

October 20th Planning Commission  
Comments

R20-05-2020-0040 &  
R20-05-2020-0041  
Zabel Property

**Call-In Comments from October 20th Planning Commission**

R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Kristen Moranelli	oppose, safety, traffic, schools, environment
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Patrick Moranelli	oppose, safety, traffic, schools, environment

November 4th Planning Commission  
Comments

R20-05-2020-0040 &  
R20-05-2020-0041  
Zabel Property

**From:** [Winebrenner, Chris](#)  
**To:** [Eisenberg, Lynda](#); [Lane, Mary S](#)  
**Subject:** FW: The Form "CCG Contact form" was submitted  
**Date:** Sunday, September 13, 2020 11:44:20 AM  
**Importance:** High

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Hi Lynda and Mary,

This rezoning feedback came in through the county website contact form. Please treat as your normal public comment.

Thanks!

Chris

**From:** Info CCG <infoccg@carrollcountymd.gov>  
**Sent:** Sunday, September 13, 2020 11:18 AM  
**To:** communications <communications@carrollcountymd.gov>  
**Subject:** The Form 'CCG Contact form' was submitted

The following message was submitted from the online Contact Us form.

**First Name**

Tracey

**Last Name**

Hundertmark

**Telephone**

4435479488

**Email Address**

[Traceyhundertmark@gmail.com](mailto:Traceyhundertmark@gmail.com)

**Message**

This is in regards to the re-zoning of Zabeks property. The traffic along Marriottsville and Ridge Road is awful already. I grew up right near Bupperts farm and have seen the effects of development on Ridge road since the late 60's when I was a child. My mom still lives in my childhood home so I am very familiar and I live right across from the Eldersburg Walmart. The impact on our infrastructure will be a burden. The traffic, over crowded schools, and commercial development along with residential development has lowered our standard of living. This is no longer country in the last 50 years it has turned into a crowded mess. I purchased my home 16 years ago to be closer to my mom as she ages, I could never have imagined the negative changes the last 16 years has brought. Please reconsider the use of this land. PS it is also funny how I enter my landline phone number and it says enter a valid phone number 795 has been a local exchange to this area for 50 or more years.

**Recaptcha**



**From:** [Rothstein, Edward](#)  
**To:** [Eisenberg, Lynda](#)  
**Subject:** FW: Zabel property rezoning  
**Date:** Monday, September 14, 2020 6:52:50 PM

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Sent from my T-Mobile 4G LTE Device

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

From: David Menendez <dave@menendez.us>  
Date: 9/14/20 6:26 PM (GMT-05:00)  
To: "Rothstein, Edward" <erothstein@carrollcountymd.gov>  
Subject: Zabel property rezoning

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Dear Commisioner Rothstein,

I am unable to attend upcoming rezoning meetings in person, so I am writing to register my opposition to the rezoning of the Zabel property at 7020 Ridge Road to allow for dense development there.

My main concerns are:

- **School overcrowding.** The local schools are already crowded and have portables. Adding all this additional housing will just make the problem worse without new schools and/or renovations. We moved here in part because of the great schools and would be very disappointed if our kids' experience were diminished because of overcrowding or redistricting.
- **Funding for school renovations / road improvements.** If schools need to be renovated or built, where is the money coming from? I hear there isn't even money to fund a traffic safety study for the two Marriottsville Roads. Are the commissioners going to then raise our taxes for over-development that we do not even want in our area?
- **Unwanted transformation of our community into denser housing.** The Comprehensive Plan has a few sections that this rezoning proposal seems to conflict with:
  - Page 3, Recommendation 3: "Recognizing that many citizens came to the Freedom Area to escape the trappings of urbanization in surrounding counties, the **government will not attempt to fundamentally transform communities against the will of existing homeowners and residents.** Recognizing that Freedom is a suburban/rural area, government will respect the character of the community and its neighborhoods."
  - Page 33, Goal 14: "**Facilitate a development pattern that remains (a) consistent with the fabric of our communities; (b) is in harmony with the**

**surrounding built and natural environments;** (c) encourages community interaction; and (d) in rural areas, preserves the county's rural character."

I and others wonder what positive changes this rezoning will bring to existing citizens of your district in SE Carroll County. We see plenty of downsides we don't want, including more crowded schools, less safe roads, increased traffic, increased noise, construction disruptions, and decreased open space.

Thank you for taking the time to hear my concerns and incorporate them into your decision making.

Respectfully,

David Menendez  
1911 Robby Ct  
Marriottsville, MD 21104

## Weber, Hannah G

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**From:** Joy, Kathy L.  
**Sent:** Thursday, October 15, 2020 7:59 AM  
**To:** Stewart, Clare A.; Lane, Mary S  
**Subject:** FW: R20-05-2020-0040/R20-05-2020-0041

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

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### -----Original Message-----

From: wpw3@mindspring.com <wpw3@mindspring.com>  
Sent: Wednesday, October 14, 2020 10:13 AM  
To: CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>  
Cc: CCPlanning <CCPlanning@carrollcountymd.gov>  
Subject: R20-05-2020-0040/R20-05-2020-0041

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I am sending my comments by email because the Rezonning Website doe not wor.

I am not in favor of the rezonning of the ZABEL property. Traffic Studies need to be done on both Ridge Road and Marriottsville II which is a real hazard. The roads will not be able to handle any more traffic. I have personally been involved in accidents on both roads because of reckless drivers and speeders. Also I do not think the local schools can handle more students.

In addition, the ZABEL property home dates back to the 1700's and I thought in was in historic preservation. Why is that beeing changed?

## Weber, Hannah G

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**From:** Joy, Kathy L.  
**Sent:** Thursday, October 15, 2020 8:00 AM  
**To:** Stewart, Clare A.; Lane, Mary S  
**Subject:** FW: Comprehensive Property Rezoning -R20-05-2020-0040/R20-05-2020-0041, 7020 Ridge Rd  
**Attachments:** CC 2016 Master Plan Comments to Board 12-7-16.pdf; Accidents on Marr Rd 2 - 3-22-2002.pdf

### Kathy Joy, Office Associate

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

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**From:** Joe <JoeWP4@comcast.net>  
**Sent:** Tuesday, October 13, 2020 5:53 PM  
**To:** CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>; CCPlanning <CCPlanning@carrollcountymd.gov>  
**Cc:** Joe.Pellicciotti@nasa.gov  
**Subject:** Comprehensive Property Rezoning -R20-05-2020-0040/R20-05-2020-0041, 7020 Ridge Rd

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In response to the subject rezoning notice, I am submitting the following comments for the record.

I, like the other community members, object to rezoning the subject property at 7020 Ridge Rd from R-40,000 to R-20,000. I do not feel that the southern Carroll County community should absorb the impact for poor decisions made in planning the water and sewer treatment plants (expressed by the Planning Director as a reason for increasing density in this area). The potential for excess capacity should have been considered in the development of the plant with consideration of the current zoning at that time (R40). In addition, I concur with the community concern for school overcrowding and road congestion. These concerns have been voiced as far back as 2002 as well as during the more recent Freedom Plan revision, albeit to no avail.

I've written two letters to the Co. Commissioners regarding my concerns. The first on April 17, 2002 and the second on December 7, 2016 during the Freedom Plan update. I've not received a response to my 2016 letter but approval of the plan indicates that my concerns have been ignored. As stated in these letters, I'm very worried about flowing Eldersburg traffic onto Marriottsville Rd #2. Here is an excerpt from that letter (attached).

"During the morning and evening rush hours, the roads in this area are extremely busy with long wait times to ingress onto, and egress off of Ridge Road. Feeding more traffic from higher density housing onto Marriottsville Rd 2 in its current condition is irresponsible and a grave mistake. The series of sharp curves, lack of any shoulder, rock walls on the north side and steep grades with a creek on the south side, make it a dangerous trek with the existing traffic. I often see tire tracks leading off the road and damaged guardrails. Prior to the guard rails, cars were often driven into the creek. There are large trees at many corners with existing car damage. These trees will not move. There is a sharp turn at Arrington Road with a long, steep, gradual grade preceding it which is extremely dangerous due to the inadvertent high speed that that can be generated. Rumble strips have not deterred those who continue to drive off the road into the ditch.

Marriottsville Rd 2 is surrounded by park area. People from the community walk, hike, run and bike near and on this road. There is no shoulder on this or other roads in the surrounding area so automobiles are forced to drive around them onto oncoming traffic. We cannot feed more cars onto this and surrounding roads that don't consider the safety of drivers and pedestrians. An increase in traffic could prove disastrous."

Apparently, I've been told that a detailed traffic study is not conducted until AFTER rezoning, when a detailed development plan is submitted. That makes absolutely no sense! How can the zoning be approved for more homes and traffic, without the traffic study to say that it is safe to increase the density? Once the zoning is changed, what stops the developer from submitting to the requirements of the new higher density zoning? How are the unique characteristics of Marriottsville Rd #2 stated above considered in the zoning approval? A simple traffic volume and wait time assessment would not address the dangers of the proposal.

In March 2002, I acquired traffic accident data from MDOT Traffic Safety Division which indicated that in the years from 1996 to 2000 there were 29 accidents on Marriottsville Rd #2. I've tried to get subsequent data to fill the gap to date, but MDOT forwarded me to the Carroll County Bureau of Engineering who forwarded me to the State Police to submit a request at cost. Basically I've been given the runaround. I hope that the County Commissioners and Planning Officials acquire this data as input to your planning decisions. I would also like to see that data. I am aware of at least one death on Marriottsville Rd #2 just last year. It occurred on a clear day in the middle of the afternoon (not rush hour), indicating to me how dangerous that road is. I realize that county leadership cannot control how the public drives, but I do rely on leadership to make decisions that do not increase the risk and potential for dangerous situations to the community. Also attached is the letter I received in 2002 that includes accident data.

In addition, I'd like to raise a point regarding the a reason for the success and desire to live in this community. In a response to my concerns raised previously, I've heard from the Planning Director, Lynda Eisenberg, that just as I was able to move into Carroll Co in 2002, others' should have the same opportunity. I'd like to be clear that I have no issue with the subject property being developed per its current zoning (R40) as that was my understanding when I moved here, and I agree that others should have a similar opportunity. However, I vehemently object to county planning using this as an opportunity for balancing books with the water treatment plant and submitting to the wishes of developers at the expense of the community who made this area desirable. It needs to be noted that the Blue Ribbon schools (ORMS) and continued success of the Liberty High School (arguably best in the county) students are not because of the investment by our County government, as LHS facilities are dilapidated, but because of the commitment from the teachers and families in this Freedom Area District. Please stop to think about the future of this area when the density becomes a place like that we escaped to create the success in this town. It's been the effort of good families which reside here that shaped the opportunities for our children and the community and please do not chase us away.

I passionately object to the proposed rezoning.

Respectfully,  
Joe Pellicciotti  
7122 Shalin Dr  
301-789-9559 (C)

## Weber, Hannah G

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**From:** Joy, Kathy L.  
**Sent:** Thursday, October 15, 2020 8:00 AM  
**To:** Stewart, Clare A.; Lane, Mary S  
**Subject:** FW: Comments Regarding Rezoning

### Kathy Joy, Office Associate

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

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**From:** Casey Sybrandy <sybrandy@gmail.com>  
**Sent:** Tuesday, October 13, 2020 5:46 PM  
**To:** CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>; CCPlanning <CCPlanning@carrollcountymd.gov>  
**Subject:** Comments Regarding Rezoning

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Hello,

Regarding the following rezonings: R20-05-2020-0040 and R20-05-2020-0041, what will be done to accommodate for a potential increase in the number of students attending the local schools? By my understanding, the Carroll County Elementary School is at full capacity. Also, will the rezoning affect the property owned by Bupperts farm?

Also, your form on the site (Submit Your Comments) does not accept the rezoning numbers that are in your letter. It appears to be looking for a property id (AX-XX-XXXX-XXXX or AA-XX-XXXX-XXXX), which is not what is provided in the letter.

Thank you.





## Weber, Hannah G

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**From:** Joy, Kathy L.  
**Sent:** Monday, October 19, 2020 4:13 PM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: R2-05-2020-0040 7020 Ridge Road, Marriottsville, MD 21104

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### Kathy Joy, Office Associate

Carroll County Department of Planning  
225 N. Center Street  
Westminster, MD 21157  
[kjoy@carrollcountymd.gov](mailto:kjoy@carrollcountymd.gov)  
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**From:** PHILIP <orbmalacmp@comcast.net>  
**Sent:** Monday, October 19, 2020 3:48 PM  
**To:** CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>; CCPlanning <CCPlanning@carrollcountymd.gov>  
**Subject:** Fwd: R2-05-2020-0040 7020 Ridge Road, Marriottsville, MD 21104

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Sent from XFINITY Connect App

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

Sent: October 19, 2020

Subject: R2-05-2020-0040 7020 Ridge Road, Marriottsville, MD 21104

Dear Planning and Zoning Commission:

The plan to develop 7020 Ridge Road into a large residential development will create a burden on the heavily travelled Ridge Road area.

Ridge Road and Marriottsville Road are used daily by commuters to travel from Carroll County to Baltimore and Howard Counties and from Baltimore/Howard Counties to Carroll County. It is not unusual to see heavy traffic in both directions on Ridge Road especially in the morning and afternoon. Adding a large residential development to this area will create an increase in traffic and safety problems for the residents who live in the area. I am concerned that the increased traffic on Ridge Road will make it more difficult and dangerous for drivers to enter at the stop signs on Brangles Road, Spring Hill Drive, Bupperts Farm, Monroe Avenue, Cable Drive, and Blacksmith Drive. I would like to know what the county will do to ensure the residents will not experience undue delays or safety issues due to the increased traffic flow. Also, many residents walk and run along Ridge Road. Will the county extend the sidewalks on Ridge Road to further improve the safety of the pedestrians?

Thank you for looking into these concerns prior to approving the 7020 Ridge Road development.

Sincerely,

Philip Calambro  
6914 Carroll Highlands Road  
Eldersburg, MD 21784

Sent from XFINITY Connect App

## Weber, Hannah G

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**From:** Joy, Kathy L.  
**Sent:** Wednesday, October 21, 2020 8:16 AM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: Comprehensive Rezoning - Comment Card Submission

### Kathy Joy, Office Associate

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

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**From:** Info CCG <infoccg@carrollcountymd.gov>  
**Sent:** Tuesday, October 20, 2020 6:04 PM  
**To:** Carroll Rezoning <CarrollRezoning@carrollcountymd.gov>  
**Subject:** Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

#### Name

Michael Biemer

#### Email

[mb28590@aol.com](mailto:mb28590@aol.com)

#### Property of Interest Request

R2-05-2020-0040

#### Submit Comments

Dear Planning and Zoning Commission,

I am a very concerned resident living in a neighborhood along Ridge Road in Eldersburg. I feel the proposed change in the zoning of properties R2-05-2020-0040 and R2-05-2020-0041 would be a major problem since the road infrastructure as it currently stands is primitive, and completely inadequate and absolutely cannot absorb such a major influx of car traffic and commuters. I request that these properties not be changed to medium

residential zoning for the following reasons.

