

List of Comments for Booklet 2

Comments by Request	Comments by Request Request Number	Property Name	Commenter Name	Comment
I2-09-2020-0018	I2-09-2020-0018			
C2-04-2020-0019	C2-04-2020-0019			
C2-03-2020-0020	C2-03-2020-0020	Maryland Mallett	Steven Lowe	Opposed to C2.
	C2-03-2020-0020	Maryland Mallett	Kathy Lowe	Opposed to C2.
	C2-03-2020-0020	Maryland Mallett	Steven Lowe	Opposed to C2.
I1-14-2020-0021	Removed			
C2-07-2020-0022	None			
I2-11-2020-0023	I2-11-2020-0023	Finch Services	James and Donna Darr	Opposed to I2
	I2-11-2020-0023	Finch Services	Brian Holz	Opposed to I2
	I2-11-2020-0023	Finch Services	Patricia Baile	Opposed to I2
	I2-11-2020-0023	Finch Services	Ralph and Deborah Robertson	Opposed to I2
	I2-11-2020-0023	Finch Services	CC Econ. Development	In Favor of I2
C2-07-2020-0024	C2-07-2020-0024	Dana Kyker Jr.	Jack Backus	Opposed to C-2
EC-14-2020-0025	None			
C1-03-2020-0027	None			
C2-05-2020-0028	C2-05-2020-0028	Beatty	Christopher Chausse	Opposed to C-2
	C2-05-2020-0028	Beatty	Tina Brennan	Opposed to C-2 and call in process
	C2-05-2020-0028	Beatty	Pete Lester	C-2 rezoning issues and cemetery and environmental features on the property.
	C2-05-2020-0028	Beatty	Warren Duke	Opposed to C-2
	C2-05-2020-0028	Beatty	Dani Phillips	Opposed to C-2
	C2-05-2020-0028	Beatty	Freedom District Citizens Association (FDCA)	Opposed to C-2
	C2-05-2020-0028	Beatty	Michael Bloom	Opposed to C-2
	C2-05-2020-0028	Beatty	Kathleen Horneman	Opposed to C-2
	C2-05-2020-0028	Beatty	Michael Bloom	Requested additional info
	C2-05-2020-0028	Beatty	Sheryl and Tracy Hall	Opposed to C-2
	C2-05-2020-0028	Beatty	Beth Gray	Process
I2-04-2020-0029	I2-04-2020-0029	Roy	Kimberly and Craig Piper	Opposed to I2.
	I2-04-2020-0029	Roy	Gene von Guten	Opposed to I2.
	I2-04-2020-0029	Roy	Kim Piper	Opposed to I2.

	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
	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
	I2-04-2020-0029	Roy	Jose Velez	Opposed to I2.
	I2-04-2020-0029	Roy Poole/Tumbleweed	Brandi Strevig	Opposed to I2, very disruptive business.
	I2-04-2020-0029	Roy	Gene von Guten	Opposed to I2.
	I2-04-2020-0029	Roy	Gene von Guten	Opposed to I2.
	I2-04-2020-0029	Roy Poole/Tumbleweed	Marjory Dellospedale	Opposed to I2, no expansions no changes.
	I2-04-2020-0029	Roy	Kelly Shafer	I2 boundary adjustment
EC-13-2020-0030	EC-13-2020-0030	Hulver/Colburn/Bay	MaryAnn Costa/Via Town of Mt. Airy	Opposed to EC
	EC-13-2020-0030	Hulver/Colburn/Bay	Katy Whipple	Opposed to EC
	EC-13-2020-0030	Hulver/Colburn/Bay	Lauren Parr	Opposed to EC
	EC-13-2020-0030	Hulver/Colburn/Bay	MaryAnn Costa	Opposed to EC
	EC-13-2020-0030	Hulver/Colburn/Bay	Katy Whipple	Opposed to EC
C2-05-2020-0031	C2-05-2020-0031	BUCKMAN ASSOCIATES LLC	Steve Billet	In Favor of the Rezoning to C-2.
C2-05-2020-0032	Cimino			
Call-in				
Comments by Request	Request Number	Property Name	Commenter Name	Comment
I2-09-2020-0018	I2-09-2020-0018			
C2-04-2020-0019	C2-04-2020-0019	JEMS LLC	Jeff Jarvis	Against
C2-03-2020-0020	C2-03-2020-0020	MD Mallett	Kathy Lowe	Against
I1-14-2020-0021	Removed			
C2-07-2020-0022				

I2-11-2020-0023		Finch Services	Brian Holz	Against - process, notification, traffic and
C2-07-2020-0024				
EC-14-2020-0025				
C1-03-2020-0027				
C2-05-2020-0028	C2-05-2020-0028	Long Meadow Farm	Gary Windham	Against - stay I1
	C2-05-2020-0028	Long Meadow Farm 21784	Kimberly Madeja	Against - lack of notice, C2 is too intense
	C2-05-2020-0028	Long Meadow Farm	Andy Dodge	Against - lack of notice
	C2-05-2020-0028	Long Meadow Farm	Sherri Hall	Against - lack of notice,
	C2-05-2020-0028	Long Meadow Farm	Tom	Against - lack of notice,
I2-04-2020-0029	I2-04-2020-0029	Poole Property	Rose Kester	Against - health and safety issues, traffic, fumes
	I2-04-2020-0029	Poole Property	Scott Knutsen	Against - health and safety issues, traffic, fumes
	I2-04-2020-0029	Poole Property	Leslie Knutsen	Against - health and safety issues, traffic, fumes
	I2-04-2020-0029	Poole Property	Kimberly Piper	Against - health and safety issues
EC-13-2020-0030	EC-13-2020-0030	Colburn/Hulver/Bay	Mayor Rockinberg	Not in favor of rezoning
		Colburn/Hulver/Bay	Brandon Rakes	Against - safety, light pollution, traffic
		Colburn/Hulver/Bay	Maryann Costa	Against - safety, light pollution, traffic
		Colburn/Hulver/Bay	Sara Hipp	Against - safety, light pollution, traffic, process
		Colburn/Hulver/Bay	John Breeding	Not in favor of rezoning
		Colburn/Hulver/Bay	Lou Toth	Not in favor of rezoning
		Colburn/Hulver/Bay	Scott Simms	Against - safety, light pollution, traffic, process
		Colburn/Hulver/Bay	Diane Perney	Not in favor of rezoning
C2-05-2020-0031	None			
C2-05-2020-0032	None			

Joy, Kathy L.

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.

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.

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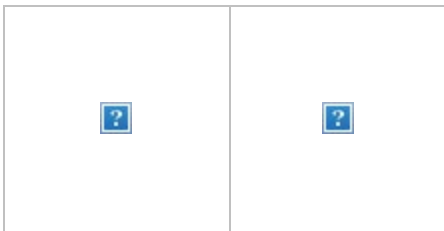
Sincerely,
Kathy and Steve Lowe
2900 Littlestown Pike
410-346-7353

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](#)

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 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.



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: 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

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.

