Current Opinion of the Community**
2. **Environmental Impact** – The wetlands and wildlife will be negatively impacted.
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5. **Lack of demand for Office Space** – As a result of this pandemic, employers and employees are proving that working “virtually” is a new reality. Office vacancy in Maryland had declined by 14.4% as of the 2Q 2020 (<https://www.ngkf.com/insights/market-report/suburban-maryland>.) As we have seen a decline in the retail commercial real estate market, we will see a similar decline in the office real estate market. Brick and mortar businesses continue to decline.
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Maryann Costa

6277 Wheat Miller Court, Mount Airy, Maryland

Joy, Kathy L.

From: Katy Whipple <kawhipp@gmail.com>
Sent: Wednesday, September 2, 2020 7:06 PM
To: Carroll Rezoning
Subject: Fwd: EC-13-2020-0030, 6503 Ridge Rd, Mount Airy

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

Hello,

Re: EC-13-2020-0030, 6503 Ridge Rd, Mount Airy

As a resident of the Falling Green community in Mount Airy, I am deeply worried about my townmates and the environment as regards the proposal to develop this parcel of land.

Have there been independent studies into the environment impact development there would have? That land is downhill, and the water runoff is of concern. How will that impact the wells of neighbors (who have reported there was impact to their water supply when testing was performed). The water table for the entire area will be affected. Local flora and fauna will be dispersed. Home values will go down. I imagine many residents will move away because they moved to Mount Airy for its bucolic setting.

In addition, Route 27 is already heavy with traffic. It (and the town) can't safely handle the amount of traffic an Employment Campus would undoubtedly bring.

There are many other, less impactful sites to build. Also, please take into account the current climate: with everybody working from home, what is the point of building more offices? There is plenty of office space open in the buildings down Twin Arch Rd. Let businesses move there.

I do not support the rezoning of conservation land into developable land. Keep the conservation land in conservation!

Thank you,
Katy Whipple
3728 Falling Green Way
774-526-5948

Brian Holz

839 Medford Road • New Windsor, MD 21776-8934 • Phone: 443.340.4853
E-Mail: holzmier@comcast.net

August 31, 2020

Board of County Commissioners of Carroll County
225 N. Center St.
Westminster, MD 21157

Re: Request for property rezoning I2-11-2020-0023
Medford Rd./Route 31 property owned by Finch Services

Dear Commissioners,

I am writing to express my concerns regarding the request by Finch Services to have their 36+ acres of property that adjoins our property (on Medford Rd.) to be changed from an Agricultural zoning to an I-2 industrial zoning.

The zoning staff made a recommendation to not move forward with this request as this change is not congruent with the county growth plan and the current zoning as agricultural is congruent with the efforts to preserve and promote agricultural land in the Wakefield Valley.

This parcel of land has roughly 36 acres of ag zoned land and 22 acres of industrial zoned. The ag zoned portioned has been farmed for decades and is surrounded by similarly zoned property on three of its sides. The 22 acres of industrial zoned land has been wooded and undeveloped, again for decades.

There are those who argue that the county needs industrial and commercial property for future revenue growth. This was indeed brought up at the August 18 hearing. What I find as I look at the commercial and industrial zoned property in the county is that much of it is not used for those purposes. Many parcels are being farmed, are open fields or are forested. Just within a mile of the Finch property, there are over 150 acres of industrial zoned land that is not developed and has not been for decades or ever. Countywide there are many commercial buildings or commercial zoned property that are empty or undeveloped. This does not support the argument that the proposed zoning change, on this property, from Ag to industrial should go through.

Furthermore, the industrial zoned portion of this land has no good access to Route 31, based on the steep rocky terrain, and the only existing access is going north on 31 across from Byron Road. This entrance is two properties down from the Finch land. The access to the agricultural land would be on Medford road or Old New Windsor Pike, both of which are narrow and not well suited for heavy truck traffic. The parcel does not have access to water or sewer, which can further limit the types of business interested in this property.

In the letter submitted by Mr. Maguire for Mr. Finch, he states that the reason for the change request is that “the property owner has been unsuccessful in marketing the property with the existing split-zoning”. While I understand that this may be a fact if they are trying to sell all the property at the going industrial costs per acre, this should not play into any zoning change consideration, from the county’s perspective.

The four property owners that directly border the agricultural part of this parcel all agree that the zoning change is undesirable, based on the definitions of I-2 zoning, and not fitting the surrounding zoned property. This is prime agricultural land that is surrounded by other protected and preserved agricultural land. This land has been farmed for generations and should remain as such based on the lands suitability, surrounding properties, the narrow rural roads it borders, and the lack of any documented need to be changed, based on the current county comprehensive plan and staff recommendations to not approve this change.

In summary, I am against changing the agricultural zoned portion of the Finch property located at Medford Rd/Old New Windsor Pike and ask that the board not approve the request for the zoning change.

I appreciate your consideration.

Best regards,

A handwritten signature in black ink, appearing to read "Brian W. Holz". The signature is written in a cursive, flowing style.

Brian Holz

Carroll County Planning and Zoning Commission

Attn.: plancomm@carrollcountymd.gov

Re: Comprehensive Property Rezoning -

12-11-2020-0023 - N/S Medford Road between New Windsor Road and Old New Windsor Road.