Right now there is a major traffic problem and infrastructure issue affecting people commuting in the morning and evening using Marriottsville and Marriottsville 2 roads toward Rt.70. Traffic backs up regularly ½ mile at the intersection to Marriottsville Road and a large backup occurs every morning at the intersection of Frederick Road – sometimes as much as 1.5-2.0 mile backup for that light because there are so many cars flowing out of this region down toward Rt 70. Making things worse is that Marriottsville 2 is the only practical way out of this area, and it's a twisting tertiary road never intended to carry such a large volume of cars.

I feel this change in zoning will result in approximately 300 new homes and families moving into an area where the infrastructure absolutely CANNOT handle the increase in traffic. Besides Marriottsville 2, the only other route is Ridge Road which up until recently was a dirt road and even with the recent upgrade is not suitable for handling the increased traffic leading into and out of this area.

The other issue associated with this is the decreased safety and likelihood of more accidents and people getting hurt because of the large influx of traffic.

As a very concerned resident I humbly request that the smaller parcel remain as historic/conservation and if the larger piece of property was re-zoned, only allow homes on 1 acre plots to limit the traffic and congestion on the very poor access road systems.

**Please complete**

## Weber, Hannah G

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**From:** Joy, Kathy L.  
**Sent:** Wednesday, October 21, 2020 1:28 PM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: Comments Property Rezoning R20-05-2020-0040 / 41 (7020 Ridge Road)

### Kathy Joy, Office Associate

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

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**From:** Henry Damask <judihank@gmail.com>  
**Sent:** Wednesday, October 21, 2020 10:51 AM  
**To:** CCPlanning <CCPlanning@carrollcountymd.gov>  
**Subject:** Comments Property Rezoning R20-05-2020-0040 / 41 (7020 Ridge Road)

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Dear Planning and Zoning Commission:

This extensive residential development of +117 acres will add further congestion to an already congested Ridge Road. It is extremely difficult to turn onto Ridge Road from Spring Hill Dr. and from Brangles Road. Especially during morning and afternoon/evening rush hour commute times.

In addition, when Public school returns to full session, it will cause student and motorist safety issues with the multitude of student school bus drop offs and pick ups along Ridge Road and Brangles Road.

Thank you for your consideration in this matter,

Henry Damask  
6919 Carroll Highlands Road  
Eldersburg, MD 21784

## Weber, Hannah G

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**From:** Joy, Kathy L.  
**Sent:** Wednesday, October 21, 2020 4:17 PM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: Comprehensive Rezoning - Comment Card Submission

### Kathy Joy, Office Associate

Carroll County Department of Planning  
225 N. Center Street  
Westminster, MD 21157  
[kjoy@carrollcountymd.gov](mailto:kjoy@carrollcountymd.gov)  
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**From:** Info CCG <infoccg@carrollcountymd.gov>  
**Sent:** Wednesday, October 21, 2020 4:13 PM  
**To:** Carroll Rezoning <CarrollRezoning@carrollcountymd.gov>  
**Subject:** Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

#### Name

Amos Guinan

#### Email

[amoszach@yahoo.com](mailto:amoszach@yahoo.com)

#### Property of Interest Request

R2-05-2020-0040

#### Submit Comments

To Whom it May Concern-

I'm writing to voice my concern regarding the proposed "Zabel Property" Rezoning (R20-05-2020-0040/0041).

As a resident of Jenna Estates and parent of children at Carrolltowne Elementary, I'm greatly concerned that this rezoning will allow for growth that will greatly detract from the unique qualities of my neighborhood, and the

level of quality education my children receive, as a direct result of overcrowding.

Further, these proposed zoning changes are not consistent with stated goals outlined in the Freedom Community Comprehensive Plan. Specifically, on page 31 of the plan, Goal 14 sets to, "facilitate a development pattern that remains (a) consistent with the fabric of our communities; (b) is in harmony with the surrounding built and natural environments; (c) encourages community interaction; and (d) in rural areas, preserves the County's rural character.

This proposed development would be in opposition of the stated goal, and should not be pursued.

Thank you for your consideration.

Amos Guinan

**Please complete**



## Weber, Hannah G

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**From:** Joy, Kathy L.  
**Sent:** Friday, October 23, 2020 8:13 AM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: Comprehensive Rezoning - Comment Card Submission

### Kathy Joy, Office Associate

Carroll County Department of Planning  
225 N. Center Street  
Westminster, MD 21157  
[kjoy@carrollcountymd.gov](mailto:kjoy@carrollcountymd.gov)  
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**From:** Info CCG <infoccg@carrollcountymd.gov>  
**Sent:** Thursday, October 22, 2020 4:13 PM  
**To:** Carroll Rezoning <CarrollRezoning@carrollcountymd.gov>  
**Subject:** Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

#### Name

Karin Hart

#### Email

[Karinbct@gmail.com](mailto:Karinbct@gmail.com)

#### Property of Interest Request

R2-05-2020-0040

#### Submit Comments

Please do not approve the rezoning on the Zabel property. Medium density housing is not at all consistent with the surroundings. 1+ acre lots and farms should be built on this property. The entire forest and a portion of the fields should be zoned Conservation with no development. People move to Carroll County for the rural landscape. It's rapidly disappearing. Wildlife from the nearby state park and surrounding counties need more space, not less. 200+ houses will also burden the water supply which already can't handle droughts, overcrowd

the schools where teachers already complain about large class sizes, and cause more traffic on Marriottsville Rd and Rte 32 which is a huge problem now.

**Please complete**

## Weber, Hannah G

---

**From:** Joy, Kathy L.  
**Sent:** Friday, October 23, 2020 12:56 PM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Subject:** FW: Letter concerning the Zabel Property (below, and also attached)  
**Attachments:** 10-23-2020 Zoning change letter - Zabel Property.docx

### Kathy Joy, Office Associate

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

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**From:** cavig5@comcast.net <cavig5@comcast.net>  
**Sent:** Friday, October 23, 2020 10:52 AM  
**To:** CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>; CCPlanning <CCPlanning@carrollcountymd.gov>  
**Cc:** linda@cavig5.net  
**Subject:** Letter concerning the Zabel Property (below, and also attached)

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7480 Lazy Morning Way  
Marriottsville, MD 21104  
October 23, 2020

Carroll County Planning and Zoning Commission [plancomm@carrollcountymd.gov](mailto:plancomm@carrollcountymd.gov)  
Planning Department [ccplanning@carrollcountymd.gov](mailto:ccplanning@carrollcountymd.gov)  
Re: Comprehensive Property Rezoning – R20-05-2020-0040/R20-05-2020-0041, 7020 Ridge Road

To Whom It May Concern,

I have been following the discussions about the above referenced property for the last several months and I am very concerned about the direction of the county offices in making a decision to change the zoning status of this parcel of land.

We moved to our home on Lazy Morning Way back in 1994 and at that time we looked into what was in the plans for future development around our lot. We knew that at some point our cul-de-sac was slated to disappear and become a road going into a development in what is now a corn/soy bean field. I think most people would like to build a new home in an area they like and then say *now* the development should stop! While this would be nice, I didn't expect that to happen.

What I am trying to say is that though I would prefer that no development come to the Zabel property, I understand and support some development. My concern is the level of development. There are *many* reasons that the density should not be increased, and the plans for development remain at the lower density with the conservation land kept where it has been designated. You have heard all the arguments already, but I'll list my main concerns:

1. Traffic –

Marriottsville 2 is a wonderful road to drive, winding around along a stream, pretty woods... but it is already very heavily travelled (even in COVID times) especially in the mornings and evenings. So, adding additional homes that will increase the use of this road is not a good thing. Where Forest Hill Drive intersects with Marriottsville Road, there is a sharp corner and visibility is not good. It is also a spot where many accidents occur especially in bad/slippery weather.

Ridge Road is a straight road with much better visibility, but it is still narrow (no shoulders between Brangles and Marriottsville 2) and heavily trafficked. There are often joggers, and/or bicyclists along this stretch of road, and since there are no shoulders on the road, passing these people is tricky and dangerous. Adding additional volume to this road is also a problem with this project.

2. Schools –

Carrolltowne Elementary is already having issues with enough class room space in the school, and I understand that Oklahoma Road Middle is near capacity as well. Adding any homes will increase the populations in these schools, but obviously, changing the zoning to add more density for this property will make the problem more severe.

3. Quality of Life –

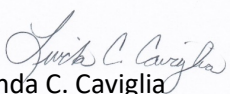
Many people have moved to, and love Carroll County because it still has a wonderful and somewhat rural feel to it, even in this southeastern corner of the county. Keeping the density lower will continue to help provide a good quality of life for all the people and wildlife in our area.

There are other points I could make, but as I said, I am sure you are hearing from many people and getting lots of additional reasons for not changing the zoning plan for this parcel. Reasons for changing the zoning are, I imagine, purely financial for the developer.

Please consider the greater good of the community as a whole, not just the financial gain to be had by the developer.

Thank you for your time in reading this letter, and for your consideration.

Sincerely,



Linda C. Caviglia  
410-746-1221 (cell)

## Weber, Hannah G

---

**From:** Joy, Kathy L.  
**Sent:** Friday, October 23, 2020 3:21 PM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Subject:** FW: R20-05-2020-0040/R20-05-2020-0041 Rezoning Request

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

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### -----Original Message-----

From: Stephen Bird <newbox2@comcast.net>  
Sent: Friday, October 23, 2020 1:30 PM  
To: CCPlanning <CCPlanning@carrollcountymd.gov>  
Subject: R20-05-2020-0040/R20-05-2020-0041 Rezoning Request

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Dear Departing of Planning

I reside on Brentwood Drive adjacent to this rezoning area. This rezoning is not in the best interest of Southern Carroll County where we already have too much automobile congestion. Development of this track will continue to choke Ridge Road and Marriottsville Road 2, which are overwhelmed by traffic during rush hour. This property should not be rezoned.

Stephen R. Bird  
7046 Brentwood Drive  
Marriottsville, MD 21104  
410-795-2463

## Stewart, Clare A.

---

**From:** Joy, Kathy L.  
**Sent:** Wednesday, November 4, 2020 10:19 AM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: Comprehensive Rezoning - Comment Card Submission

### Kathy Joy, Office Associate

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

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**From:** Info CCG <infoccg@carrollcountymd.gov>  
**Sent:** Wednesday, November 4, 2020 9:52 AM  
**To:** Carroll Rezoning <CarrollRezoning@carrollcountymd.gov>  
**Subject:** Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

#### Name

Kathleen Marasco

#### Email

[acekitty@marascos.net](mailto:acekitty@marascos.net)

#### Property of Interest Request

R2-05-2020-0040

#### Submit Comments

I am concerned about the impact of higher-density development on our schools and environment. While the schools say they can accept more students, I do not feel it is in our children's (or teachers') best interest to rezone school boundaries and maximize capacity such that students are having large class sizes and classrooms in portables, as is already the case at Freedom Elementary. Regarding the environment, more development means more run-off and pollution. While there is a buffer around the stream, this may not fully protect adjacent properties and their wells from increased run-off and contamination.

**Please complete**

## Call-In Comments from November 4th Planning Commission

R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Jeanne Barker	Opposed; lack of infrastructure in roads and well and septic, runoff
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Joanna	Opposed; overcrowding of schools, increase in traffic, elimination of open space, runoff, wildlife
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Steven Shafer	Opposed; increase in traffic and noise
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Michael McGarity	Opposed; increase in traffic
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Victoria Dixon	Opposed; overcrowding of schools, increase in traffic, environmental
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Daniel DiAntonio	Opposed; school capacity, road infrastructure, wildlife
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	greg hiltz	Opposed; increase in traffic, overcrowding of schools
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Rebecca Featherman	Opposed; increase in traffic and noise, safety, light pollution, quality of life
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Kristen Morinelli	Opposed; overcrowding of schools. runoff
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Peter Rossi	Opposed; increase in traffic, runoff
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Matthew Smith	Opposed; lack of infrastructure, elimination of open space, overdevelopment
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Pete Dixon	Opposed; increase in traffic, safety
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Patrick Morinelli	Opposed; reduction in conservation land and open space
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Patrick Murray	Opposed; overcrowding of schools and increase in traffic
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Janet Effler	Opposed; increase in traffic, overdevelopment,
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Lisa Hughes	Opposed; overcrowding of schools



November 17th Planning Commission  
Comments  
R20-05-2020-0040 &  
R20-05-2020-0041  
Zabel Property

## Stewart, Clare A.

---

**From:** Joy, Kathy L.  
**Sent:** Thursday, November 5, 2020 8:37 AM  
**To:** Stewart, Clare A.  
**Subject:** FW: Comprehensive Rezoning and By Request Residential Rezoning

Clare,

Can you put this with the other Residential Comments please?

Thank you!

### Kathy Joy, Office Associate

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

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**From:** Eisenberg, Lynda <[leisenberg@carrollcountymd.gov](mailto:leisenberg@carrollcountymd.gov)>  
**Sent:** Wednesday, November 4, 2020 5:23 PM  
**To:** Joy, Kathy L. <[kjoy@carrollcountymd.gov](mailto:kjoy@carrollcountymd.gov)>  
**Cc:** Lane, Mary S <[mlane@carrollcountymd.gov](mailto:mlane@carrollcountymd.gov)>  
**Subject:** FW: Comprehensive Rezoning and By Request Residential Rezoning

Please file with the other comments. Thank you

---

**From:** Beth A. Gray <[beth\\_a\\_gray@yahoo.com](mailto:beth_a_gray@yahoo.com)>  
**Sent:** Wednesday, November 4, 2020 5:19 PM  
**To:** Rothstein, Edward <[erothstein@carrollcountymd.gov](mailto:erothstein@carrollcountymd.gov)>  
**Cc:** Eisenberg, Lynda <[leisenberg@carrollcountymd.gov](mailto:leisenberg@carrollcountymd.gov)>  
**Subject:** Comprehensive Rezoning and By Request Residential Rezoning

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November 4, 2020,

Dear:  
Commissioner Rothstein  
Lynda Eisenberg, Director of Planning Carroll County  
Carroll County Planning and Zoning Commission

I am submitting my concerns and preferences regarding the requested and comprehensive rezoning measures now before you.

—I would prefer no more commercial development north of Liberty Road in the Freedom Area so that any rezoning of The Beatty or Longview Properties would become all residential medium.

— I prefer a lower density residential development on the Zabel property, to help with traffic on Marriottsville Road 2, Ridge Road and other feeder roads.

— I prefer no changes to conservation lands unless additional buffers are required for the safety of our water resources. And I implore you to make sure there are increased protections of our Reservoirs.

My first concern is and always has been health and safety for my family, my neighbors, and my community. Recently it has been made public that the rezoning of each and every parcel of property before you now may very well lead to a breach of the contract which is protecting our water sources at Liberty Reservoir and the Pretty Boy Reservoir.

I implore you to investigate this more closely. In reviewing many hours of Planning meetings, The Carroll County planning Department and PZC seems to be perfectly comfortable neglecting or down playing protections of our drinking water in favor of development rights. I find this unacceptable.