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Please complete

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

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

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, reading "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.



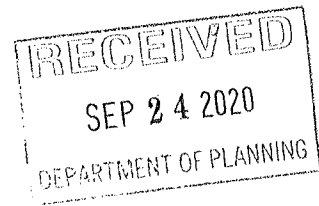
Submitted by: G. Patricia Baile
853 Medford Road
New Windsor, MD 21776
(Phone: 410-635-2050)

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

Joy, Kathy L.

From: Info CCG
Sent: Monday, August 31, 2020 2:14 PM
To: Carroll Rezoning
Subject: Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

Name

John Backus

Email

jhnbackus@yahoo.com

Property of Interest Request

C2-07-2020-0024

Submit Comments

My wife and I live at 1750 Sykesville Rd. across the street from the property requesting the change in zoning. My property would be affected the most by the change in zoning and the installation of any commercial business. Not only would there be a significant increase in traffic, but the entrance would be directly across the street from my house.

Please keep me informed as to the progress of this request. Thank you.

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

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: [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](#)

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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<!--[if !supportFootnotes]-->[3]<!--[endif]-->. 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<!--[if !supportFootnotes]-->[4]<!--[endif]--> 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

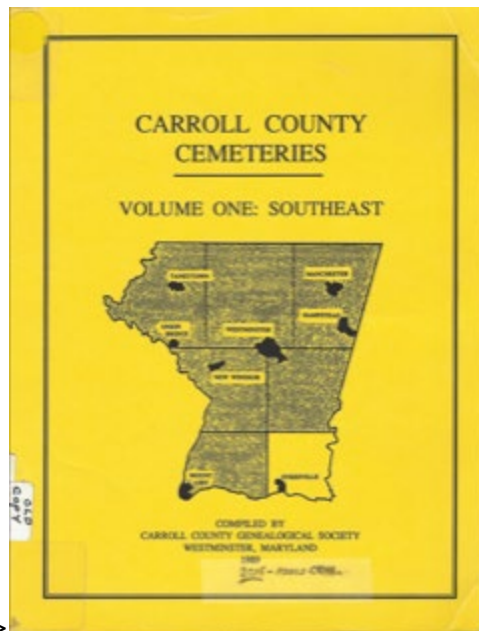
and boundaries of the burial site." The preferred method today involves ground-penetrating radar coupled with some physical ground-truthing (limited excavation to determine the nature of any anomalies detected by GPR). As I mentioned, over the last couple years, I have written to States Attorney, Brian 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.

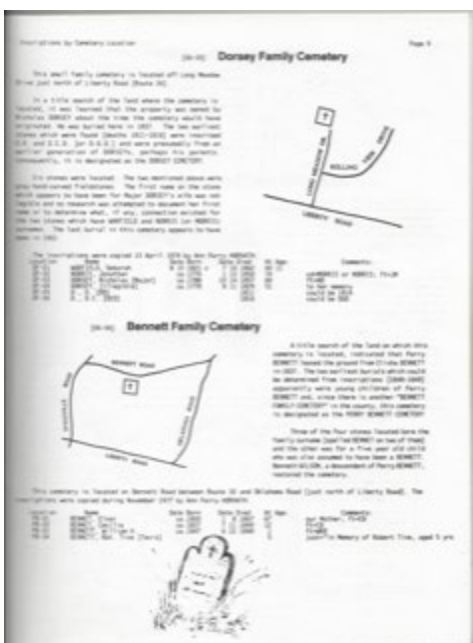
I appreciate any and all efforts that you and your staff will consider regarding this property.

Sincerely,

Kathleen L. Horneman



<!--[if !vml]--><!--[endif]--> <!--[if !vml]-->



<!--[endif]--> <!--[if !vml]-->



<!--[endif]-->

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

<!--[endif]-->

<!--[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.

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

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

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

From: [Brian Harves](#)
To: [Rothstein, Edward](#); [Eisenberg, Lynda](#)
Subject: Concerns Regarding Commercial Development at the Beaty Property
Date: Wednesday, September 16, 2020 2:46:34 PM

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

All,

I realize you two are busy, so I will try to keep this email short and sweet. A significant number of neighbors in the Eldersburg area are worried about the prospect of including commercial property in the proposed development of the Long Meadow Farm (Beaty Property). I, along with many of my neighbors, wanted to raise the following concerns:

- Whether commercial development is needed. Residents are confused by the need for commercial development when there are multiple shopping centers with empty storefronts (e.g. the Panera shopping center and the Basta Pasta shopping center). I concur with the confusion, and was wondering what the rationale is for more commercial properties if the current ones lack tenants?
- If commercial properties are deemed necessary on the Long Meadow Farm, the residents are adamant about preventing access to any commercial properties from Bennett Road. An access point on Bennett Road would encroach on residential areas on a road that already saw a dramatic uptick in traffic within the last two years. I would like to give kudos to the Carroll County Sheriff's Office for consistent radar traps on Bennett Road which help mitigate some of the existing issues!

Thank you for your time,

Brian Harves

From: [Bacon, William](#)
To: [Rothstein, Edward](#); [Frazier, Dennis](#); [Wantz, Steve](#); [Bouchat, Eric](#); [Eisenberg, Lynda](#)
Subject: Commercial Rezoning Request - Long Meadow Farm
Date: Wednesday, September 16, 2020 1:44:45 PM

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

Ladies and Gentlemen,

As a resident of Oak Creek and a long time Carroll County citizen, I want to express my deep concerns in the possible commercial rezoning of the Beaty property/Long Meadow Farm.

First, I support and understand the need for development here in the Freedom Community, however, it needs to be appropriate. That said, the idea of developing a corn field which is currently adjacent to low to medium-level residential properties into a “high commercial” land area is not only *inappropriate*, but is highly irrational.

With all of the available commercial land along the route 26 and 32 corridors, please help me understand the need to convert this existing farmland into a “high commercial” property. Yes, we understand that the development of this property was always a possibility, however, based on the 2017 Freedom Community Comprehensive Plan’s recommendations – “*Facilitate residential infill development in character with the existing housing in Freedom’s established neighborhoods*” (Planning Commission Acceptance (3/29/17) / Page 2 – I don’t see how such a plan would be or could be aesthetically “*in character*” with the surrounding neighborhoods.

I welcome and look forward to your response in helping me (and my neighbors) understand the necessity and logic in making such drastic changes to our area when there are numerous other areas for economic development that will not negatively impact the residents of the communities in Eldersburg.

Respectfully,

Bill Bacon

Senior Advisor & International Coverage Consultant

Corporate Benefits

P:301-458-2136 | F:301-937-7892 | william.bacon@nfp.com | nfp.com





<https://trendreport.nfp.com/>

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Joy, Kathy L.