OBJECTION TO PROPOSAL:

- 1) City water and sewage not available for this site.
- 2) The intersection @ Medford Road and Route 31 is already a dangerous area.
- 3) Medford Road is 16 ft. wide in front of my house. Medford Road will not support the type of traffic associated with Industrial Zoning.
- 4) My house at 853 Medford Road is LESS THAN 12 ft. FROM THE ROAD.
THE STEPS TO MY HOUSE ARE LESS THAN 4 ft. FROM THE EDGE OF
MEDFORD ROAD.



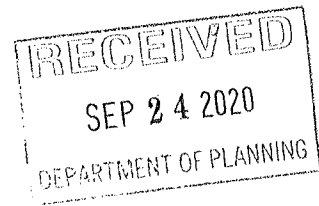
Submitted by: G. Patricia Baile
853 Medford Road
New Windsor, MD 21776
(Phone: 410-635-2050)

9/8/2020

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RALPH & Deborah Roberts
1420 Old New Windsor Pike
Westminster Maryland
21158



September 22, 2020

Members of the Carroll County Planning Commission
225 North Center Street
Westminster Maryland
21157

Dear Members.

I am writing to address your pending deliberations on the rezoning of the Finch property located between Md Route 31 and the Old New Windsor Pike. The zoning now comprises a mix of industrial and Agriculture and a request has been submitted to change the zoning to industrial on the entire 56+ acre property. As the owner operator of a breeding farm that is under a recorded Maryland Agricultural Land Preservation easement, I am concerned that the impact of such a change would be detrimental to the character of the community & the landscape of the land bordering Medford Road and isolate our farm which we proudly have protected from development in any form.

The thought of more traffic on Medford Road and more exposure to traffic at an already dangerous intersection

of Medford Road and Route 31 needs to be considered.

From our property intersected by Old New Windsor Pike moving west toward New Windsor there is Agricultural zoning and Agricultural Preservation Easements that create contiguous farmland that taxpayers have contributed in securing a permanent ag area. To change the character of this historic parcel of land seems to fly in the face of the tremendous effort and commitment that Carroll County has put forth since 1979 to protect farmland. The actual topography of the affected parcel is conducive to conservation efforts and agriculture.

Please consider carefully the piecemeal rezoning of parcels that have more value in the long run for Carroll County's future if left as they were originally intended.

Thank you for your consideration of our concerns regarding this matter.

Yours truly

Ralph Robinson Jr.

Dorothy S. Robinson

Board of County Commissioners
Stephen A. Wantz, President
Edward C. Rothstein, 1st Vice President
C. Richard Weaver, 2nd Vice President
C. Eric Bouchat
Dennis E. Frazier

Carroll County

ECONOMIC DEVELOPMENT
Right Place, Right Time

John T. "Jack" Lyburn
Director

August 17, 2018

Ms. Cynthia Cheatwood
Chair
Carroll County Planning & Zoning Commission
225 N. Center Street
Westminster, MD 21157

RE: Rezoning request I2-11-2020-0023

Dear Ms. Cheatwood:

I am writing to you in support of the by request zoning change on the property known as the Finch Property in Westminster, Maryland. The property in question is split zoned with I-2 (22 acres) and Agricultural (36 acres) zoning districts. The frontage of the property is zoned I-2. The applicant is requesting a zoning change on the back part of the parcel from Agricultural to Industrial. The staff report has concluded that the request for the change of zoning is "unfavorable".

As you know, Carroll County is experiencing a shortage of industrial zoned land which inhibits our ability to attract economic development projects and maintain a balance between commercial and residential growth. To compound this challenge, much of the land that is currently zoned industrial is just not suited for that purpose for a variety of reasons that might include access, topography and other environmental features.

It is imperative that Carroll County increase its supply of industrial land. This particular property is located on MD 31 with good access to our highway system and nearby railroad infrastructure. While the staff report notes the property is outside of the Westminster Growth Area, it is located on a stretch of highway where neighboring parcels are zoned industrial on both sides of MD 31.

The report also notes there is no planned water or service in this area. To clarify, public services are not always necessary for industrial properties. For example, many businesses along MD 31 today operate on private systems including Performance Food Group, Pub Dog Brewing and Snavely Forest Group.

For the above reasons I ask that the Planning Commission issues a favorable decision on the rezoning of the Agricultural portion of this parcel.

Thank you for the opportunity to comment on this project.

Sincerely,

John T. Lyburn, Jr.
Director

225 North Center Street, Suite 101 ♦ Westminster, MD 21157
410-386-2070 / 410-876-2450 Fax: 410-876-8471
info@carrollbiz.org • www.carrollbiz.org • @CarrollEconDev

From: [Info CCG](#)
To: [Carroll Rezoning](#)
Subject: Comprehensive Rezoning - Comment Card Submission
Date: Wednesday, September 30, 2020 1:52:25 PM

The following comment was submitted:

Name

Kim Piper

Email

piperkim@comcast.net

Property of Interest Request

C1-04-2020-0007

Submit Comments

Hi,

I am a property owner at 1623 Old Westminster Pike. I would like the Rezoning Commission to deny the request to change zoning for this property. There is only one way in and that is off of Old Westminster Pike and there is enough traffic already.

Kim Piper

Please complete