In September, a letter from the Baltimore Metropolitan Council came to county staff which implied that to rezone all of these properties could lead to devastating consequences. The letter was somewhat non-specific. However, it did state concretely that to approve all of these rezoning requests, would be breaking safety agreements and protections that have been in place for over 40 years. I think this deserves much more of your attention. Looking at the development only in isolation, one property at a time, is insufficient for the total prospects and impacts of these decisions. Additionally, the implications for a breach of contract would be costly. In many ways.

Secondarily, I am concerned that once rezoning is complete, the county will continue development without the appropriate infrastructure dollars to accompany safe roads and their management. The Freedom Area has many roads issues that have gone unaddressed for decades. Continuing this unbridled path is not wise. It is reckless and more and more lives are at stake.

Every year budgetary concerns grow. There are fewer dollars for more projects and more needs. In 2018 as the Freedom plan was adopted, it was noted that in order for more development to occur in this growth area, a lot of infrastructure dollars, in the millions, needed to be allocated here. Budgets have only tightened since and I can see no relief to this, perhaps in my lifetime, if decisions continue as they have in the past.

As more and more development occurs and more and more traffic is added to our streets the safety of all is at stake. Studies promised have still yet to occur, because no money has been allocated.

It is your responsibility to recognize the incumbent problems that will accompany over- development of this area. I request that you consider these issues with caution and make wise choices for our communities which are in keeping with agreements and predictable development that have been established to date.

Thank you for your consideration!  
Respectfully submitted,

Beth Gray  
Eldersburg, Resident

## Stewart, Clare A.

---

**From:** Joy, Kathy L.  
**Sent:** Thursday, November 5, 2020 9:06 AM  
**To:** Stewart, Clare A.  
**Subject:** FW: CC Rezoning - Zabel Property Opposition

Another comment.

Thank you!

### Kathy Joy, Office Associate

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

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**From:** Daniel & Kelly <cartonio12@gmail.com>  
**Sent:** Wednesday, November 4, 2020 9:07 PM  
**To:** CCPlanning <CCPlanning@carrollcountymd.gov>  
**Subject:** CC Rezoning - Zabel Property Opposition

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To whom it may concern,

This email is in reference to R20-05-2020-0040/R20-05-2020-0041 - Zabel Property.

Four years ago, my wife and I moved to Carroll County from the West Coast. Among other factors, we chose our neighborhood because of the top-notch schools, public safety, and overall community cohesiveness, all of which have exceeded our expectations.

The current proposal of rezoning the Zabel property threatens those factors which drew us, as a family, to this area. I respect and understand the owners of the Zabel property have the right to do with their land what they deem fit,

however, I adamantly disagree with the county's comprehensive rezoning project which would, by request, designate the Zabel property to the R 20,000 zoning category.

For all the reasons which have been brought forth to your committee, this rezoning will ultimately have a drastic impact on our current community. Teacher to student ratios would be inherently increased, schools would be quickly pushed over capacity, public safety resources would be stretched, forest conservation land would be seemingly eradicated overnight, and the development of a through road on Prothero would merely equate to the addition of a raceway cut through for those traveling off Marriottsville 2, which as has been discussed in the past, was never intended for the anticipated travel volume this project would create.

I respectfully request you absorb all information put forth from concerned citizens like myself who, along with their families, will be directly impacted by your committee's decisions. It's my hope you'll take our concerns into consideration and do what's right for the current communities which border the Zabel property in order to maintain the principles that has made Carroll a great place to live.

Thank you,

Daniel & Kelly

Falling Leaves Court

## Weber, Hannah G

---

**From:** Stewart, Clare A.  
**Sent:** Tuesday, November 10, 2020 2:19 PM  
**To:** Weber, Hannah G  
**Subject:** FW: Beatty & Zabel Properties  
**Attachments:** FDCAminutes16Sep2020 - wbs - v2 (1).docx; FDCAminutes21Oct2020.docx; FDCA October Chat.docx; FDCA.Zoom 9-16-20 chat questions .docx

---

**From:** Joy, Kathy L. <kjoy@carrollcountymd.gov>  
**Sent:** Tuesday, November 10, 2020 1:30 PM  
**To:** Stewart, Clare A. <cstewart@carrollcountymd.gov>  
**Subject:** FW: Beatty & Zabel Properties

FYI

### Kathy Joy, Office Associate

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

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**From:** INFO FDCA <[info@carrollfdca.org](mailto:info@carrollfdca.org)>  
**Sent:** Tuesday, November 10, 2020 1:25 PM  
**To:** Carroll Rezoning <[CarrollRezoning@carrollcountymd.gov](mailto:CarrollRezoning@carrollcountymd.gov)>  
**Cc:** Timothy Passarello <[timpass@msn.com](mailto:timpass@msn.com)>; Eisenberg, Lynda <[leisenberg@carrollcountymd.gov](mailto:leisenberg@carrollcountymd.gov)>; Rothstein, Edward <[erothstein@carrollcountymd.gov](mailto:erothstein@carrollcountymd.gov)>  
**Subject:** Beatty & Zabel Properties

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Good Afternoon,

We, The Freedom District Citizens Association (FDCA), understand that Ms. Clare Stewart indicated there had been very few comments as of November 3rd concerning the zoning for the Beatty & Zabel properties, yet Commissioner Rothstein commented that he had received many more. A main goal of the FDCA is to give citizens a voice and ensure that voice is heard.

The FDCA has held meetings via Zoom in September (over 44 in attendance) and October (over 55 in attendance) with discussion regarding the Zabel and Beatty properties. Mrs. Eisenberg and Commissioner Rothstein attended both meetings. The many concerns voiced were with regards to traffic and the lack of a current traffic study, school capacity, the expense current residents may incur to switch to water and sewer, environmental, and the "why" of it all.

We have attached the minutes of both meetings as well as the Chat Transcripts. Within the Chats the questions citizens asked are noted with red, and comments or statements are highlighted in yellow. We hope the Planning and Zoning Dept will take this information into consideration when making their recommendations for these properties.

Regards,

Katie Gerity, FDCA Treasurer & Trustee

## Stewart, Clare A.

---

**From:** Joy, Kathy L.  
**Sent:** Thursday, November 12, 2020 7:53 AM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: Zabel properties, located at 7020 Ridge Road in Marriottsville, MD

### Kathy Joy, Office Associate

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

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**From:** cavig5@comcast.net <cavig5@comcast.net>  
**Sent:** Wednesday, November 11, 2020 3:08 PM  
**To:** CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>; CCPlanning <CCPlanning@carrollcountymd.gov>; Wantz, Steve <swantz@carrollcountymd.gov>; Frazier, Dennis <dfrazier@carrollcountymd.gov>; Weaver, Richard <crweaver@carrollcountymd.gov>; Frazier, Dennis <dfrazier@carrollcountymd.gov>; Bouchat, Eric <ebouchat@carrollcountymd.gov>  
**Cc:** linda@cavig5.net  
**Subject:** Zabel properties, located at 7020 Ridge Road in Marriottsville, MD

---

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To Whom It May Concern,

Thank you for your interest in making a fair decision on the request for these properties to be rezoned. As you know, the current zoning is Conservation Resource Management (1 home/3 acres) and R40,000 (1 home/acre). The request for zoning change, if allowed, would increase the density on these plots of land to R20,000 (2 homes/acre).



I wrote an initial letter in opposition to this plan to the Zoning Commission in October. I also attended the virtual meeting on November 4<sup>th</sup> and had planned to speak against the proposed change in zoning. However, when my name was called, my microphone was not unmuted, and I couldn't make myself heard. Since so many people were speaking that evening already, I decided not to try calling back, but decided I would write another letter to address a couple of the issues that came up during that meeting.

I understood the lawyer representing the applicant for the rezoning request, to say that land had been zoned R20,000 previously and that moving it back to that zoning shouldn't be an issue. I do not know the history of the zoning of these properties, but if it is in fact the case that there was a change to the lower density zoning, I would assume that there were discussions and thought that went into the decision to decrease the planned number of homes. Why would we want to change it back to higher density now?

Also, it makes no sense to me to go ahead and change the zoning as the applicant's lawyer suggested and "not worry" about all the infrastructure issues yet, since that will all be addressed later in the process. That argument seems to be putting the cart before the horse, so to speak. Keep the zoning as it is, develop the plan for it with higher density and make the case that all the other concerns of school overcrowding, excess traffic etc. are not a problem. This would have to be done through traffic studies and other measures to accumulate input from schools and other area services showing the capacity to handle the increased population. *Then* request the change of zoning with the research to back up the feasibility of the request.

I know that you will be hearing from many people in the community because we love our rural-ish area here and don't want higher density housing around us. I understand that the land owner has the right to sell the property they own and develop it. I don't think anyone is saying that they shouldn't build *any* houses, we just want to keep the density in line with the density currently in our area, and keep development consistent with the Comprehensive Plan for this area.

Thank you again for your work on this project and for taking the time to research the situation and come to the best decision for our entire community.

Sincerely,  
Linda C. Caviglia  
7480 Lazy Morning Way  
Marriottsville, MD 21104  
410-746-1221

**Stewart, Clare A.**

---

**From:** Joy, Kathy L.  
**Sent:** Thursday, November 12, 2020 7:51 AM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: Zabel rezoning

## Kathy Joy, Office Associate

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

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**From:** Steven Shafer <mnshafer@comcast.net>  
**Sent:** Wednesday, November 11, 2020 4:38 PM  
**To:** CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>; CCPlanning <CCPlanning@carrollcountymd.gov>; Wantz, Steve <swantz@carrollcountymd.gov>; Frazier, Dennis <dfrazier@carrollcountymd.gov>; Weaver, Richard <crweaver@carrollcountymd.gov>; Bouchat, Eric <ebouchat@carrollcountymd.gov>  
**Subject:** Zabel rezoning

---

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Dear Planning and Zoning Commission and County Commissioners:

I am writing concerning the proposed rezoning for both parcels of the Zabel property, located at 7020 Ridge Road in Marriottsville, MD. The current zoning is Conservation Resource Management (1 home/3 acres) and R40,000 (1 home/acre). This zoning change will more than double the amount of homes allowed on the Zabel property,

and the reduced lot sizes will not be in character with most of the surrounding homes. This will completely change this area. Our roads will be busier, our schools will be overcrowded, and our quality of life will decline. Nobody moved to Carroll County for overcrowded schools or traffic issues or other overcrowding issues. I am strongly opposed to the proposed zoning change to increase the density of the Zabel property to R20,000 (2 homes/acre) for the following reasons:

- The proposed increased zoning density will more than double the homes existing in this area; this will fundamentally transform the area and degrade our quality of life. We do not want traffic throughways placed in our existing neighborhoods.
- The Resource Conservation designation has been there for 43 years, was planned and intentionally included for conservation. It should not be changed now. It has been a standing designation, and the area will help support the wildlife that will certainly be displaced by the development on the remainder of the property.
- The proposed land use changes don't tie in with the existing communities to the north, east, or south of the property. These proposed zoning changes are in direct opposition to several stated goals in the Comprehensive Plan.
- The roads in the area are dangerous and cannot handle this much additional traffic, especially Marriottsville Road 2 and Marriottsville Road. There is definitely not room to widen the Marriottsville 2; with no way to improve the safety of Marriottsville Road 2, it is irresponsible to consider adding this much additional traffic to that route. This is a major safety concern for a road that is already not safe. A traffic study must be done before approving increased zoning density.
-

The addition of Prothero RD will negatively impact the existing homeowners on Forrest Hill. The road abuts the property and will adversely affect the value of the home and the safety of the occupants. Prothero Rd. should not be constructed so near to existing homes.

- 

Many schools in the area are already near or over capacity. Allowing this many homes will guarantee the current citizens will be required to pay increased taxes to improve/enlarge the existing schools or build a new one. Redistricting students will not be enough. The projected enrollments will be seriously skewed because only one building permit was expected over the next four years when the projections were calculated.

- 

For the current tax-paying citizens that purchased their homes in a quiet rural neighborhood, what positive changes will come from this zoning change for the current citizens?

- 

The text changes to the residential zoning code are not completed. Without these updated text revisions, there is no way to assure that the development will only include single family homes, which is the only type of housing in the surrounding areas of this property. What is the rush to rezone this property before the text amendments are updated, at least allowing the citizens and landowners to know what could possibly be approved on this property?

- 

These rezoning efforts should not be proceeding during the current situation. Text revisions were postponed due to COVID-19. The Freedom Area Redistricting Committee has postponed their work. Why is this proceeding? This decreases the opportunities for citizen input in the process.

- 

As a citizen of this county, this process does not allow me to think that the safeguards that were put in place to help protect the rights of the current homeowners are being considered. This increased density does not comply with stated goals and recommendations in the Freedom Comprehensive Plan.

-

The county lists their Priority Implementation Steps that must be completed before proceeding with the changes proposed in the Comprehensive Plan, which was adopted on October 10, 2018. Many of these items are not occurring.

- 

There is plenty of community opposition to this. The only person encouraging this is the developer.

Please ensure all steps are taken to make this decision based on the necessary facts (of which we do not have yet, i.e., traffic study, environmental studies, etc.) and what is best for this community

- 

I don't believe the argument that the increased density is needed to make development worthwhile for

the developer. People are willing to pay more for larger lots. There are several examples of homes on larger lots selling with no problem in the county.

Steven R; Shafer

## Stewart, Clare A.

---

**From:** Joy, Kathy L.  
**Sent:** Thursday, November 12, 2020 7:51 AM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: Zabel property

### Kathy Joy, Office Associate

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

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**From:** Harpine, Stacey A. <sharpine@allegisgroup.com>  
**Sent:** Wednesday, November 11, 2020 6:52 PM  
**To:** CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>; CCPlanning <CCPlanning@carrollcountymd.gov>; Wantz, Steve <swantz@carrollcountymd.gov>; Frazier, Dennis <dfrazier@carrollcountymd.gov>; Bouchat, Eric <ebouchat@carrollcountymd.gov>; Weaver, Richard <crweaver@carrollcountymd.gov>  
**Subject:** Zabel property

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Dear Planning and Zoning Commission and County Commissioners:

I am writing concerning the proposed rezoning for both parcels of the Zabel property, located at 7020 Ridge Road in Marriottsville, MD. The current zoning is Conservation Resource Management (1 home/3 acres) and R40,000 (1 home/acre). I have lived in Marriottsville (off of Forest Hill Road) since I was born 52 years ago and raised my family and enjoy the quality of life in the area. I have seen a lot of development in Carroll County,

but just do not see the need to burden the area with R40,000 for this property. I know when they redeveloped part of Forest Hill it took several years for zoning approval and believe the zoning commission needs to really rethink the zoning of this property. The proposed increased zoning density will more than double the homes in the area and degrade the quality of life. The homes that surround the property have over one acre of land and the reason I have stayed in the area is because of the country setting, the schools and safety. I do not want traffic throughways in our existing neighborhoods and it is also already dangerous enough to exit on to Mariottsville #2 with the current traffic. I would like to know when the last traffic study was completed to see if the roads could even handle additional traffic. As a citizen of this county, I do not believe the rights of the current homeowners are being considered. I can't believe the developer would not benefit from the current zoning.

Stacey Harpine

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## Stewart, Clare A.