From: katie gardner <kgardn2@yahoo.com>
Sent: Wednesday, September 16, 2020 2:45 PM
To: Rothstein, Edward; Weaver, Richard; Frazier, Dennis; Wantz, Steve; Bouchat, Eric; Eisenberg, Lynda; CCPlanning
Cc: Rebecca Kaufman
Subject: rezoning Beaty Farm

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 oppose the rezoning of the Beaty Farm property to from Industrial to Commercial. Firstly, commercial development is not "in character with the surrounding neighborhood". A direct quote from the Freedom Plan which is the document that guides growth in S. Carroll. Yes Beaty property has been designated industrial for years, however, the county allowed numerous low density residential development around them. Now they need to fit with us not the other way around. secondly, commercial and industrial development belongs in the "area targeted for economic development". That is the 26 & 32 corridor. Thirdly, roads roads roads - demand traffic studies on Bennett & Oklahoma these are residential roads that are not designed for the amount of traffic they carry now much less adding 100's of trips per day. This is a main concern of mine because cars already drive very fast up and down Bennett Road, which is used by many residents to walk and ride bikes, and I fear for their safety with the lack of sidewalk, shoulder, and speed control. I am almost hit daily at the traffic circle by cars not stopping or slowing when they enter it. Another point us that the county and district should maintain a rate of development that is consistent with the County's ability to provide public facilities in a timely manner" direct quote Freedom Plan. We can see this isn't possible. Bennett, Oklahoma can not be widened. Improvements to 26 & 32 are necessary to prevent the county from shoving more commercial development into residential areas. These improvements can't be made without the county prioritizing tax dollars. The State is not solely financially responsible for these improvements. Finally, I am VERY disappointed with the lack of communication - there needs to be open communication with citizens from the county. Not notifying adjoining property owners of rezoning requests is poor communication. Thankfully my neighbors notified me of the upcoming hearing, because I received nothing from your office.

Thank you for taking the time to read and consider my opinion and stance.

Katie Farrar
Freedom district resident

From: [katie gardner](#)
To: [Rothstein, Edward](#); [Weaver, Richard](#); [Frazier, Dennis](#); [Wantz, Steve](#); [Bouchat, Eric](#); [Eisenberg, Lynda](#); [CCPlanning](#)
Cc: [Rebecca Kaufman](#)
Subject: rezoning Beaty Farm
Date: Wednesday, September 16, 2020 2:45:11 PM

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 oppose the rezoning of the Beaty Farm property to from Industrial to Commercial. Firstly, commercial development is not "in character with the surrounding neighborhood". A direct quote from the Freedom Plan which is the document that guides growth in S. Carroll. Yes Beaty property has been designated industrial for years, however, the county allowed numerous low density residential development around them. Now they need to fit with us not the other way around. secondly, commercial and industrial development belongs in the "area targeted for economic development". That is the 26 & 32 corridor. Thirdly, roads roads roads - demand traffic studies on Bennett & Oklahoma these are residential roads that are not designed for the amount of traffic they carry now much less adding 100's of trips per day. This is a main concern of mine because cars already drive very fast up and down Bennett Road, which is used by many residents to walk and ride bikes, and I fear for their safety with the lack of sidewalk, shoulder, and speed control. I am almost hit daily at the traffic circle by cars not stopping or slowing when they enter it. Another point is that the county and district should maintain a rate of development that is consistent with the County's ability to provide public facilities in a timely manner" direct quote Freedom Plan. We can see this isn't possible. Bennett, Oklahoma can not be widened. Improvements to 26 & 32 are necessary to prevent the county from shoving more commercial development into residential areas. These improvements can't be made without the county prioritizing tax dollars. The State is not solely financially responsible for these improvements. Finally, I am VERY disappointed with the lack of communication - there needs to be open communication with citizens from the county. Not notifying adjoining property owners of rezoning requests is poor communication. Thankfully my neighbors notified me of the upcoming hearing, because I received nothing from your office.

Thank you for taking the time to read and consider my opinion and stance.

Katie Farrar
Freedom district resident

Joy, Kathy L.

From: Kristin Snyder <kristinsnyder04@yahoo.com>
Sent: Wednesday, September 16, 2020 2:31 PM
Subject: Commercial Rezoning - Long Meadow

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

Good Afternoon,

My name is Kristin Melvin and I currently live in a residential neighborhood off Bennett Rd in Sykesville. It is my understanding that there has been a request to rezone the farm land to C-2 (medium density commercial) when it has always been zoned for light industrial. I am VERY concerned and opposed to this request. Commercial development is NOT in character with the surrounding neighborhood, which was the original recommendation laid out in the Freedom Community Plan. Commercial and industrial development belong in areas on 26 and 32 that are suited for high levels of traffic and are targeted for economic development, not residential roads like Bennett Rd.

Please consider my opposition.

Thank you,

Kristin Melvin

From: [Thomas Kearns](#)
To: [Eisenberg, Lynda](#)
Cc: [Rothstein, Edward](#)
Subject: Re: Followup from FDCA Meeting on 9/16 in relation to the Beaty Property of Bennett Road
Date: Thursday, September 17, 2020 9:01:12 PM

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

Thanks Lynda for providing an overview. My intent was to receive specific feedback related to the rezoning of the Beaty property. I will try to be direct with my questions below if you would be willing to answer

- 1) Was this property rezoned at the request of the landowner or based on an analysis by the Planning Commission?
- 2) Does the Planning Commission see a benefit to the community by rezoning an area from industrial to commercial, if so could you please quantify that benefit? Perhaps a weighted matrix that Commissioner Rothstein discussed in the meeting last night?
- 3) In light of the fact that there are numerous vacant commercial lots already on the Route 26/32 corridor, does the Planning Commission still believe the assessment based on the Freedom Community Comprehensive Plan Adopted by the Board of County Commissioners' in 2018 that the Beaty property still should be rezoned to commercial? Said another way, does the Planning Commission see a need for my commercial development? If so what quantitative data is this based on?
- 4) What makes the Beaty lot an ideal commercial lot for development as it is not visible to the major roadways currently in the Freedom area, and requires access by a one entrance road currently?

Overall the discussion last night was extremely beneficial for me, however what resonated with me is that you specifically referenced the Freedom Plan of 2018, as a guiding document, but provided limited details on why the Planning Commission is recommending some of these changes. My intent is to learn what data/information/assumption to make recommendations for these changes, specifically related to the Beaty property.

Thank you again for your support and taking the time to answer my questions.

Respectfully
Tom Kearns

On Thu, Sep 17, 2020 at 11:34 AM Eisenberg, Lynda <leisenberg@carrollcountymd.gov> wrote:

Mr. Kerns,

Thank you for participating in the FDCA meeting last night. The zoning request is part of the implementation of the Freedom Community Comprehensive Plan Adopted by the Board of County Commissioners' in 2018 and is the guiding document for the community. This is a Comprehensive Rezoning effort and is a step in the Plan's implementation process. This

change from industrial to commercial in the 2018 Plan was in response to the changes in the Freedom Area. The area was heavily zoned industrial beginning in 1977, as industry changed nationally the area naturally moved away from industry and to a more commercial/service-based area to support the residential development in the community.

Carroll County's Planning and Zoning Commission as well as the Board of County Commissioners' spent years developing the plan with the Community. This plan was adopted in 2018. These rezoning requests follow the recommendations set forth in the plan and most importantly the future land use designations in the plan.

Best,

Lynda D. Eisenberg, Director

Carroll County Department of Planning

225 N. Center Street

Westminster, MD 21157

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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From: Thomas Kearns <tqkearns@gmail.com>
Sent: Wednesday, September 16, 2020 8:07 PM
To: Rothstein, Edward <erothstein@carrollcountymd.gov>; Eisenberg, Lynda <leisenberg@carrollcountymd.gov>
Subject: Followup from FDCA Meeting on 9/16 in relation to the Beaty Property of Bennett Road

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

Good Evening Lydia and Ed

Thank you for taking the time to talk with the community about about the updates to the Freedom Area of Carroll County. As a resident of Oden Ct , I want to express my deep concerns in the possible commercial rezoning of the Beaty property/Long Meadow Farm.

Several questions regarding the Beat property/Long Meadow Farm has been requested to be changed to “high commercial” and when it is adjacent to currently an Industrial zone and low/med residential zone. Specifically answers to the three below questions.

1. What is the justification for this zoning change?
2. What is the benefit to Carrol County and Eldersburg that the Planning/Zoning commission saw to changing this designation
3. Which organizations/bodies within Carroll County recommended this change? And why?
4. Will Carroll County governing bodies be open to reevaluate and changing this designation back to what is currently adjacent to?

As you are aware, and as my neighbors have addressed there is a surplus of commercial land along the route 26 and 32 corridors, to support continued commercial growth. In fact so much so that our community has vacancy in southern Carroll County to support the needs of any and all commercial venture. In addition these changes seem to be at odd to 2017 Freedom Community Comprehensive Plan's recommendations – "Facilitate residential infill development in character with the existing housing in Freedom's established neighborhoods" (Planning Commission Acceptance (3/29/17) / Page 2 – I don't see how such a plan would be or could be aesthetically "in character" with the surrounding neighborhoods.

I welcome and look forward to your response in helping me (and my neighbors) understand the necessity and logic in making such drastic changes to our area when there are numerous other areas for economic development that will not negatively impact the residents of the communities in Eldersburg.

Respectfully

Tom Kearns

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: [Rothstein, Edward](#)
To: [Eisenberg, Lynda](#)
Subject: RE: Commercial Rezoning - Long Meadow
Date: Friday, September 18, 2020 1:50:06 PM

Thanks!!!

Sent from my T-Mobile 4G LTE Device

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

From: "Eisenberg, Lynda" <leisenberg@carrollcountymd.gov>
Date: 9/18/20 1:49 PM (GMT-05:00)
To: "Rothstein, Edward" <erothstein@carrollcountymd.gov>
Subject: RE: Commercial Rezoning - Long Meadow

No just seeing it now. I will send a response.

Thanks

From: Rothstein, Edward <erothstein@carrollcountymd.gov>
Sent: Friday, September 18, 2020 1:36 PM
To: Eisenberg, Lynda <leisenberg@carrollcountymd.gov>
Subject: FW: Commercial Rezoning - Long Meadow

Did you respond to this one? Thanks

Sent from my T-Mobile 4G LTE Device

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

From: Kristin Snyder <kristinsnyder04@yahoo.com>
Date: 9/16/20 2:31 PM (GMT-05:00)
To:
Subject: Commercial Rezoning - Long Meadow

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

Good Afternoon,

My name is Kristin Melvin and I currently live in a residential neighborhood off Bennett Rd in Sykesville. It is my understanding that there has been a request to rezone the farm land to C-2 (medium density commercial) when it has always been zoned for light industrial. I am VERY concerned and opposed to this request. Commercial development is NOT in character with the surrounding neighborhood, which was the original recommendation laid out in the Freedom Community Plan. Commercial and industrial development belong in areas on 26 and 32 that are suited for high levels of traffic and are targeted for economic development, not residential roads like Bennett Rd.

Please consider my opposition.

Thank you,

Kristin Melvin

Altering the land use designation to any level of commercial on this property is too great an intensity. Commercial designation will create noise, light, and traffic pollution that will negatively affect the surrounding residential neighbors all hours of the day, evening, and weekends.

This property is the last vast open area in Eldersburg. An area with great population and absolutely no recreational or functional open areas.

Don't miss this final opportunity to create an area that will enhance the well-being of an entire community.

*Wendy Buerger
Spring Tree Drive*

Joy, Kathy L.

From: Info CCG
Sent: Wednesday, September 23, 2020 5:28 PM
To: Carroll Rezoning
Subject: Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

Name

Kathryn Barilla Beller

Email

Kbbeller@msn.com

Property of Interest Request

C2-05-2020-0028

Submit Comments

Hello,

My family & I reside at 1510 Bennett Road in Eldersburg which is less than 1/4 mile from Long Meadow Farm. Even though we live so close to this property, we never received a postcard from the Planning Commission soliciting our input about the proposed change in zoning of the property to Commercial. Unfortunately, it appears as though the Commission was very selective in to whom they sent notices and our property didn't make the cut. This comment serves as notice of our OPPOSITION to the proposal to re-zone the Long Meadow Farm property to Commercial. We recognize the land owner of LMF has the right to ask for re-zoning, but are hopeful the Commission also takes into account all the wishes of the residents of the area. We don't believe changing the property to Commercial is in keeping with the residential nature of the entirety of Bennett Road and the neighborhoods that offshoot Bennett.

We've lived on Bennett for almost 24 years and in that time, have never had an issue with the industrial-zoned Merritt business park that lies directly across Bennett Road. The pine trees that were planted along the business park side of Bennett Road have done a wonderful job of buffering any noise or bright lights coming from the business park and in all those years, we've barely noticed its existence. If the landowner of Long Meadow Farms changes its zoning request to Light Industrial and commits to installing natural barriers along Bennett Road that are similar to those installed by Merritt Properties, we may be open to that type of zoning. Additionally, even though the posted speed limit on Bennett is 30 mph, rarely do motorists adhere to that speed. It's become a very dangerous speedway and putting a Commercial property off Bennett will only increase these violations. We know how these things work and if Commercial building ends up on the LMF property, even if there's no access to the property from Bennett initially, we foresee that eventually there will be a petition to looking grant access via Bennett in the future. We don't want that to EVER happen. Once again - we are OPPOSED to changing the zoning of this property to Commercial!

Please complete

Joy, Kathy L.

From: Wendy Buerger <wsbuerger@yahoo.com>
Sent: Tuesday, September 29, 2020 2:40 PM
To: CCGov Planning & Zoning Commission
Subject: Freedom Plan C2-05-2020-0028

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

I am writing today regarding my concerns with Comprehensive Rezoning. Particularly with regard to the property designated C2-05-2020-0028, also known as the Beatty Property or Long Meadow Farm, located at 1701 Bennett Road in Eldersburg, MD.