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**From:** Joy, Kathy L.  
**Sent:** Thursday, November 12, 2020 7:50 AM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: Comprehensive Property Rezoning 7020 Ridge Road (Zabel Property)

### Kathy Joy, Office Associate

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

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**From:** Joanna Hiebler <[joannahiebler@gmail.com](mailto:joannahiebler@gmail.com)>  
**Sent:** Wednesday, November 11, 2020 9:06 PM  
**To:** CCGov Planning & Zoning Commission <[plancomm@carrollcountymd.gov](mailto:plancomm@carrollcountymd.gov)>  
**Subject:** Comprehensive Property Rezoning 7020 Ridge Road (Zabel Property)

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To the Commission:

We are writing in response to the proposed rezoning of the Zabel property located at 7020 Ridge Road in Marriottsville, MD. We are against the rezoning for several reasons, including but not limited to the following reasons:

- The proposed increase to residential density will add a significant amount of new traffic, noise and crowding to the surrounding neighborhoods and roadways.
- The potential effects to property values and increases to taxes for the potential new infrastructure that may be required to support the increased density, as well as the necessary water and wastewater needed for so many new dwellings.
- The decrease of area designated as conservation and the loss of natural areas within this immediate area and the county.



Being persons with strong ties to the natural environment, it's important to us that development moves forward in a logical, conservation-minded fashion, with full consideration of the existing natural resources that can be directly and indirectly affected by the action. With the increased density proposed per this rezoning, it is expected that the area will see possibly twice an increase in impervious surfaces then if it remained R40,000 zoning. This would already be a significant difference at the current zoning, as almost the entire property is currently pervious open space. The increase of pavement and infrastructure will only increase runoff carrying pollutants and debris. With the extension of Prothero through the proposed relocated conservation area this will create a direct path for fuels, trash, and other roadside debris and chemicals to make its way directly to the stream culverted or bridged below. The site will receive significantly greater runoff and erosion rates, which can directly affect downstream water quality and indirectly affect existing aquatic habitat and species.

This property is currently identified by the U.S. Fish & Wildlife Service as potential habitat for the federally threatened northern long eared bat. It is also included in the Maryland Department of Natural Resources' Biodiversity Conservation Network (BioNet), which identifies ecologically important lands to conserve biodiversity. This property is directly connected to the riparian buffer and natural environment surrounding Piney Run and its tributaries. It contains habitat for forest interior dwelling species (FIDS), which are decreasing throughout the state. This area is home to a great amount of wildlife that would potentially be displaced by the project itself, but certainly be affected by the significant population increase proposed.

We fully understand the need to allocate areas of growth and support development within areas of the county so that its citizens and businesses can prosper. However, we are concerned not only for what immediate detrimental effects this proposed rezoning will have to the surrounding environment, species, noise, waste, safety, and overall congestion, but likely most of all what precedent this rezoning may set within the county. This certainly will not be and is not the only proposed development within this school district and in the vicinity our home.

The history of zoning in this area tells us that in 1977, with the implementation of the Freedom Mini Plan, the county was trying to control overcrowding and preserve the natural character of the county. The current plans that show the reversal of this zoning to a proposed R-20,000 and decrease of conservation zoning, seems actually contradictory to county values. It feels very much like the proposed rezoning is directed at benefiting a developer and a developer only, and not to the residents of the surrounding communities and the wildlife living within.

No matter what the county decision results, which we hope is against the rezoning of this land, we are hopeful that eventual design plans would be available for review and comment prior to finalization and build. We hope that the required Forest Conservation Act mitigation and proposed reforestation would be focused along the western portion of the site that borders the existing Jenna Estates common area, connect to the southern area along Morning Wind, and extend north to the neighborhoods on the east. This would provide at least some buffer to the current residents adjacent to the new development, as well as attempt to maintain a better natural connection within the existing green corridor. Additional and substantial urban landscaping should surely also be considered outside of the Zabel property along Prothero Road and surrounding the existing cul-de-sac of Shalin Drive, whose homes would suddenly abut a much busier roadway and a very different scenery.

Thank you for your time to read these concerns.

Sincerely,

Tom and Joanna Hiebler

**Stewart, Clare A.**

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**From:** Joy, Kathy L.  
**Sent:** Thursday, November 12, 2020 7:49 AM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: Zabel Rezoning

## Kathy Joy, Office Associate

Carroll County Department of Planning  
225 N. Center Street  
Westminster, MD 21157  
[kjoy@carrollcountymd.gov](mailto:kjoy@carrollcountymd.gov)  
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**From:** TERESA SHAFER <tdshafer@comcast.net>  
**Sent:** Thursday, November 12, 2020 5:27 AM  
**To:** CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>; CCPlanning <CCPlanning@carrollcountymd.gov>; Wantz, Steve <swantz@carrollcountymd.gov>; Frazier, Dennis <dfrazier@carrollcountymd.gov>; Weaver, Richard <crweaver@carrollcountymd.gov>; Bouchat, Eric <ebouchat@carrollcountymd.gov>  
**Subject:** Zabel Rezoning

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Dear Planning and Zoning Commission and County Commissioners:

I am writing concerning the proposed rezoning for both parcels of the Zabel property, located at 7020 Ridge Road in Marriottsville, MD. The current zoning is Conservation Resource Management (1 home/3 acres) and R40,000 (1 home/acre).

This zoning change will more than double the amount of homes allowed on the Zabel property, and the reduced lot sizes will not be in character with most of the surrounding homes. This will completely change this area. Our roads will be busier, our schools will be overcrowded, and our quality of life will decline. Nobody moved to Carroll County for overcrowded schools or traffic

issues or other overcrowding issues.

I am strongly opposed to the proposed zoning change to increase the density of the Zabel property to R20,000 (2 homes/acre) for the following reasons:

- The proposed increased zoning density will more than double the homes existing in this area; this will fundamentally transform the area and degrade our quality of life. We do not want traffic throughways placed in our existing neighborhoods.
- The Resource Conservation designation has been there for 43 years, was planned and intentionally included for conservation. It should not be changed now. It has been a standing designation, and the area will help support the wildlife that will certainly be displaced by the development on the remainder of the property.
- The proposed land use changes don't tie in with the existing communities to the north, east, or south of the property. These proposed zoning changes are in direct opposition to several stated goals in the Comprehensive Plan.
- The roads in the area are dangerous and cannot handle this much additional traffic, especially Marriottsville Road 2 and Marriottsville Road. There is definitely not room to widen the Marriottsville 2; with no way to improve the safety of Marriottsville Road 2, it is irresponsible to consider adding this much additional traffic to that route. This is a major safety concern for a road that is already not safe. A traffic study must be done before approving increased zoning density.
- The addition of Prothero RD will negatively impact the existing homeowners on Forrest Hill. The road abuts the property and will adversely affect the value of the home and the safety of the occupants. Prothero Rd. should not be constructed so near to existing homes.
- Many schools in the area are already near or over capacity. Allowing this many homes will guarantee the current citizens will be required to pay increased taxes to improve/enlarge the existing schools or build a new one. Redistricting student.s will not be enough. The projected enrollments will be seriously skewed because only one building permit was expected over the next four years when the projections were calculated.
- For the current tax-paying citizens that purchased their homes in a quiet rural neighborhood, what positive changes will come from this zoning change for the current citizens?
- The text changes to the residential zoning code are not completed. Without these updated text revisions, there is no way to assure that the development will only include single family homes, which is the only type of housing in the surrounding areas of this property. What is the rush to rezone this property before the text amendments are updated, at least allowing the citizens and landowners to know what could

possibly be approved on this property?

- 

These rezoning efforts should not be proceeding during the current situation. Text revisions were postponed due to COVID-19. The Freedom Area Redistricting Committee has postponed their work. Why is this proceeding? This decreases the opportunities for citizen input in the process.

- 

As a citizen of this county, this process does not allow me to think that the safeguards that were put in place to help protect the rights of the current homeowners are being considered. This increased density

does not comply with stated goals and recommendations in the Freedom Comprehensive Plan.

- 

The county lists their Priority Implementation Steps that must be completed before proceeding with the

changes proposed in the Comprehensive Plan, which was adopted on October 10, 2018. Many of these

items are not occurring.

- 

There is plenty of community opposition to this. The only person encouraging this is the developer.

Please ensure all steps are taken to make this decision based on the necessary facts (of which we do not

have yet, i.e., traffic study, environmental studies, etc.) and what is best for this community

- 

I don't believe the argument that the increased density is needed to make development worthwhile for the developer. People are willing to pay more for larger lots. There are several examples of homes on larger lots selling with no problem in the county.

Teresa D. Shafer

## Stewart, Clare A.

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**From:** Joy, Kathy L.  
**Sent:** Thursday, November 12, 2020 3:10 PM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: Zabel Property Rezoning (Marriottsville, MD) - concerns regarding rezoning and development

These may be the same comments from her but just in case, don't want to miss any.

### Kathy Joy, Office Associate

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

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**From:** Teresa Hauguel <thbst19@yahoo.com>  
**Sent:** Thursday, November 12, 2020 1:29 PM  
**To:** CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>; CCPlanning <CCPlanning@carrollcountymd.gov>; Wantz, Steve <swantz@carrollcountymd.gov>; Frazier, Dennis <dfrazier@carrollcountymd.gov>; Weaver, Richard <crweaver@carrollcountymd.gov>; Bouchat, Eric <ebouchat@carrollcountymd.gov>; Rothstein, Edward <erothstein@carrollcountymd.gov>  
**Cc:** Travis Hauguel <travis9653@aol.com>  
**Subject:** Zabel Property Rezoning (Marriottsville, MD) - concerns regarding rezoning and development

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Dear Carroll County Planning and Zoning Commission, and County Commissioners,

We are writing to voice our concerns regarding the proposed rezoning of both parcels of the Zabel property located at 7020 Ridge Road in Marriottsville, MD.

It is our understanding that the two parcels are currently zoned as Conservation Resource Management, which allows 1 home per 3 acres, and R40,000 which allows 1 home per acre; and that the proposal is to change the zoning for both

parcels to R20,000 which allows 2 homes per acre. Not only will this remove conserved land from the county, but it will also increase the number of homes allowed to be built on this land.

In 2014, we moved from Montgomery County to Carroll County because we were tired of the overdevelopment and crowding in Montgomery County and wanted to live in a place where there was more open land and space; communities were less crowded and safer; schools were less crowded; roads weren't as congested; and the pace of life was a bit slower. Unfortunately, in the 6 years we have lived in Carroll County, we have watched more and more residential communities being built and new commercial spaces developed which are negatively impacting schools, traffic, and the environment, all of which have a detrimental effect on the quality of life for residents of Carroll County.

We are **strongly opposed** to rezoning the Zabel property which is adjacent to our community located along Forest Hill Road for the following reasons:

- 1.) The proposed rezoning will at least double the number of homes that the developer will build on this land which will increase the number of students at our local schools. Many of the local schools are already near or over capacity. Overpopulation of our schools will negatively impact students' performance and learning. Teachers will be forced to meet the needs of more students with the same level of resources. Studies show that higher teacher to student ratios and larger class sizes have serious negative impacts on students' learning and academic growth. This is especially concerning for elementary school students as we know that early childhood education is critical for our children's social, emotional, and academic development. Therefore, before any rezoning proposals are considered, whether at the Zabel property or other properties nearby, an assessment of our local schools needs to be conducted that looks at existing and projected enrollment, class size, and building capacity so that we all have a better understanding of the impact zoning changes and property development will have on our schools and our children.
- 2.) Adding this many new homes will increase traffic and make our roads less safe. The roads directly near this property, Marriottsville Road and Marriottsville Road 2, are both already heavily congested particularly during morning and evening rush hours. Marriottsville Road 2 is very windy and narrow and there is no room to widen the road due to the creek that runs alongside it. How will additional traffic be accommodated to maintain safety? A traffic study needs to be done before you approve increasing zoning densities which will increase travel along these roads. This traffic study should be done after the COVID-19 pandemic has subsided and when the majority of the workforce is not working remotely. Otherwise, you will not get an accurate estimate of the traffic along these roads.
- 3.) We were told that there are plans to connect any housing communities built on these parcels to the existing Forest Hill housing community (Forest Hill Road, Lazy Morning Way, Morning Wind Drive, Open Valley Drive). There is no good justification for this. If homes are built on these parcels, the developer should be responsible for building a road to connect the development to Ridge Road and this road should be the sole entrance and exit for the new housing development. They should not be allowed to connect to one of the existing small roads within our housing community. Our community is small and safe with kids regularly riding their bicycles down the roads and playing together near the street, and families taking walks together. Connecting a new community to our small neighborhood will increase traffic not only from the new houses but also from other adjacent communities looking for an unnecessary shortcut to bypass nearby congested roads (e.g., cutting through our community to access Marriottsville Road 2), making it unsafe for our children and families.
- 4.) Rezoning the Zabel properties will directly lead to other costs for county residents. Taxes will need to be increased to improve roads; build or remodel schools to accommodate additional students; support additional infrastructure, etc. The developers will not be responsible for these costs. Adding these costs to our community at a time when many families are struggling financially due to the COVID-19 pandemic is irresponsible and wrong. It may take families years to recover lost wages and bounce back from the financial tolls of this pandemic. Making rezoning decisions that will ultimately lead to increased taxes and costs for residents of this county, now or in the near future, is ill-advised.
- 5.) Removing the conservation status that has been on one of the parcels of land for over 40 years will negatively impact the environment. Wildlife will be displaced, and runoff will degrade the environment leading to flooding in areas that are already prone to flooding and impacting the water quality of our local waterways.

We are also greatly concerned that you are not considering text changes to the residential zoning code before deciding on zoning changes. County residents have a right to know what will be allowed to be built on this property if it is rezoned **before** any rezoning decisions are made. Furthermore, given the current COVID-19 pandemic you should be allotting more time for community input on these decisions to make sure that every voice is heard.

We hope that you will take our concerns into consideration, along with the concerns of many others in our local community. And we hope that you will ultimately side with the residents of this county, rather than the property developers, to retain the existing zoning.

Sincerely,  
Teresa & Travis Hauguel  
2225 Forest Hill Road  
Marriottsville, MD 21104

**Stewart, Clare A.**

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**From:** Joy, Kathy L.  
**Sent:** Thursday, November 12, 2020 3:12 PM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: Freedom Area Comprehensive Rezoning

## Kathy Joy, Office Associate

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

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**From:** Kimberly Madeja <kimm1228@comcast.net>  
**Sent:** Thursday, November 12, 2020 1:43 PM  
**To:** Rothstein, Edward <erothstein@carrollcountymd.gov>; Wantz, Steve <swantz@carrollcountymd.gov>; Bouchat, Eric <ebouchat@carrollcountymd.gov>; Frazier, Dennis <dfrazier@carrollcountymd.gov>; Weaver, Richard <crweaver@carrollcountymd.gov>  
**Cc:** CCPlanning <CCPlanning@carrollcountymd.gov>; Eisenberg, Lynda <leisenberg@carrollcountymd.gov>; Windham, Roberta J. <rwindham@carrollcountymd.gov>  
**Subject:** Freedom Area Comprehensive Rezoning

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Dear Commissioners -

I am once again writing about proposed rezoning in the Freedom Area. I hope those of you who are term limited as well as those with higher



aspirations will take into consideration the gravity of your legacies and vote against industrial and commercial rezoning inside residential neighborhoods and unsustainable development throughout South Carroll.