A land use designation of commercial is unnecessarily intense for this neighborhood. When the Planning Commission allowed several low density residential neighborhoods to be build along Bennett Road it forever changed the characteristic of this neighborhood and altered the way the Freedom Plan should be implemented. This neighborhood has undergone a substantial change and now is predominantly residential and not suited for commercial development. The Route 26 corridor has been the targeted area for economic development in South Carroll and that is where commercial development belongs.

The By-Request Comprehensive Rezoning application by the owner of this property states:

B. Applicable Master Plan Goals and Objectives

This property meets the following goals from the 2018 Freedom Community Comprehensive Plan:

GOAL 1 Pursue policies that facilitate the implementation of the plan vision, including development in appropriate areas within density limits that respect the overall Vision of the community, where water, sewer, and other infrastructure are projected to be available.

No member of the Bennett Road or Long Meadow communities have ever spoken in favor of this intense development nor do the residents envision commercial real estate as part of their community.

GOAL 2 Allow appropriately timed and scaled development which supports, enhances, respects, and reinforces the identity and character of the Freedom CPA.

This intrusive development is not appropriately timed or scaled considering the numerous empty commercial properties already located in the area. Nor does the land use designation of commercial enhance the community or respect the surrounding land owners wishes.

GOAL 4 Facilitate economic development opportunities that support the local skilled workforce and entrepreneurs and expand the county's employment tax base.

How does commercial zoning enhance the county's employment tax base more than the already zoned light industrial?

This neighborhood has undergone a substantial change and now is predominantly residential and would be severely negatively impacted by the noise and light pollution as well as the increased traffic that will occur during all hours of the day and weekends with a designation of commercial on this property. Growth is necessary for the county but it must be responsible, well integrated, and without infringing on adjacent property owners rights. To zone this area commercial, at any level, is a mistake and professionally irresponsible. Land use designation changes should be minimal and have a

justifiable positive impact on our community. Designating this property any level of commercial is a major change without any justifiable positive impact on our community.

Thank you for your time,
Wendy Buerger
Spring Tree Drive
Eldersburg, MD

Joy, Kathy L.

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.

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.

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

Joy, Kathy L.

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

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

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
[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.

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

From: Wantz, Steve <swantz@carrollcountymd.gov>
Sent: Tuesday, September 15, 2020 10:35 AM
To: Devilbiss, Thomas S. <tdevilbiss@carrollcountymd.gov>; Eisenberg, Lynda <leisenberg@carrollcountymd.gov>
Cc: Windham, Roberta J. <rwindham@carrollcountymd.gov>; Weaver, Richard <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>
Date: September 3, 2020 at 6:33:09 PM EDT
To: "Wantz, Steve" <swantz@carrollcountymd.gov>
Subject: 1545 Old Westminster Pike- Tumbleweed Express Trucking

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

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.

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

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

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

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

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

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> 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

> 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.

>
>
>

> Confidentiality Statement

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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

>

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

> _____

>

> 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](#)

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

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



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



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

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

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>
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> 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

From: KIM PIPER <piperkim@comcast.net>

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

To: Zepp, Mike C <mczepp@carrollcountymd.gov>

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

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

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> 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

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

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

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>
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

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

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

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disclosed to third parties.

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.

Joy, Kathy L.

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:

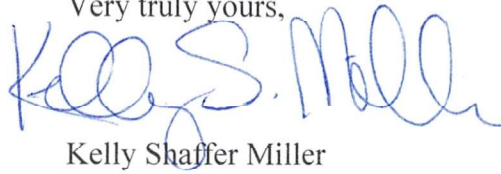
Thank you for your time and consideration during the Comprehensive Rezoning process that occurred during the meeting on Tuesday, August 18, 2020. As you are aware from my representation at that meeting, I represent Mr. Roy Pool in connection with the above referenced Property.

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)



VICINITY MAP Scale 1" = 200'



DATE OF PHOTO: 2014

PLAT TO ACCOMPANY BZA REQUEST

1545 OLD WESTMINSTER PIKE

1545 OLD WESTMINSTER PIKE

1545 OLD WESTMINSTER PIKE

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1545 OLD WESTMINSTER PIKE



EXHIBIT

A

Pool Property

tabbles

© 2014 CLSI, Inc.



VICINITY MAP Scale 1:5000



4.52 AC. ±

THIS SITE HAS BEEN DEDICATED TO THE USE OF AGRICULTURE

DATE OF PHOTO 2014

PLAN FOR COMPREHENSIVE
REZONING REQUEST

1545 OLD WESTMINSTER PIKE



4333 E. 1st St., Suite 100, Westminister, CO 80540
(303) 441-1100 FAX (303) 441-1101
WWW.CLSI-CO.COM

Scale: 1" = 100' ±
North Arrow
Date: 10/10/14
Drawn By: JAC

EXHIBIT

B

Pool Property

tabbles

Joy, Kathy L.

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

Joy, Kathy L.

From: Kelly Shaffer <kelly@shafferandshafferllp.com>
Sent: Wednesday, October 7, 2020 10:49 AM
To: CCGov Planning & Zoning Commission
Cc: Lane, Mary S; Clark Shaffer
Subject: Roy Pool Comprehensive Rezoning By-Request Application (I2-04-2020-0029) for 1545 Old Westminster Pike
Attachments: Pool - Map of Resident Support Letters.png; Pool - Resident Support Letters.pdf; Pool - Summary of Resident Support Letters.docx

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

Dear Chair and Members of the Planning and Zoning Commission,

On behalf of my client, Roy Pool (I2-04-2020-0029), attached please find the following:

1. 9 Letters in support of Mr. Pool's request as referenced above;
2. A map to visually show the location of those authors of support letters;
3. A summary listing of addresses to correspond to the map.

Please note that these letters support the amended request for I-1 zoning as shown on our most recent submittal.

Thank you and we look forward to tonight's meeting. Please do not hesitate to contact our office with any questions, comments, or concerns.