Since the Freedom Community Comprehensive Plan was adopted on October 10, 2018, numerous opportunities for the County to keep the lines of communication open have failed. Citizens were denied their due process when the County Planning Department failed to notify adjoining property owners of important upcoming meetings discussing the rezoning of three hotly contested properties, Beaty, Zabel and Ridge Road. Adjoining property owners were either notified an average of 28 days late in an undated letter from the County Planning Department or where not notified at all. Procedural due process in zoning requires a minimum standard of fairness during public decisions that impact private rights. Relevant standards include proper public notice, reasonable and impartial standards in decision-making, and the availability to access public records. Substantive due process also factors in zoning and requires that regulations have a rational basis for adoption and are reasonably related to health, safety and welfare of the citizens. It protects private citizens against capricious and inconsistent public decisions. According to Director of Planning Lynda Eisenberg, “there is no County or planning policy for comprehensive rezoning notifications”. This is another example of failure to follow procedural due process and must be addressed.

South Carroll is in a tenuous position caused by rapid and poorly planned development and now the County expects citizens to pay for their missteps with decreased home values, increasingly crowded roads, additional light and noise pollution and higher taxes for the entire County. Under our current process of using ongoing zoning map changes, individual property owners are the impetus for initiating and requesting changes in zoning—not the county. This is piecemeal rezoning. Allowing

such individual requests blurs the distinctive lines between comprehensive rezoning, a legislative process initiated by the county that involves many properties and where the Maryland “change-mistake rule” does not apply, and the right of a property owner to petition for piecemeal rezoning on their property which involves a quasi-judicial proceeding before the County Commissioners. From 1965 to 2014 Carroll Countians were shown a complete comprehensive plan with all the accompanying zoning maps and related text amendments on the table at the same time for them to pursue prior to public hearings. After citizens input and participation was invited and meetings were held, (ones in which citizens input wasn’t dismissed, held to a three minute time limit or where it was suggested they be denied the opportunity to speak again because “they’ve already been heard”), comments were taken into consideration and the plan was forwarded to County Commissioners who as the legislative body, make the final decisions on comprehensive plans and zoning. The procedure described above and as prescribed by the State Planning and Zoning enabling law was employed for almost fifty years in Carroll County. This is the true implementation of comprehensive planning and zoning and what we should aspire to return to.

According to William Caine, Facilities Planner for the Carroll County Public Schools, all schools in South Carroll except Liberty High School will be at or approaching inadequate status by 2029. Freedom Elementary was built in 1955. Increased traffic on that two-lane road, coupled with buses attempting to turn in and out, make it a tragic accident waiting to happen. Liberty High School was constructed in 1980. It is in need of repairs and refurbishing. Carrolltowne Elementary, built in 1977, also in need of repairs and refurbishing. Oklahoma Rd Middle School is our “newest” school constructed in 1997. The Board of Education wrote The Freedom District Citizens Association (FDCA) “It may interest you to know that we received a request from Carroll County Government on 3 properties requesting a residential rezoning in the Freedom Area. We did provide comments back to the County indicating that the region has schools that are

currently overcrowded, and that the projections indicate that overcrowding will increase.” There are no large parcels of land in South Carroll to build additional schools or replacements.

Over two years later the most important Priority Implementation Steps have still not been completed. The first and most important was the mandate that zoning codes be updated “within 18 months of adoption of this plan” (April 2020). This update was the highest priority and should have been at or near completion and any attempt to blame the current pandemic for the delay is disingenuous. The County must come to the realization that they're insistence to rezone using 2020 models, methods and ideals with zoning codes from the 1960's benefits no one. Secondly, a citizen's community advisory group (of which I was a member) was formed and met twice. After months of no communication from County Planning Department, the committee was abruptly disbanded with no explanation. Luckily citizens had formed The Freedom District Citizens Association so we still have a voice.

The Summary of Recommendations seems woefully behind schedule as well. While some of these will indeed be part of an ongoing process the only community input now comes from the citizens through the FDCA.

Recommendation Status Next Step (From the adopted 2018 Freedom Comprehensive Plan)

<p>Any increases in land use densities will be generally limited in order to mitigate the impact on traffic and existing infrastructure.</p> <p>We do traffic studies after development review begins. Our process is backwards. We need to know traffic impact long before site development. Using a 3-4 year cycle to gather traffic volume data doesn't tell us enough about future development impact.</p>	In-Process	Land use densities will follow the Adopted Plan.
Allow potential for a variety of housing types and densities to serve all ages, particularly the aging population and families with young children, consistent with the Vision Statement of this Plan.	In-Process	This is continually being developed as part of the rezoning effort and the residential text revisions.
Recognizing that many citizens came to the Freedom Area to escape the trappings of urbanization in surrounding counties, the government will not attempt to fundamentally transform communities against	On-Going	

<p>the will of existing homeowners and residents. Recognizing that Freedom is a suburban/rural area, government will respect the character of the community and its neighborhoods.</p> <p>The county allowed hundreds of low to medium density residential neighborhoods to be built on 3 side of the Beaty property. Now commercial and or industrial development no longer fits the character of the surrounding neighborhoods. Bennett Road will be adversely affected by additional single family homes. Since the zoning codes have not been updated the surrounding neighbors cannot be comforted by Mr. Leahy's words about "senior housing". As the codes stand we could have another three story apartment building in the midst of low and medium residential single family homes. Just another reason we must wait for the codes to be updated before rushing into additional rezoning requests. The Beaty property was rezoned less than 2 years ago.</p> <p>The county is not respecting the communities along Bennet Road by allowing commercial and high density housing. This development is a direct contradiction to your stated recommendations. Please explain how allowing this is not fundamentally transforming our communities?</p>		
<p>According to the Pew Research Center there is an increasing trend toward "<i>Generational Housing</i>" wherein multiple generations live under one roof. "<i>A record 64 million Americans live in multigenerational households.</i>" Freedoms should remain a place that will accommodate larger homesites that can accommodate additions of in-law suites or similar improvements that enable multiple generations of families to live together.</p>	<p>In- Process</p>	<p>This is continually being developed as part of the rezoning effort and the residential text revisions.</p>

Facilitate residential infill development consistent with the character of adjacent housing in Freedom's existing established neighborhoods, recognizing the value that many citizens place on larger lot development.		
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Surgically refine intracounty multimodal transportation to better target the needs of the elderly and disabled.	In-Process	This is being developed as part of the County's 5-year Transit Development Plan.
<p>Increase the amount of land designated for commercial and light industrial uses in the areas targeted for economic development.</p> <p>Per the Freedom Community Comprehensive Plan the 26 &amp; 32 corridor is our business area.</p>	In-Process	This is part of the Comprehensive Rezoning effort, following the Adopted Plan.
<p>Maintain a predictable, consistent and evenly applied development review process.<sup>[SEP]</sup> Develop several small-scale, pedestrian friendly, destination- oriented places through the development of vacant parcels and through redevelopment.</p>	Completed And On-Going	<p>This is part of the existing Development Review Process.</p> <p>As the implementation of the Plan continues to move forward development of these communities will continue.</p>
<p>Address the visual appearance and lack of "sense of place" in Freedom's commercial corridors.</p> <p>This was and is a citizens priority from years ago. As the county allows more and more infilling and piecemeal development the business corridor becomes more disjointed and unappealing every day.</p>	Forthcoming	
Reduce the boundaries of the Freedom Designated Growth Area (DGA) to remove State-owned conservation lands and environmentally sensitive areas.	Completed	This was done with the Adoption of the Plan.

Investigate and establish policies, strategies, and practices to encourage cost effective redevelopment of aging obsolete, or blighted properties.	Forthcoming	
Promote intelligent and appropriate use of historic resources and develop programs for the Freedom area that will encourage and enhance historic preservation.	Forthcoming	
Identify and promote bicycle and pedestrian connections to key historic, tourism, and scenic destinations.	Completed And On-Going	This was completed with the Adoption of the Freedom Plan and the Certification of the County-Wide Bike-Ped Plan. This will be an on-going effort as the network is developed.
Conserve sensitive area lands through existing policies and programs and minimize the impact of development upon sensitive areas.  This is an ongoing issue with the proposed development of the Beaty property with its graveyard and Zabel property which is conservation land	Completed And On-Going	This was completed with the Adoption of the Plan and is reaffirmed with County policies protecting these lands.
Continue to improve and enhance the movement and conveyance of people and materials via our system of roads within Freedom's	In-Process And On-Going	Improving and enhancing is an on-going effort in the County. Implementation is in-process with various development projects in the community.
transportation network. Consistently implement, through the development review process and a variety of funding mechanisms, the construction on all Planned Major Streets identified in the Plan.		
Continue to aggressively pursue capacity enhancements to MD 32 and MD 26.  This will not happen until the County allocates funding for these projects. The	In-Process	The SHA recently completed a thorough study of the MD 26 corridor. This study will assist the county in

State of Maryland does not bear the entire cost of these projects.		<p>prioritizing enhancement and improvements to the corridor.</p> <p>MD 32 is currently being upgraded with a \$15 million project for the new Army National Guard facility.</p> <p>The BCC continues to include these two roads in the CTP Priority Letter to the Secretary of Transportation</p>
Continually explore and determine the needs for n Intracounty Transportation.	In-Process	
Conduct small area analyses within the Freedom CPA to provide more specific right-of-way, traffic operations, and geometric design guidance for implementation of the local area network.	Completed	<p>This was completed with 3 various projects:</p> <p>MD 32 Planning and Environmental Linkages Project</p> <p>MD 26 Corridor Study</p> <p>Carroll County Transportation Corridor &amp; Subarea Analysis by Mead &amp; Hunt.</p>
Ensure that the proposed development plans are consistent with the Adopted Comprehensive Plan and Plan Elements to improve traffic flow and facilitate alternative intracounty transportation alternatives for the elderly and disabled, as well as bicyclist and pedestrian needs, to be addressed through the development review process.	On-Going	This is part of the policies and procedures of the Bureau of Development Review.
<p>Ensure approved development does not outpace the County's ability to provide public facilities in a timely manner.</p> <p>For now Fire/EMS/ Sheriff response times are adequate in South Carroll but how long can that continue? The Sykesville Fire Dept. has expressed growing concerns that traffic</p>	On-Going	Part of the County's Adopted concurrency management ordinance.

congestion is/will hinder response times and wants another station on the north side of Liberty Rd. Where is the land for this?		
Ensure approved commercial and residential development does not outpace the County's financial ability to provide water and sewer capacity .	On-Going	Part of the County's Capital Improvements Program and Concurrency Management.

Put forward the Water and Sewer Service Area text and maps as part of the 2018 Carroll County Water and Sewer Master Plan Triennial update.	Completed	Adopted and MDE Approved as part of the Water and Sewer Master Plan Triennial update.
Revise the PFA boundary to reflect the sewer service area that is recommended in the 2017 Carroll County Water and Sewer Master Plan Triennial update.	Forthcoming	With Adoption and Approval of the W&S Triennial Update and subsequent rezoning County Planning will evaluate and submit updated PFA boundaries to the MDP.
Reallocate unused sewer service capacity for properties on septic systems within Sewer Service areas to potential new development.	Completed And On-Going	This was done with the Adopted and Approved W&S Triennial Update. There is still some limited availability of W&S that can be reallocated for future projects.
Periodically evaluate concurrency management standards for Emergency Medical & Fire Protection and Police Protection facilities and services.  For now Fire/EMS/ Sheriff response times are adequate in South Carroll but how long can that continue? The Sykesville Fire Dept. has expressed growing concerns that traffic congestion is/will hinder response times and wants another station on the north side of Liberty Rd. Where is the land for this?	On-Going	This is evaluated regularly by the Department Emergency Services and the Bureau of Development Review.



Develop and implement a long- term corridor enhancement project for the MD 26 business district to improve conveyance, connectivity, and increase redevelopment opportunities.	In-Process	The SHA recently completed a thorough study of the MD 26 corridor. This study will assist the county in prioritizing enhancement and improvements to the corridor
Promote Community Investment Program (CIP) projects that are necessary to preserve the quality of life that this land use plan seeks to preserve.	On-Going	Part the annual CIP.
Review, revise and amend the County Zoning Ordinance to ensure uses are consistent with the County Master Plan.  Was to be completed in April 2020. What is the timeline for completion?	In-Process	This is underway with comprehensive rezoning process text amendments and mapping updates.

As always we appreciate your consideration in these matters. The citizens of Carroll County will be affected by your decisions for many decades to come so please make good choices. Our expectation is that our elected officials will abide by the plan they adopted and vote accordingly so Carroll remains a great place to live, work and play.

Sincerely,

Kimberly Madeja

5835 Monroe Ave

Eldersburg MD 21784

### Call-In Comments from November 17th Planning Commission

R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Sarah Barker	Opposed; reduction of open space, does not fit community, traffic, wildlife
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Kelly D	Opposed; school overcrowding, public safety, traffic, Prothero Rd extention
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Keri Landry	Opposed; overcrowding of schools, increase traffic, Prothero Rd extention
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Kristen Morinelli	Opposed; does not fit community, overcrowding of schools, runoff, reduction of conservation zone
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Katie Bernstein	Opposed; wildlife, overcrowding of schools, environmental impacts, traffic

December 2nd Planning Commission  
Comments

R20-05-2020-0040 &

R20-05-2020-0041

Zabel Property

**From:** [Joy, Kathy L.](#)  
**To:** [Stewart, Clare A.](#); [Weber, Hannah G](#)  
**Subject:** FW: Opposition to Rezoning of the Zabel Property  
**Date:** Wednesday, December 2, 2020 2:44:51 PM

---

## Kathy Joy, Office Associate

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

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**From:** Kristen Morinelli <freedomcitizens@yahoo.com>  
**Sent:** Wednesday, December 2, 2020 2:39 PM  
**To:** CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>; CCPlanning <CCPlanning@carrollcountymd.gov>; Wantz, Steve <swantz@carrollcountymd.gov>; Rothstein, Edward <erothstein@carrollcountymd.gov>; Weaver, Richard <crweaver@carrollcountymd.gov>; Frazier, Dennis <dfrazier@carrollcountymd.gov>; Bouchat, Eric <ebouchat@carrollcountymd.gov>  
**Subject:** Opposition to Rezoning of the Zabel Property

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

I am writing to reiterate my concerns for the rezoning of the Zabel property. By allowing this increased zoning density now, it creates a legal case for the developer to build at this density on the property; by looking at the concerns in this letter, why would the county want to create a situation for a potential legal case when the area cannot support the density that is being proposed? If the development is denied due to school capacity issues, there are legal cases and precedents that the county will be required to fix these shortcomings. This is the advice I got from discussion with CCPS Facilities this week.

Current zoning allows up to 134 homes to be built; this zoning change would allow up to 292 homes, more than doubling the amount of homes allowed on the Zabel property; this will fundamentally transform the area and degrade our quality of life. We do not want traffic thoroughways placed in our existing neighborhoods. I am opposed to any thoroughway connected from the Zabel property development through the Forest Hills neighborhood, on Lazy Morning Way or any other connection through an existing neighborhood.

I am also strongly opposed to changing the zoning of the 15-acre portion of the property that is currently zoned Resource Conservation. This was intentionally designated as Resource Conservation for more than 40 years. There needs to be a stronger case as to why this zoning can change to R20,000, and an environmental study must be completed. The Resource Conservation designation has been there for 43 years, was planned and intentionally included for conservation. It has been a standing designation, and the area will help support the wildlife that will certainly be displaced by the development on the remainder of the property.

The proposed land use changes don't tie in with the existing communities to the north, east, or south of the property. These proposed zoning changes are in direct opposition to several stated goals in the Comprehensive Plan.

The text changes to the residential zoning code are not completed. Without these updated text revisions, there is no way to assure that the development will only include single family homes, which is the only type of housing in the surrounding areas of this property. What is the rush to rezone this property before the text amendments are updated, at least allowing the citizens and landowners to know what could possibly be approved on this property?

The Priority Implementation Steps have required steps which have not and are not occurring. These guidelines must be followed. As a Carroll County citizen, this process does not allow me to think that the safeguards that were put in place to help protect the rights of the current homeowners are being considered. Our rights are not being considered, and our comments are not being seriously considered.

These rezoning efforts should not be proceeding during the current situation. Text revisions were postponed due to COVID-19. The Freedom Area Redistricting Committee has postponed their work. Why is this proceeding? This decreases the opportunities for citizen input in the process.

The roads in the area are dangerous and cannot handle this much additional traffic, especially Marriottsville Road 2 and Marriottsville Road. There is definitely not room to widen the Marriottsville 2; with no way to improve the safety of Marriottsville Road 2, it is irresponsible to consider adding this much additional traffic to that route. This is a major safety concern for a road that is already not safe. A traffic study must be done before approving increased zoning density, as required in the Comprehensive Plan.

This development will increase environmental degradation and runoff/drainage issues. The runoff will affect the existing homes; who will pay to repair the damages? The streams flow to the Patapsco River; with more impervious surfaces (roads, roofs, etc.), the runoff will increase and contribute to flooding along Marriottsville Road 2 and Ellicott City. The changes we make here also affect other areas that are already having major issues.

Many schools in the area are already near or over capacity. Allowing this many homes will guarantee the current citizens will be required to pay increased taxes to improve/enlarge the

existing schools or build a new one. Redistricting students will not be enough. The projected enrollments will be seriously skewed because only one building permit was expected over the next four years when the projections were calculated.

Roads and schools and other infrastructure will need to be improved. All of these costs will not be covered by the developers. Where will the county get the needed money for these improvements? Are you, the current leaders, going to be the people who raise taxes? Our area obviously can't support this growth without massive investments in infrastructure. This will take money from other areas of the county that need road and school upgrades and other investments of their own.

For the current tax-paying citizens that purchased their homes in a quiet rural neighborhood, what positive changes will come from this zoning change for the current citizens?

People moved here for the rural character of the area, the schools, and the safety. Density increases to this extent will change all of these things. We will face more crowded schools, less safe roads, increased traffic, increased noise, construction disruptions, and decreased open space.

There is plenty of community opposition to this. The only person encouraging this is the developer. Please ensure all steps are taken to make this decision based on the necessary facts (of which we do not have yet, i.e., traffic study, environmental studies, etc.) and what is best for this *community*. We started a petition; 864 people have signed to show their opposition to the proposed rezoning of the Zabel property.

Increasing the zoning to a greater density now, and just relying on things to be taken care of at a future date, is not a responsible way to plan for Carroll County. The neighborhoods are opposed to this and we are trying to make our voices heard now. We need to do what is best for the community, and if the increased density doesn't make sense, it shouldn't change. The properties to the north and east of this property are zoned R40,000, and the properties to the south are zoned Resource Conservation. The increased density is not needed to make development worthwhile for the developer. People are willing to pay a premium for larger lots. There are several examples of homes on larger lots selling with no problem in the county.

Please consider the rights and the concerns of the current tax-paying citizens currently living here. This rezoning would cause overcrowding in this area, cause overcrowding in schools, decrease the safety of our roads, increase the need for the county to pay for improved infrastructure, such as roads and schools, increase our commute times, take away open space, and cause environmental degradation.

Sincerely,  
Kristen Stanley Morinelli  
2175 Morning Wind Drive  
Marriottsville, MD 21104

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**From:** Kathleen Horneman <kathleen.horneman@gmail.com>  
**Sent:** Monday, November 16, 2020 3:08 PM  
**To:** Eisenberg, Lynda <leisenberg@carrollcountymd.gov>; Lane, Mary S <mlane@carrollcountymd.gov>  
**Cc:** Rothstein, Edward <erothstein@carrollcountymd.gov>  
**Subject:** comments about Zabel property

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Greetings again, Lynda & Mary. I would like some information regarding the land transfers/sales of the Zabel property. I am hoping you can help me understand the process.

In 1993, Jeanette (Zabel) & Michael Birger were deeded 12 acres of the Zabel property (1454/724) at which time they built a 3400 sq. ft residence at 6935 Ridge Rd. In 2019, they built a 2300 sq. ft home on a wooded area of the property that was described as an "accessory dwelling" by the Carroll County Office of Permits. Property tax records combined the sq. footage of both properties and treated the 12 acres as if it were one property (6935 Ridge). Currently, it appears that the county allowed both properties to appear as separate lots even though agricultural tax is due.

On 6/23/2020 a subdivision plat, Dandelion Ridge, was recorded (plat 55/327) on the property that clearly delineates **two separate lots**. Lot 1 is 7.345 acres (6935 Ridge) and lot 2 is 6.824 acres (6933 Ridge). It also appears that the Birgers deeded .33 acres (9732/98) for a roadbed. This runs parallel to Ridge Rd and appears as parcel A on the plat.

On June 3, 2019 a *Forest Conservation Easement* (9311/260) which retains 7.29 acres of rural forest area on the property was recorded. On February 4, 2020 a *Declaration of Maintenance Obligations* was recorded (9732/89). On June 4, 2020 a *Forested Buffer Water Resource Deed of Easement* was recorded (9732/92).

How unusual is it for plats to be recorded after dwellings are built?

Is the forest conservation easement an offset for any forested area that will be disturbed as a result of development of the property?

To my untrained eye, it looks as if the exchanges occurred in order to facilitate a more lucrative sale of the Zabel property by increasing the lots to R-20, by which the tax base benefitted while leaving the developer responsible for building the infrastructure. It looks to the public as if preferential treatment is freely exchanged between large parcel owners and the County.

Finally, in 2004, the Zabel family sold 68 acres located near the intersection of Slacks Rd. & Arrington Rd. *Freedom's Grant* was sold to Eldersburg Ventures (4105/237) and zoned R-20. The property was surrounded on three sides by existing community developments. The last mention of this property was in a February 21, 2012 Planning & Zoning meeting when the final subdivision was under review. Can you give me any insight on the status of this development?

Thanks for your consideration.

Kathy Horneman



**From:** [Alyssa Oles](#)  
**To:** [CCGov Planning & Zoning Commission](#)  
**Subject:** Concerns about R20-05-2020-0040/R20-05-2020-0041  
**Date:** Sunday, November 22, 2020 10:40:24 AM

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Planning Commission,

My name is Alyssa Neumann and I am a resident of Carroll County. I live in the Jenna Estates neighborhood, which is adjacent to the Zabel property, and am concerned about the proposed rezoning from R40000 to R20000.

Doubling the proposed homes in this area will fundamentally transform this area. This type of excessive growth in one specific area seems irresponsible given the capacity constraints at the corresponding schools and increased load placed on the municipal resources (Fire, EMS, Police, etc.). My husband and I moved and started our family here because of the high quality public education system and do not want to see overcrowding, increased class size and strained teachers/resources as a result of pushing schools to the maximum capacity or over it.

I am also very concerned about the environmental impacts of more than doubling the proposed homes in this area. Reducing the conservation areas, which have been in place for over 40 years, will increase the runoff/drainage issues, erosion issues and continue to degrade the overall environmental quality of the area. We all witnessed the repeated flooding of Ellicott City and the incredible damage caused by ignoring responsible stormwater management practices. I do not want to see similar situations in my community and backyard.

I welcome and support responsible growth in this area. Maintaining the R40000 zoning designation and maximizing the conservation areas seems like the best win/win situation for the developers and existing community. It will provide opportunities for new families to join our community, which will hopefully support more local, small businesses (no more gas stations please). There are various neighborhoods in the Sykesville/Eldersburg area that have larger lots and prove there is a market for those homes/lot sizes.

Procedurally, it seems that the Commission is pushing this proposed rezoning change without completing the necessary prerequisite of completing the residential zoning code text updates. Without having the updated code, how can we be sure that the appropriate rules are being followed by the developers and the Commission?

Thank you for your time and consideration,  
Alyssa Neumann

**From:** [Mark Neumann](#)  
**To:** [CCGov Planning & Zoning Commission](#); [CCPlanning](#)  
**Cc:** [Rothstein, Edward](#)  
**Subject:** Concerns about R20-05-2020-0040/R20-05-2020-0041  
**Date:** Sunday, November 22, 2020 9:50:30 PM

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Planning Commission,

My name is Mark Neumann and I am a resident of Carroll County. I live in the Jenna Estates neighborhood, which is adjacent to the Zabel property, and am concerned about the proposed rezoning from R40000 to R20000.

Doubling the proposed homes in this area will fundamentally transform this area. This type of excessive growth in one specific area seems irresponsible given the capacity constraints at the corresponding schools and increased load placed on the municipal resources (Fire, EMS, Police, etc.). My wife and I moved and started our family here because of the high quality public education system and do not want to see overcrowding, increased class size and strained teachers/resources as a result of pushing schools to the maximum capacity or over it.

I am also very concerned about the environmental impacts of more than doubling the proposed homes in this area. Reducing the conservation areas, which have been in place for over 40 years, will increase the runoff/drainage issues, erosion issues and continue to degrade the overall environmental quality of the area. We all witnessed the repeated flooding of Ellicott City and the incredible damage caused by ignoring responsible stormwater management practices. I do not want to see similar situations in my community and backyard.

I welcome and support responsible growth in this area. Maintaining the R40000 zoning designation and maximizing the conservation areas seems like the best win/win situation for the developers and existing community. It will provide opportunities for new families to join our community, which will hopefully support more local, small businesses (no more gas stations please). There are various neighborhoods in the Sykesville/Eldersburg area that have larger lots and prove there is a market for those homes/lot sizes (Pooledale Farms being a more recent one).

Procedurally, it seems that the Commission is pushing this proposed rezoning change without completing the necessary prerequisite of completing the residential zoning code text updates. Without having the updated code, how can we be sure that the appropriate rules are being followed by the developers and the Commission?

Thank you for your time and consideration,  
Mark Neumann

## Call-In Comments from December 2nd Planning Commission

R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Bonnie	Opposed; overcrowding of schools, increase in traffic
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Jeanne Barker	Opposed; overcrowding of schools, increase in traffic, environmnetal impacts, doesn't fit community
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Kristen Morinelli	Opposed; overcrowding of schools, environmental impacts
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	JoAnn Grundy	Opposed; doesn't fit with community, environmnetal impacts, water and sewer allocation
R20-05-2020-0040 & R20-05-2020-0041	Zabel Properties	Dana Vetter	Opposed; environmental impacts

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## Weber, Hannah G

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**From:** Joy, Kathy L.  
**Sent:** Thursday, December 3, 2020 8:21 AM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: Comprehensive Rezoning - Comment Card Submission

### Kathy Joy, Office Associate

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

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**From:** Info CCG <infoccg@carrollcountymd.gov>  
**Sent:** Wednesday, December 2, 2020 7:21 PM  
**To:** Carroll Rezoning <CarrollRezoning@carrollcountymd.gov>  
**Subject:** Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

#### Name

Jo Ann Grundy

#### Email

[oujojo@yahoo.com](mailto:oujojo@yahoo.com)

#### Property of Interest Request

R2-05-2020-0040

#### Submit Comments

Thank you for this opportunity to voice my opposition to rezoning of the Zabel property in the Freedom Area to higher density residential use. I believe that this by by request rezoning is what legal proceedings refer to as "piecemeal" rezoning. There is no evidence of either a "mistake" in the current zoning of R40,000 or a "change" in the surrounding land use making the current residential zoning out of character with the surrounding community. On the contrary, a change to higher density zoning would be more out of character with the surrounding land use than the current zoning, especially if senior village housing is chosen. I also agree with the

other points that have been made regarding increased traffic, school overcrowding, and increased storm water flows, and potential flooding. I question why the Planning and Zoning Commission gave it a provisional favorable recommendation last month with so many residents of the Freedom Area writing and calling in to oppose this rezoning. As members of the Commission you should be representing the community most impacted by the rezoning. As the largest unincorporated Priority Funding Area, this is even more important than in other areas of the County, as we only have one commissioner to represent us. In regards to this rezoning, as Commissioner Rothstein has said in the past, "Just because you can, doesn't mean you should."