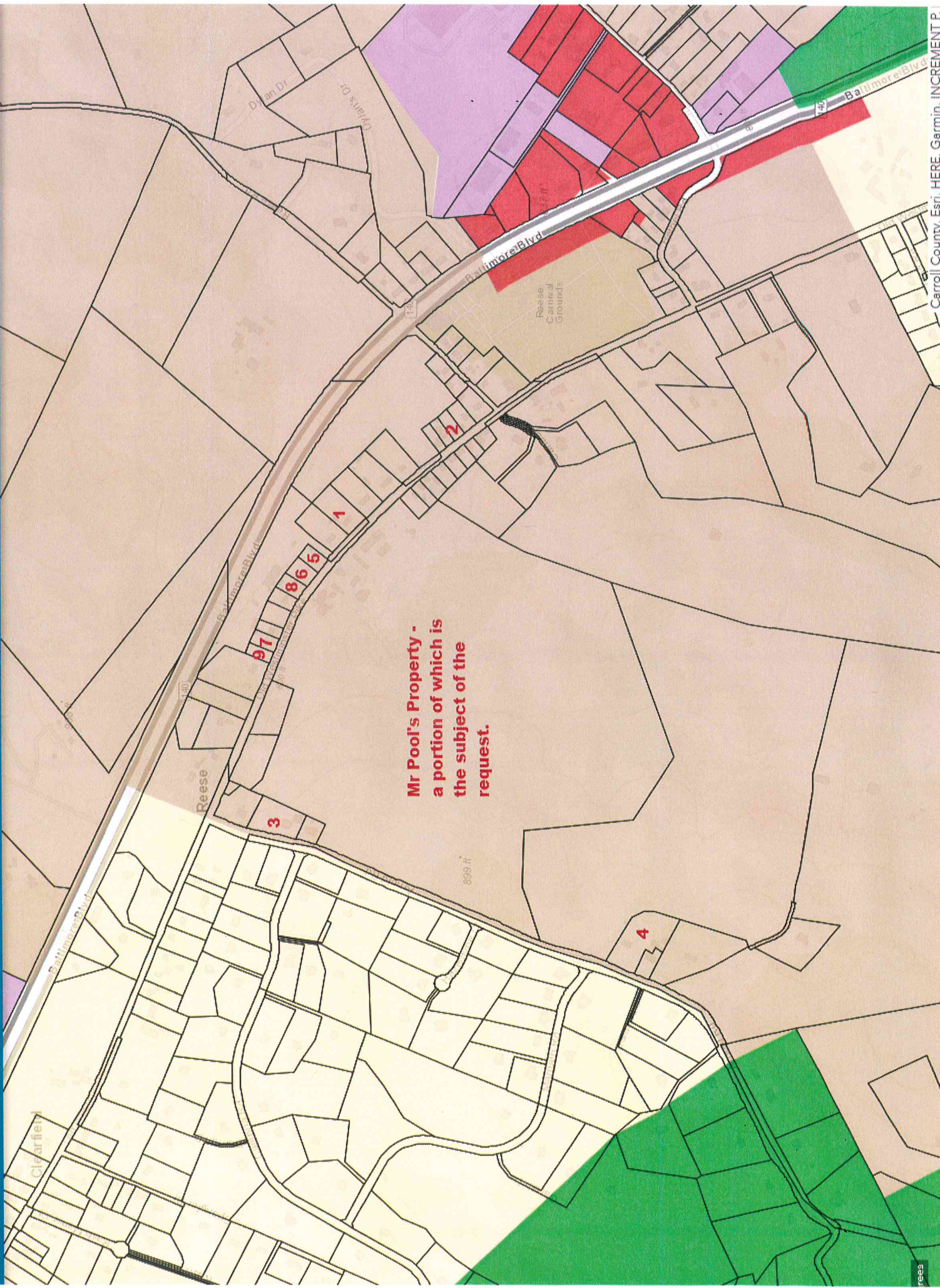
Kelly Shaffer Miller, Esquire
Shaffer & Shaffer, LLP
73 E. Main Street
Westminster, MD 21157
phone (410) 848-3737/ fax (410) 848-3977
ShafferandShafferLLP.com

Planned Vacation:

All attorneys in our office will be taking a planned vacation beginning September 21 and returning October 5. If you require immediate assistance during this period, you can call the main office number and speak with Evelyn.

Current Office Policy: Effective immediately, our office is closed to the general public. If you require a meeting, please call to coordinate. If you have anything you wish to deliver, currently the door will remain open during normal hours and deliveries can be left in the designated area in the front of the office. As always, we suggest that you first call our office if you intend to drop off or pick up. Thank you.

The information contained in this communication may be confidential, is intended only for the use of the recipient named above, and may be legally privileged. If the reader of this communication is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system.



Mr Pool's Property -
a portion of which is
the subject of the
request.

Date: 10/6/20

Carroll County Planning and Zoning Commission
225 North Center Street
Westminster, Maryland 21157
plancomm@carrollcountymd.gov

RE: Roy Pool, 1545 Old Westminster Pike, Westminster, MD 21157 (12-04-2020-0029)

Dear Chair Cheatwood and Members of the Commission:

My name is Michelle Ann Mayes and I reside at 1558

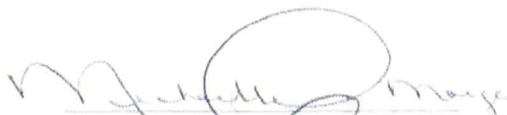
Old Westminster Pike Westminster, Md 21157

I am a neighbor to the subject property and am aware that they have submitted an application to participate in the By Request phase of the Comprehensive Rezoning process and have requested **I-1 zoning** for the portion of property noted in the application. Roy Pool is a good neighbor and an asset to our community.

I do not oppose the application, and write to express my *support* for the action as requested by Roy Pool. This application/proposal does not adversely affect my property.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions.

Very truly yours,



Print Name: Michelle Ann Mayes
Email: mayes.michaelaann@gmail.com
Phone: (410) 340-3159

Date: 9-28-20

Carroll County Planning and Zoning Commission
225 North Center Street
Westminster, Maryland 21157
plancomm@carrollcountymd.gov

RE: Roy Pool, 1545 Old Westminster Pike, Westminster, MD 21157 (I2-04-2020-0029)

Dear Chair Cheatwood and Members of the Commission:

My name is DAVID STEWART and I reside at 1642

OLD WESTMINSTER PIKE 21157 (STEW'S SERVICES LLC)
I am a neighbor to the subject property and am aware that they have submitted an application to participate in the By Request phase of the Comprehensive Rezoning process and have requested **I-1 zoning** for the portion of property noted in the application. Roy Pool is a good neighbor and an asset to our community.

I do not oppose the application, and write to express my *support* for the action as requested by Roy Pool. This application/proposal does not adversely affect my property.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions.

Very truly yours,



Print Name: DAVID STEWART
Email: STEW.S.50@HOTMAIL.COM
Phone: 410 857 9759

Date: 9-25-2020

Carroll County Planning and Zoning Commission
225 North Center Street
Westminster, Maryland 21157
plancomm@carrollcountymd.gov

RE: Roy Pool, 1545 Old Westminster Pike, Westminster, MD 21157 (12-04-2020-0029)

Dear Chair Cheatwood and Members of the Commission:

My name is Linda Jordan and I reside at 1431
Arnold Rd Westminster Md 21157

I am a neighbor to the subject property and am aware that they have submitted an application to participate in the By Request phase of the Comprehensive Rezoning process and have requested **I-1 zoning** for the portion of property noted in the application. Roy Pool is a good neighbor and an asset to our community.

I do not oppose the application, and write to express my *support* for the action as requested by Roy Pool. This application/proposal does not adversely affect my property.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions.