**Please complete**

No.	Property	Email to BMC Staff Regarding Carroll Co Rezoning Requests – Fall 2020
1	C2-05-2020-0028 (Current zoning is I-1)	<p>Comment from resident of Eldersburg. Snowden Run has been the subject of contentious land use and zoning request hearings. Recently, a parcel of the 117 acre farm (Long Meadow LLC - 1701 Bennett Rd) was the topic of a rezoning request by the homeowner. The owner requested to rezone 40 acres of the property to C-2: Commercial, Industrial &amp; Employment Campus. The rest of the property will be rezoned “medium residential” in the next Planning and Zoning sessions.</p> <p>Beaty Farm, located at 1701 Bennett Rd, has a rich history which includes an early 1800’s cemetery and evidence of pre-historic soapstone manufacture along Snowden Run. Community concerned with protecting the stream (Snowden Run) as much as possible from the future development of the area.</p> <p>Snowden Run is a iii-p stream; stream once contained brook trout; stream still remains cold and there exists the possibility of reintroducing trout, particularly brown trout; area is rich with wildlife and lush native vegetation; potential Army Corps study finding endangered species – no source provided. 1991 Maryland Historical Trust survey of adjacent property shows artifacts of soapstone manufacture along the streambed.</p> <p>References:</p> <p>1991 Londontown Survey - Accessed from the Maryland Historical Trust's Public Access Synthesis Project Database (<a href="https://mht.maryland.gov/secure/synthesis/pdf/18CR18.pdf">https://mht.maryland.gov/secure/synthesis/pdf/18CR18.pdf</a>) by K. Horneman, 12/14/2016.</p> <p>Carroll County Genealogical Society; Carroll County Cemeteries Volume One: Southeast (1989 &amp; 2015)</p>
2	I1-04-2020-0008, EC-04-2020-0009, C3-04-2020-0012, I2-04-2020-0013	<p>Comment from a member of a neighborhood group in opposition to the rezoning adjacent to their properties. Re: rezoning of approximately 300 acres from agricultural/conservation to commercial and industrial. These are properties located near Reese Road in Westminster and are all part of the Liberty Reservoir Watershed.</p> <p>Concerned about potential environmental impacts. Streams running through property; property is heavily wooded and sloped. Residents downstream underwent a water rescue from their dwellings several years ago due to flooding, so there are concerns with that happening more. These land uses are potentially damaging to the water quality of the reservoir watershed tributaries.</p>
3	No specific property address; general comment/informational email	<p>Concern regarding reallocation of sanitary sewer capacity from older properties on septic systems in favor of new development within this area. (References Carroll County Water and Sewer plans from 2015 and 2017. References Strawbridge Estates off of Sykesville Rd. as an example.)</p>

		<p>Believes many older properties with septic systems 30+ years old, have been removed from priority sewer connection and have been placed in "long range". The available sewer capacity has been reallocated to areas currently in less intensive land use planned for rezoning and future development.</p>
4	<p>Residential Districts: R20-05-2020-0041</p>	<p>Concern regarding the Zabel property in Marriottsville. It is approximately 150 acres, currently zoned conservation resource management and residential (R40,000) but being used for agriculture. Proposed to change zoning to R20,000. It will be connected to public water and sewer. The property has runoff and a stream that flow into Piney Run. As it is zoned now, the property could have up to 134 homes. After the rezoning, it could have 292 homes.</p> <p>Emailer would like to know how proposed residential zoning changes comply with the reservoir agreement.</p>



## Weber, Hannah G

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**From:** Joy, Kathy L.  
**Sent:** Monday, January 4, 2021 8:23 AM  
**To:** Lane, Mary S; Stewart, Clare A.; Weber, Hannah G  
**Subject:** FW: Comprehensive Property Rezoning-R20-05--2020-0040 and R20-05-2020-0041 - 7020 Ridge Road

*Kathy Joy*  
Office Associate

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

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**From:** SANDEEP PARIKH <sandeepparikh@comcast.net>  
**Sent:** Saturday, January 2, 2021 12:11 PM  
**To:** CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>; CCPlanning <CCPlanning@carrollcountymd.gov>  
**Subject:** Comprehensive Property Rezoning-R20-05--2020-0040 and R20-05-2020-0041 - 7020 Ridge Road

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Dear Planning Commission Members:

I am a resident of Jenna Estate off the Brangles Road in Marriottsville, Carroll County, MD. My property is very close to the 7020 Ridge Road property that is being considered for rezoning for building residential houses. I strongly object to rezoning of this property for residential purpose as we currently have numerous issues surrounding our neighborhood in Marriottsville/Eldersburg area.

First, our elementary and middle schools are running near capacity and more residential houses will worsen the school capacity to accommodate more children into these schools in our neighborhood. It will increase traffic in our area, especially on Ridge Road which has residential houses on both sides of the Ridge Road. Ridge Road is a one lane road on each side and the additional traffic will worsen the driving conditions on this road as it can not be expanded.

As the school and traffic situation gets bad, value of current residential houses in our neighborhood will go down which will impact the property tax assessment and property tax paid by current residents. I hope you are taking this into account when considering the rezoning request for 7020 Ridge Road.

If rezoning of the property at 7020 Ridge Road is approved in spite of our protest, it should only be approved for a smaller number of residential houses to lessen the impact on our schools and roads in our neighborhood.

I hope you consider our displeasure and disapproval of rezoning of the the property at 7020 Ridge Road.

Thank you.

Sandeep Parikh  
Marriottsville, Carroll County

**DATE:** January 25, 2021  
**TO:** Ed Rothstein, Eric Bouchat, Richard Weaver, Stephen Wantz, Dennis Frazier  
**FROM:** Tim Passarello – President, Freedom District Citizens Association  
**CC:** Roberta Windham  
**RE:** Zabel Property Rezoning – Request to Keep Current Zoning

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We understand that the Commissioners will be discussing and voting soon on the Zabel property rezoning request. We are concerned about the impacts that will result from the drastic increase in zoning density that will be allowed by the requested changes: The majority of the property will change from R40,000 to R20,000 and a 17-acre portion of the property will change from Conservation to R20,000.

This 17-acre portion of the Zabel property proposed to be rezoned to R-20,000 Residential has been zoned Conservation since adoption of the 1977 Comprehensive “Mini” Plan. According to Ned Cueman, who served as County Planning Director at the time, the southernmost 17-acre portion of that property was included within a comprehensively planned Conservation Zoning District whose boundary traversed the property. This boundary (and 17 acres of the Zabel property) encompassed and linked together many large parcels and portions of parcels (3 acres or greater) within this area of the watershed. Mr. Cueman indicated the basis for land being designated Conservation on the Mini Plan and correspondingly being zoned in the Conservation District was a combination of topography, parcel patterns (configuration and size), soil types, and geographic features peculiar to this area. The Conservation zoning designation was deliberately applied as an element of the overall conservation of the natural resources in the surrounding area. Mr. Cueman insists that you cannot look at one property by itself in this area (i.e. Zabel) to decide if it “should” be zoned Conservation; the entire area has to be considered as a whole in order to fully understand the desired protections.

The Conservation zoning was used to preserve watersheds and minimize surface runoff. Additionally, the topography of the area is another reason for the Conservation zoning: the property is up-gradient of Piney Run. Increased density causes more runoff to Piney Run, thereby affecting the water quality and increasing erosion. This increased runoff also affects the neighboring properties and water quality of their potable wells.

Mr. Cueman also reaffirmed that the clear purpose and intent going forward was to provide for very low residential density subdivision development with a minimum lot size of 3 acres for land within this conservation zoning district. (see *Comprehensive “Mini” Plan- Freedom Area & Environs, Carroll County, Maryland* pg. 31 Section 3.3.1 Conservation Designations). He acknowledged that it is a testament to the Mini Plan that the Conservation Zoning District and its boundaries as originally planned remained stable for 41 years following successive comprehensive plan review and updates over the years, until 2018.

Helen Spinelli, a former Carroll County Planner who worked on updates to the Mini Plan, said the Conservation zoning was retained in this area to protect Piney Run, to protect existing wells in the area, and to allow water recharge due to historic water shortages experienced in the Freedom Area. She raised the concern that we do not have contained aquifers in the area, which are more susceptible to contamination from external sources, including rain and runoff. This means that surface contamination travels through the ground and into the underground reservoir and can spread to a wide area. You can visualize a very large shared lake under the ground in this area; all of the runoff and contamination from lawn treatment chemicals, road surfaces (oil, anti-freeze), etc., runs into this underground lake, which is the same lake the surrounding residents depend upon for their potable water supply.

The increased zoning density on the remainder of the property from R40,000 to R-20,000 is also concerning due to the same water quality issues of the uncontained aquifers; the surrounding neighborhoods rely on private wells for their potable water and Piney Run is down-gradient and has a tributary on the property. The FDCA has also received numerous community concerns about this rezoning request regarding school, roadway, water and sewer, and other facility capacities, as well as concern for the undetermined financial and tax impacts to residents from the potential thousands more residential units from these and other pending large lot rezoning actions (e.g. Wolf, Beaty, Gibson, etc.). These concerns were discussed in our letter dated December 21, 2020.

Not including the fact that the 2018 Freedom Future Land Use Plan re-designated the boundary and intensified the Land Use designations on this neighborhood, we would respectfully ask to be given a solid reason or rationale for this change now. And what was the reason or rationale for changing the boundary on the Future Land Use Plan in 2018? We believe that was a mistake and would respectfully ask the Commissioners to amend the 2018 Plan to reinstate the boundary and leave the 17-acre portion of the Zabel property in conservation zoning.

It is vitally important to understand the history of the Conservation designations and how they fit into the big plan of protecting a larger area; changing the zoning designation of these areas should only be done after great consideration, and maybe only after an independent environmental analysis is performed. The FDCA respectfully requests that the Commissioners consider the sentiments herein, and from our letter dated December 21, 2020, during their deliberations on the Zabel rezoning applications.

## Weber, Hannah G

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**From:** Eisenberg, Lynda  
**Sent:** Wednesday, March 17, 2021 3:35 PM  
**To:** Lane, Mary S; Weber, Hannah G; Stewart, Clare A.  
**Subject:** FW: Re-zoning - ZABEL PROPERTY-9A

Please put with the Zabel comments. Thanks

---

**From:** Rothstein, Edward <erothstein@carrollcountymd.gov>  
**Sent:** Wednesday, March 17, 2021 3:26 PM  
**To:** Eisenberg, Lynda <leisenberg@carrollcountymd.gov>  
**Subject:** FW: Re-zoning - ZABEL PROPERTY-9A

Very Respectfully,

Ed Rothstein (COL, Ret.)  
Carroll County Commissioner, District 5  
[Erothstein@carrollcountymd.gov](mailto:Erothstein@carrollcountymd.gov)

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

**From:** [peter8rossi@gmail.com](mailto:peter8rossi@gmail.com)  
**Date:** 3/17/21 3:08 PM (GMT-05:00)  
**To:** "Wantz, Steve" <[swantz@carrollcountymd.gov](mailto:swantz@carrollcountymd.gov)>, "Rothstein, Edward" <[erothstein@carrollcountymd.gov](mailto:erothstein@carrollcountymd.gov)>, "Weaver, Richard" <[crweaver@carrollcountymd.gov](mailto:crweaver@carrollcountymd.gov)>, "Frazier, Dennis" <[dfrazier@carrollcountymd.gov](mailto:dfrazier@carrollcountymd.gov)>, "Bouchat, Eric" <[ebouchat@carrollcountymd.gov](mailto:ebouchat@carrollcountymd.gov)>  
**Subject:** Re-zoning - ZABEL PROPERTY-9A

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I would like to register both my wife's and my objections to the proposed re-zoning of the Zabel properties (R20-05-2020-0040/R20-05-2020-0041). We have multiple objections to the proposed rezoning:

1. Increased traffic on the already inadequate roads, notably Ridge Road and Marriottsville II. This is a safety concern and also plays into the following point 2.
2. A detrimental change in the character of the area and the impact on our quality of life.
3. A negative environmental impact through increased run off from impervious surfaces.
4. Inadequate school capacity and the cost to taxpayer of addressing this issue.

We do not need to go into the detail of each of the above objection, they have been well covered in meetings, but we would like to briefly make a few general statements and comments.

We moved to the area, attracted by the surrounding farm land, State Park, Liberty Reservoir and low density housing. While we fully expected changes and do not object to the transition of the Zabel farm to housing, we are very unhappy with the now proposed doubling of the expected housing density around us and the associated impact.

It is already difficult to exit from Forest Hill Road onto Marriottsville II and the bend at the junction is dangerous. In addition to the noted accidents at the junction, it is personal for us, with our daughter in law being involved in an accident at the junction. We were also nearly "T boned" at the three way stop at the junction of Marriottsville II and Ridge Road, where non-locals do not expect traffic coming up Marriottsville II, to not have a stop sign! The roads need to be improved and I personally found it disingenuous, for the Zabel development representative at the recent meeting, to claim that the road improvement could only be done if the zoning was changed. Even if the zoning stays at 40,000, any housing development would need the road for adequate access to the development and improvements to the existing junctions at least.

It was repeatedly stated at public meetings that the area character would not be changes as it was already adjacent to 20,000 housing. This is also a misrepresentation. The vast majority of existing housing adjacent to the Zabel properties are Agricultural Conservation or 40,000.

Finally, we find it unfathomable that the zoning change should be made prior to traffic and school impact studies are undertaken. To state that the property has to be zoned for a development plan to be made, so that the impact studies can be done is logically backwards! Why spend money on a development plan, that aims to maximize land housing density for the developer, if the infrastructure can't support it? We know how many units, and type of units allowed in each zone, and hence we can accurately estimate the number of people and cars etc. There is no need to change the zoning so that the developer can generate a plan, if the developer wants to increase their profit by increasing the density, let them prove that the proposed increase will not negatively impact the infrastructure and environment first.

Regards  
Peter & Eudene Rossi

Email: [peter8rossi@gmail.com](mailto:peter8rossi@gmail.com)  
Mobile: 443-538-8003  
Address: 2404 Forest Hill Rd, Marriottsville, MD 21104



Virus-free. [www.avast.com](http://www.avast.com)

## Weber, Hannah G

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**From:** Lane, Mary S  
**Sent:** Monday, March 29, 2021 3:05 PM  
**To:** Weber, Hannah G; Stewart, Clare A.  
**Cc:** Eisenberg, Lynda  
**Subject:** FW: Rezoning ZABEL PROPERTY-9A -R20-05-2020-0040/R20-05-2020-0041, 7020 Ridge Rd

Hi all,

Please file the email below with public comments regarding Zabel. Thanks

---

**From:** Eisenberg, Lynda <[leisenberg@carrollcountymd.gov](mailto:leisenberg@carrollcountymd.gov)>  
**Sent:** Monday, March 29, 2021 3:04 PM  
**To:** Lane, Mary S <[mlane@carrollcountymd.gov](mailto:mlane@carrollcountymd.gov)>  
**Subject:** RE: Rezoning ZABEL PROPERTY-9A -R20-05-2020-0040/R20-05-2020-0041, 7020 Ridge Rd

Please have them. I am trying to keep a chain of custody having the planners follow up is the best way. Thank you

---

**From:** Lane, Mary S <[mlane@carrollcountymd.gov](mailto:mlane@carrollcountymd.gov)>  
**Sent:** Monday, March 29, 2021 3:03 PM  
**To:** Eisenberg, Lynda <[leisenberg@carrollcountymd.gov](mailto:leisenberg@carrollcountymd.gov)>  
**Subject:** RE: Rezoning ZABEL PROPERTY-9A -R20-05-2020-0040/R20-05-2020-0041, 7020 Ridge Rd

Did you file these or should I send them to Hannah/Clare?

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**From:** Eisenberg, Lynda <[leisenberg@carrollcountymd.gov](mailto:leisenberg@carrollcountymd.gov)>  
**Sent:** Monday, March 29, 2021 2:25 PM  
**To:** Rothstein, Edward <[erothstein@carrollcountymd.gov](mailto:erothstein@carrollcountymd.gov)>; Lane, Mary S <[mlane@carrollcountymd.gov](mailto:mlane@carrollcountymd.gov)>  
**Subject:** RE: Rezoning ZABEL PROPERTY-9A -R20-05-2020-0040/R20-05-2020-0041, 7020 Ridge Rd

Thank you for sending. We will add these to the public comments for these properties.

Best,

Lynda

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**From:** Rothstein, Edward <[erothstein@carrollcountymd.gov](mailto:erothstein@carrollcountymd.gov)>  
**Sent:** Monday, March 29, 2021 2:00 PM  
**To:** Eisenberg, Lynda <[leisenberg@carrollcountymd.gov](mailto:leisenberg@carrollcountymd.gov)>; Lane, Mary S <[mlane@carrollcountymd.gov](mailto:mlane@carrollcountymd.gov)>  
**Subject:** FW: Rezoning ZABEL PROPERTY-9A -R20-05-2020-0040/R20-05-2020-0041, 7020 Ridge Rd

Very Respectfully,  
Ed Rothstein (COL, Ret.)

Commissioner, District 5, Carroll County  
225 N. Center Street, Westminster, MD 21157  
410-386-2043 (o) 443-547-0741 (c)



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**From:** Joe <[JoeWP4@comcast.net](mailto:JoeWP4@comcast.net)>

**Sent:** Tuesday, March 9, 2021 2:54 PM

**To:** Wantz, Steve <[swantz@carrollcountymd.gov](mailto:swantz@carrollcountymd.gov)>; Rothstein, Edward <[erothstein@carrollcountymd.gov](mailto:erothstein@carrollcountymd.gov)>; Weaver, Richard <[crweaver@carrollcountymd.gov](mailto:crweaver@carrollcountymd.gov)>; Frazier, Dennis <[dfrazier@carrollcountymd.gov](mailto:dfrazier@carrollcountymd.gov)>; Bouchat, Eric <[ebouchat@carrollcountymd.gov](mailto:ebouchat@carrollcountymd.gov)>

**Cc:** [Joe.Pellicciotti@nasa.gov](mailto:Joe.Pellicciotti@nasa.gov); [JVPSU4@gmail.com](mailto:JVPSU4@gmail.com)

**Subject:** Rezoning ZABEL PROPERTY-9A -R20-05-2020-0040/R20-05-2020-0041, 7020 Ridge Rd

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Dear CC Commissioners,

I'm resending the email thread below with attachments since I understand that a vote on the subject property rezoning will occur in the next couple weeks. As a 19 year resident in Carroll County, with all of my 4 children attending schools in the Freedom Area (2 graduated LHS and a 3<sup>rd</sup> graduating this year), my concern for this action continues to grow. I'm not going to repeat what I've stated in the thread and attachments but ask you to please read them and reconsider rezoning this property.

Many thanks for your attention,

Joe Pellicciotti  
7122 Shalin Drive  
301-789-9559 (C)

---

**From:** Pellicciotti, Joseph W. (GSFC-KA000) <[joseph.w.pellicciotti@nasa.gov](mailto:joseph.w.pellicciotti@nasa.gov)>

**Sent:** Thursday, November 12, 2020 7:57 AM

**To:** [swantz@carrollcountymd.gov](mailto:swantz@carrollcountymd.gov); [dfrazier@carrollcountymd.gov](mailto:dfrazier@carrollcountymd.gov); [crweaver@carrollcountymd.gov](mailto:crweaver@carrollcountymd.gov); [ebouchat@carrollcountymd.gov](mailto:ebouchat@carrollcountymd.gov)

**Cc:** Kristen Stanley Morinelli <[kristenstanley@yahoo.com](mailto:kristenstanley@yahoo.com)>; Joe Pellicciotti <[JoeWP4@comcast.net](mailto:JoeWP4@comcast.net)>; Vicki Pellicciotti <[jvpsu4@gmail.com](mailto:jvpsu4@gmail.com)>; Michael McGarity <[mdm.chief@comcast.net](mailto:mdm.chief@comcast.net)>

**Subject:** FW: [EXTERNAL] Comprehensive Property Rezoning -R20-05-2020-0040/R20-05-2020-0041, 7020 Ridge Rd

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Dear Commissioners,

I submitted the note below and attachments to the Planning Commission in October when I received the property rezoning notice, but wanted to make sure that you also had a copy. I would also like to reiterate a comment that I heard from the last County Board meeting (which I could not attend) with respect to redirecting Ridge Rd and Marriottsville Rd #2. Fixing the first curve off of Ridge Road DOES NOT correct the safety issue with Marriottsville Rd #2. None of the issues, accidents, or deaths, that I've noted occurred at that location. It would only serve as an illusion that the developer and county leadership are addressing safety, resulting in a false sense of security.



Looking forward to an amicable resolution to these issues.

Joe Pellicciotti  
7122 Shalin Drive  
301-789-9559 (C)

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**From:** Joe <[JoeWP4@comcast.net](mailto:JoeWP4@comcast.net)>  
**Sent:** Tuesday, October 13, 2020 5:53 PM  
**To:** [plancomm@carrollcountymd.gov](mailto:plancomm@carrollcountymd.gov); [ccplanning@carrollcountymd.gov](mailto:ccplanning@carrollcountymd.gov)  
**Cc:** Pellicciotti, Joseph W. (GSFC-KA000) <[joseph.w.pellicciotti@nasa.gov](mailto:joseph.w.pellicciotti@nasa.gov)>  
**Subject:** [EXTERNAL] Comprehensive Property Rezoning -R20-05-2020-0040/R20-05-2020-0041, 7020 Ridge Rd

In response to the subject rezoning notice, I am submitting the following comments for the record.

I, like the other community members, object to rezoning the subject property at 7020 Ridge Rd from R-40,000 to R-20,000. I do not feel that the southern Carroll County community should absorb the impact for poor decisions made in planning the water and sewer treatment plants (expressed by the Planning Director as a reason for increasing density in this area). The potential for excess capacity should have been considered in the development of the plant with consideration of the current zoning at that time (R40). In addition, I concur with the community concern for school overcrowding and road congestion. These concerns have been voiced as far back as 2002 as well as during the more recent Freedom Plan revision, albeit to no avail.

I've written two letters to the Co. Commissioners regarding my concerns. The first on April 17, 2002 and the second on December 7, 2016 during the Freedom Plan update. I've not received a response to my 2016 letter but approval of the plan indicates that my concerns have been ignored. As stated in these letters, I'm very worried about flowing Eldersburg traffic onto Marriottsville Rd #2. Here is an excerpt from that letter (attached).

"During the morning and evening rush hours, the roads in this area are extremely busy with long wait times to ingress onto, and egress off of Ridge Road. Feeding more traffic from higher density housing onto Marriottsville Rd 2 in its current condition is irresponsible and a grave mistake. The series of sharp curves, lack of any shoulder, rock walls on the north side and steep grades with a creek on the south side, make it a dangerous trek with the existing traffic. I often see tire tracks leading off the road and damaged guardrails. Prior to the guard rails, cars were often driven into the creek. There are large trees at many corners with existing car damage. These trees will not move. There is a sharp turn at Arrington Road with a long, steep, gradual grade preceding it which is extremely dangerous due to the inadvertent high speed that that can be generated. Rumble strips have not deterred those who continue to drive off the road into the ditch.

Marriottsville Rd 2 is surrounded by park area. People from the community walk, hike, run and bike near and on this road. There is no shoulder on this or other roads in the surrounding area so automobiles are forced to drive around them onto oncoming traffic. We cannot feed more cars onto this and surrounding roads that don't consider the safety of drivers and pedestrians. An increase in traffic could prove disastrous."

Apparently, I've been told that a detailed traffic study is not conducted until AFTER rezoning, when a detailed development plan is submitted. That makes absolutely no sense! How can the zoning be approved for more homes and traffic, without the traffic study to say that it is safe to increase the density? Once the zoning is changed, what stops the developer from submitting to the requirements of the new higher density zoning? How are the unique characteristics of Marriottsville Rd #2 stated above considered in the zoning approval? A simple traffic volume and wait time assessment would not address the dangers of the proposal.

In March 2002, I acquired traffic accident data from MDOT Traffic Safety Division which indicated that in the years from 1996 to 2000 there were 29 accidents on Marriottsville Rd #2. I've tried to get subsequent data to fill the gap to date,

but MDOT forwarded me to the Carroll County Bureau of Engineering who forwarded me to the State Police to submit a request at cost. Basically I've been given the runaround. I hope that the County Commissioners and Planning Officials acquire this data as input to your planning decisions. I would also like to see that data. I am aware of at least one death on Marriottsville Rd #2 just last year. It occurred on a clear day in the middle of the afternoon (not rush hour), indicating to me how dangerous that road is. I realize that county leadership cannot control how the public drives, but I do rely on leadership to make decisions that do not increase the risk and potential for dangerous situations to the community. Also attached is the letter I received in 2002 that includes accident data.

In addition, I'd like to raise a point regarding the a reason for the success and desire to live in this community. In a response to my concerns raised previously, I've heard from the Planning Director, Lynda Eisenberg, that just as I was able to move into Carroll Co in 2002, others' should have the same opportunity. I'd like to be clear that I have no issue with the subject property being developed per its current zoning (R40) as that was my understanding when I moved here, and I agree that others should have a similar opportunity. However, I vehemently object to county planning using this as an opportunity for balancing books with the water treatment plant and submitting to the wishes of developers at the expense of the community who made this area desirable. It needs to be noted that the Blue Ribbon schools (ORMS) and continued success of the Liberty High School (arguably best in the county) students are not because of the investment by our County government, as LHS facilities are dilapidated, but because of the commitment from the teachers and families in this Freedom Area District. Please stop to think about the future of this area when the density becomes a place like that we escaped to create the success in this town. It's been the effort of good families which reside here that shaped the opportunities for our children and the community and please do not chase us away.

I passionately object to the proposed rezoning.

Respectfully,  
Joe Pellicciotti  
7122 Shalin Dr  
301-789-9559 (C)

March 22, 2002

Mr. Joe Pellicciotti  
Chief Technical Engineer  
NASA / GSFC, Mechanical Systems Code 543

RE: Accident Data  
Marriottsville Road 2 from Ridge Road to Marriottsville Road  
Carroll County

Dear Mr. Pellicciotti:

Thank you for your recent request for accident data for the subject section of highway. Listed below are the police reported accident frequencies by severity for the five- year period of January 1, 1996 to December 31, 2000:

	1996	1997	1998	1999	2000	Total
Fatal	0	0	0	0	0	0
Injury	2	1	2	4	5	14
Property Damage	5	2	4	2	2	15
Total <i>Accidents</i>	7	3	6	6	7	29

*Vehicle + Medical* →  
*Vehicle* →

Please note that this section of Marriottsville Road is under Carroll County maintenance. Therefore, any questions involving relocation of the highway should be addressed to:

Mr. Chris Letnaunchyn  
Carroll County Bureau of Engineering  
225 N. Center Street  
Westminster, Maryland 21157

Also, if you have any questions concerning this material, kindly contact me at (410) 787-5850.

Sincerely,

William Matheny.  
Traffic Safety Division

Joseph W. Pellicciotti  
7122 Shalin Drive, Marriottsville, MD 21104  
Mobile • (301) 789-9559 Home • (410) 795-2263  
JoeWP4@comcast.net

December 7, 2016

Board of County Commissioners  
Carroll County  
225 North Center Street  
Westminster, MD 21157

Re: 2016 Freedom Community Comprehensive Plan – Future Land Use Changes

Dear Ladies and Gentlemen on the County Board,

I am a homeowner on Shalin Drive in Stratton Woods off of Ridge Road near Marriottsville Road 2 and I would like to follow up on a letter I wrote to you in 2002. Purely by chance, I came across a Carroll County Freedom Area Plan meeting notification, and attended the public meeting on December 5, 2016. The focus of that meeting was water, sewer and road planning for the Freedom Area. A land use reclassification meeting was held months prior; however, I had no notice of such. I would first like to suggest that better public notification and involvement should be required for decisions that have such a huge impact on the safety and livelihood of our community.

My understanding from this meeting is that there is a recommendation to change the land use of the farm fields behind my house in the southeast corner of the county (7020 Ridge Road) from “Low Density Residential” to “Medium Density Residential.” In addition, the plan includes completion of a road connection from Prothero to Marriottsville Rd 2. I would like to express my concern over approval and executions of these specific recommendations.

During the morning and evening rush hours, the roads in this area are extremely busy with long wait times to ingress onto, and egress off of Ridge Road. Feeding more traffic from higher density housing onto Marriottsville Rd 2 in its current condition is irresponsible and a grave mistake. The series of sharp curves, lack of any shoulder, rock walls on the north side and steep grades with a creek on the south side, make it a dangerous trek with the existing traffic. I often see tire tracks leading off the road and damaged guardrails. Prior to the guard rails, cars were often driven into the creek. There are Large trees at many corners with existing car damage. These trees will not move. There is a sharp turn at Arrington Road with a long, steep, gradual grade preceding it which is extremely dangerous due to the inadvertent high speed that that can be generated. Rumble strips have not deterred those who continue to drive off the road into the ditch.

Marriottsville Rd 2 is surrounded by park area. People from the community walk, hike, run and bike near and on this road. There is no shoulder on this or other roads in the surrounding area so automobiles are

forced to drive around them onto oncoming traffic. We cannot feed more cars onto this and surrounding roads that don't consider the safety of drivers and pedestrians. An increase in traffic could prove disastrous.

In addition to the obvious danger to community members that the County Commissioners would instill by approving this plan, there should be a desire to retain the character of the area. We purchased this home because of the larger lot sizes and open space feel. We pay our taxes and contribute our time to the community with our 4 children raised and schooled in the county. Making this change with no consideration for the people who make up the community is disrespectful. Creating a safety issue for my family and those around me is irresponsible. There has been no reason provided to the community "why" density in this area and others' within the county need to be increased. Just having a plan without complete consideration of the consequences is incompetent, and approving it knowing the safety fallout is negligent.

I fear for my wife and children if this plan is implemented. It seems incredibly irresponsible for our County Leaders to approve such a plan without investigating the ramifications and correcting the real safety issues for the community. Currently, Carroll County funds are well below those required for teachers and schools which are the future of our area. I would be in favor of reallocating these road construction funds for school renovations and teachers. Please spend our money wisely!

Your prompt response is greatly appreciated and feel free to contact me to discuss this issue further. As indicated from this letter, I am a concerned resident of Carroll County looking to provide the continued security and safety for my family, which was the reason for our move to the area.

Sincerely,

Joseph W. Pellicciotti

## Weber, Hannah G

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**From:** Joy, Kathy L.  
**Sent:** Monday, April 19, 2021 2:52 PM  
**To:** Stewart, Clare A.; Weber, Hannah G  
**Cc:** Lane, Mary S  
**Subject:** FW: Comprehensive Rezoning - Comment Card Submission

*Kathy Joy*  
Office Associate

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

Due to the COVID-19 Pandemic, county operations have been reduced and are open to the public by appointment only. If you need immediate assistance, please call the Carroll Department of Planning at 410-386-5145.



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**From:** Info CCG <infoccg@carrollcountymd.gov>  
**Sent:** Monday, April 19, 2021 2:39 PM  
**To:** Carroll Rezoning <CarrollRezoning@carrollcountymd.gov>  
**Subject:** Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

**Name**

Joanna Hiebler

**Email**

[joannahiebler@gmail.com](mailto:joannahiebler@gmail.com)

**Property of Interest Request**

R2-05-2020-0040

**Submit Comments**

Good afternoon,

I am not in favor of the rezoning at the Zabel Property. I believe that it is actually not consistent with the change that was made from R20,000 to R40,000 in the past plans. I believe the effort then was to acknowledge the spreading growth in the county and attempt to keep that under control and preserve such natural areas, which is also consistent with MDNR's classification of this area in its Biological Network. I think the increased capacity of this area will lead to overcrowding of the local roads and Carrolltowne Elementary, put more strain on the wildlife that exists and traverses from this area south through to the Patapsco, and increase the potential for

waste and toxins in the soil, surface waters and groundwater. It's unclear if a wetland delineation of the area was completed, or just relies on published data. With mapped FEMA floodplain, low lying stream valleys, and existing riparian buffer, it is likely there are wetlands present. I understand the need for development and the benefits it may bring. I do not understand the logic to this change in zoning. This rezoning appears to benefit a developer, not the existing community or natural environment. Thank you for the opportunity to comment.

**Please complete**