Very truly yours,

Linda Jordan

LINDA JORDAN

Print Name:

Email:

Phone:

PRISSYPO053@gmail

410 375-1729

Date: 9 24 2020

Carroll County Planning and Zoning Commission
225 North Center Street
Westminster, Maryland 21157
plancomm@carrollcountymd.gov

RE: Roy Pool, 1545 Old Westminster Pike, Westminster, MD 21157 (12-04-2020-0029)

Dear Chair Cheatwood and Members of the Commission:

My name is Serrad Bauerlein and I reside at _____

1321 Arnold Rd Westminster MD 21157
I am a neighbor to the subject property and am aware that they have submitted an application to participate in the By Request phase of the Comprehensive Rezoning process and have requested **I-1 zoning** for the portion of property noted in the application. Roy Pool is a good neighbor and an asset to our community.

I do not oppose the application, and write to express my *support* for the action as requested by Roy Pool. This application/proposal does not adversely affect my property.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions.

Very truly yours,


Print Name: Serrad Bauerlein

Email: _____

Phone: 410 259 6824

Date: 9/24/2020

Carroll County Planning and Zoning Commission
225 North Center Street
Westminster, Maryland 21157
plancomm@carrollcountymd.gov

RE: Roy Pool, 1545 Old Westminster Pike, Westminster, MD 21157 (12-04-2020-0029)

Dear Chair Cheatwood and Members of the Commission:

My name is Kathryn Krebs and I reside at _____

1542 Old Westminster Pike Westminster, MD. 21157

I am a neighbor to the subject property and am aware that they have submitted an application to participate in the By Request phase of the Comprehensive Rezoning process and have requested **I-1 zoning** for the portion of property noted in the application. Roy Pool is a good neighbor and an asset to our community.

I do not oppose the application, and write to express my *support* for the action as requested by Roy Pool. This application/proposal does not adversely affect my property.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions.

Very truly yours,



Kathryn Krebs

Print Name:

Email: reiningchick26@gmail.com

Phone: 443-791-9678

Date: 9.24.20

Carroll County Planning and Zoning Commission
225 North Center Street
Westminster, Maryland 21157
plancomm@carrollcountymd.gov

RE: Roy Pool, 1545 Old Westminster Pike, Westminster, MD 21157 (12-04-2020-0029)

Dear Chair Cheatwood and Members of the Commission:

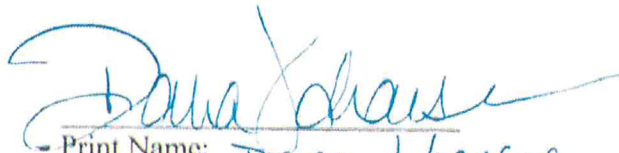
My name is Dana Johansen and I reside at 1538
Old Westminster MD 21157

I am a neighbor to the subject property and am aware that they have submitted an application to participate in the By Request phase of the Comprehensive Rezoning process and have requested **I-1 zoning** for the portion of property noted in the application. Roy Pool is a good neighbor and an asset to our community.

I do not oppose the application, and write to express my *support* for the action as requested by Roy Pool. This application/proposal does not adversely affect my property.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions.

Very truly yours,



Print Name: Dana Johansen
Email: danamarken369@gmail.com
Phone: 410-967-9807

Date: 9/25/20

Carroll County Planning and Zoning Commission
225 North Center Street
Westminster, Maryland 21157
plancomm@carrollcountymd.gov

RE: Roy Pool, 1545 Old Westminster Pike, Westminster, MD 21157 (I2-04-2020-0029)

Dear Chair Cheatwood and Members of the Commission:

My name is RONALD L. MARKLINE and I reside at 1518 OLD WESTMINSTER PIKE, WESTMINSTER, MD. 21157.
I am a neighbor to the subject property and am aware that they have submitted an application to participate in the By Request phase of the Comprehensive Rezoning process and have requested **I-1 zoning** for the portion of property noted in the application. Roy Pool is a good neighbor and an asset to our community.

I do not oppose the application, and write to express my *support* for the action as requested by Roy Pool. This application/proposal does not adversely affect my property.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions.

Very truly yours,

RONALD L. MARKLINE

Print Name:

Email: VIM881@HOTMAIL.COM

Phone: 410-848-8691

Date: 9-24-2020

Carroll County Planning and Zoning Commission
225 North Center Street
Westminster, Maryland 21157
plancomm@carrollcountymd.gov

RE: Roy Pool, 1545 Old Westminster Pike, Westminster, MD 21157 (12-04-2020-0029)

Dear Chair Cheatwood and Members of the Commission:

My name is Donna Lippy and I reside at _____

1536 Old Westminster Pike 21157

I am a neighbor to the subject property and am aware that they have submitted an application to participate in the By Request phase of the Comprehensive Rezoning process and have requested **I-1 zoning** for the portion of property noted in the application. Roy Pool is a good neighbor and an asset to our community.

I do not oppose the application, and write to express my *support* for the action as requested by Roy Pool. This application/proposal does not adversely affect my property.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions.

Very truly yours,

Donna Lippy

Print Name:

Email: donna.lippy@comcast.net

Phone: 443-821-5598

Donna Lippy

Date: _____

Carroll County Planning and Zoning Commission
225 North Center Street
Westminster, Maryland 21157
plancomm@carrollcountymd.gov

RE: Roy Pool, 1545 Old Westminster Pike, Westminster, MD 21157 (I2-04-2020-0029)

Dear Chair Cheatwood and Members of the Commission:

My name is Elizabeth L. Donovan and I reside at _____

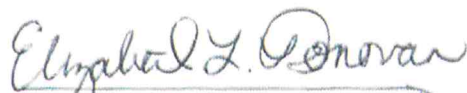
1514 Old Westminster Pk, Westminster, MD 21157

I am a neighbor to the subject property and am aware that they have submitted an application to participate in the By Request phase of the Comprehensive Rezoning process and have requested **I-1 zoning** for the portion of property noted in the application. Roy Pool is a good neighbor and an asset to our community.

I do not oppose the application, and write to express my *support* for the action as requested by Roy Pool. This application/proposal does not adversely affect my property.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions.

Very truly yours,



Print Name: Elizabeth L. Donovan

Email: eldonov@carrollk12.org

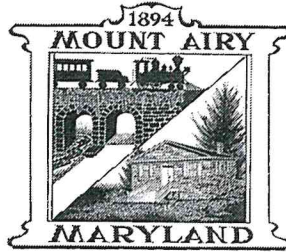
Phone: 410-984-1283

Pool – Summary of Resident Support Letters by Address (number indicated is shown on accompanying map)

Number as shown on map	Address	Name
1	1558 Old Westminster Pike	Michaelle-Ann Mayes
2	1642 Old Westminster Pike	David Stewart (Stew's Services LLC)
3	1431 Arnold Road	Linda Jordan
4	1321 Arnold Road	Jerrod Bauerlien
5	1542 Old Westminster Pike	Kathryn Krebs
6	1538 Old Westminster Pike	Dana Johansen
7	1518 Old Westminster Pike	Ronald Markline
8	1536 Old Westminster Pike	Donna Lippy
9	1514 Old Westminster Pike	Elizabeth Donovan

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.

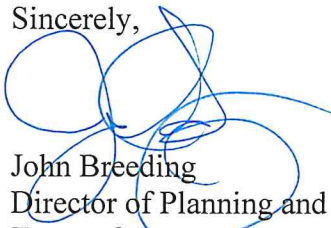
The following questions and concerns of this rezoning request were not presented to the Planning Commission during the meeting held on August 18, 2020. I had emailed the Planning Commission prior to the previously scheduled PC meeting, on July 28th of 2020, with some of my concerns.

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

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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: 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.
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: 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

Weber, Hannah G

From: Brandon Rakes <barakes3@gmail.com>
Sent: Saturday, August 29, 2020 10:18 AM
To: Weber, Hannah G; Lane, Mary S
Subject: EC-13-2020-0030 Rezoning of Parcel from Conservation to Employment Campus

Follow Up Flag: Follow up
Flag Status: Flagged

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Mrs, Weber and Mrs. Lane,

It has recently come to my attention the county zoning board granted provisional approval to rezone the Hulver property to employment campus. I am **very disappointed** in this decision with little to know notice to the residents living around the area. I am sure the majority will push for a no vote on the rezoning of this property as more citizens become aware. I watched the video and it seems interesting that you asked for public comments and nobody responded. Maybe because the public was not aware, but I believe it is now via social media and community emails. I am sure you will be hearing from many more concerned citizens.

The rezoning of this property potentially increases traffic on 27 which is already high between Mt Airy and Taylorsville. This property has homes to the west, north, and soon to be more homes at the end of Falling Green. This makes no sense to place a business park in the middle of them. In this time are people really going to open up a business with a majority of people working from home? Business parks are a thing of the past. How will this impact the current wells and water supply for the existing homes? How will this impact the value of my home and surrounding homes? What is the impact on wildlife? What is the impact to the environment with water drainage? Nobody wants a business park right next to their house. That is why I chose to move here 20 years ago. I do not mind driving an hour to work and if i was worried about my commute I would have moved to the city, Columbia, or Rockville.

I will be attending the Town of Mount Airy meeting and pushing them to vote no on annexation of this property into the town as well.

I thought conservation was meant to limit land use to protect values and protect property for future generations. If you vote to approve the rezoning it appears the zoning board is not doing their part in what conservation stands for.

Again, I am **extremely disappointed** in this decision to grant provisional approval and hope when the time comes this will not be rezoned.

How do I get invited to listen in and make comments during the county meeting on the second of September?

Sincerely,
Brandon Rakes

Weber, Hannah G

From: Sara Hipp <sarahipp@yahoo.com>
Sent: Monday, August 31, 2020 9:49 AM
To: creilly@mountairymd.gov; CCGov Planning & Zoning Commission;
jbreeding@mountairymd.gov
Cc: mthorn@mountairymd.org; councilmembermunder@mountairymd.gov;
councilmemberreed@mountairymd.gov;
councilmemberwashabaugh@mountairymd.gov;
councilmemberpoirier@mountairymd.gov; councilmemberhushour@mountairymd.gov;
prockinberg@gmail.com
Subject: Harrison-Leishear and Colburn/Hulver/Bay properties - public statement

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

Please include as public record for this evening's Public Hearing at the Town of Mount Airy's Planning and Zoning meeting for the annexation of the Harrison-Leishear property on August 31, 2020 and the Carroll County Planning and Zoning Commission meeting on September 2, 2020:

"My name is Sara Hipp. I, along with my husband, Jason, and 16 year old daughter live at 3801 Boteler Road in Mount Airy MD. We are currently against rezoning of the Harrison-Leishear property to employment campus and the building of an office park, as well as the rezoning of the northern adjacent Colburn/Hulver/Bay-owned property from conservation to employment campus. We moved here 10 years ago after hearing wonderful things about the "small town" Mount Airy and how there's still some country left. We chose to live an hour from work, yes CHOSE, so that we could be away from city traffic and noise and actually be able to see the stars at night because there was little light pollution. We also love the small town we reside next to and want to see it thrive. It breaks my heart to see many of these small, local businesses disappearing left and right, store fronts becoming empty, even the Mount Airy Tavern, whom many loved, will be closing it's doors. Because we want to support our town, and the people who live in it, my daughter works at the nearby family-owned plant nursery. They even continue to struggle because of the "higher-end", "big box" stores in the area. These are precisely the reasons, among many others, we need to keep these "high-end" and big businesses from coming in to this area. We've seen this happen already in parts of Sykesville and Eldersburg and many other locations around the county where small businesses have been forced to move out because they can't afford to rent the space or they have to shut down all together - and this was even before the pandemic. But now, more than ever, many businesses are discovering that their employees can work from home and many people who live here do. Hence, there is no need for an employment campus when we can't even fill our own town's business space. In this light, if annexing the Harrison-Leishear property to the Town of Mount Airy means it will change it's zoning to allow this employment campus/business park, we are against the annexation. If the Town of Mount Airy can somehow figure out a way to annex it and promise to keep it park land or conservation, with no future development, than we support the annexation. We are also against the rezoning of the Colburn/Hulver/Bay property from conservation to Employment Campus.

In the meantime, we believe that because of the current state of things with Covid-19 ALL proceedings on both these properties should be halted until proper, in-person Public Hearings can be arranged. Many are not connected with technology and can not attend in person at this time.

Thank you,
Sara Hipp "

Weber, Hannah G

From: Joy, Kathy L.
Sent: Tuesday, September 1, 2020 10:54 AM
To: Weber, Hannah G
Subject: FW: Objection to annexation of Harrison Leishear for public record

FYI

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.

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

From: Joseph House <rdraider1@hotmail.com>
Sent: Monday, August 31, 2020 2:54 PM
To: CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>
Subject: Objection to annexation of Harrison Leishear for public record

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,
>
> For the Mount Airy Town Council meeting tonight, I want to formally object for public record to the annexation of the Harrison Leishear property or rezoning of the adjacent Colburn/Hulver/Bay-owned property until impacted residents have a chance to voice their concerns in a public forum. Postponing the final decision until after the pandemic is over will allow community members to discuss key concerns about environmental impact to wetlands and wildlife, increased traffic, disruption to community balance, lack of demand for office space, water and impact to wells in proximity of the development, reduced property values and logistical challenges of industrial traffic to and from I-70. To date, I do not believe there has been a responsible public hearing to discuss the profound impact a large Employment Campus project will have on the town's environment and citizens. No signage was posted to inform the public of the hearing and it is irresponsible for the town to consider moving forward with this project.
>
> Thank you,
> Joseph and Elizabeth House
> 3638 Wheat Miller Dr. (Falling Green subdivision) Mt. Airy

Joy, Kathy L.

From: Info CCG
Sent: Wednesday, September 30, 2020 5:41 PM
To: Carroll Rezoning
Subject: Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

Name

Louis Toth

Email

lou.toth@ltengineering.com

Property of Interest Request

EC-13-2020-0030

Submit Comments

I own an adjoining property to the north. I am aware that there is another large property just south of the subject property that is already zoned employment campus. Is there adequate demand to also include this large parcel under the employment campus zoning?

Please complete

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

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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