

October 20th Planning
Commission Comments
R20-05-2020-0042
Beaty Property

Call-In Comments from 10/20 Planning Commission

R20-05-2020-0042	Beaty Property (Long Meadow Farms)	Jeanne Barker	oppose, safety, traffic, schools, environment
R20-05-2020-0042	Beaty Property (Long Meadow Farms)	Pete Dixon	oppose, safety, traffic, schools, environment
R20-05-2020-0042	Beaty Property (Long Meadow Farms)	Katie Gearty	oppose, safety, traffic, schools, environment
R20-05-2020-0042	Beaty Property (Long Meadow Farms)	Kelly Robinson	oppose, safety, traffic, schools, environment

November 4th Planning
Commission Comments
R20-05-2020-0042
Beaty Property

Weber, Hannah G

From: Joy, Kathy L.
Sent: Thursday, October 15, 2020 7:57 AM
To: Stewart, Clare A.; Lane, Mary S
Subject: FW: Comprehensive Property Rezoning-R20-05-2020-0042, 1701 Bennett Road- comments

Kathy Joy, Office Associate

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

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



Confidentiality Statement

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

From: Kara Hollerbach <karahollerbach@gmail.com>
Sent: Wednesday, October 14, 2020 8:04 PM
To: CCGov Planning & Zoning Commission <plancomm@carrollcountymd.gov>; CCPlanning <CCPlanning@carrollcountymd.gov>
Subject: Comprehensive Property Rezoning-R20-05-2020-0042, 1701 Bennett Road- comments

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

Good Evening,

My name is Kara Hidalgo and I live at 1620 Bennett Road. I'm a full-time registered nurse, mother and proud community member. I am writing this email as an objection to the comprehensive rezoning process outlined for R20-05-2020-0042, 1701 Bennett Road.

If you proceed with high commercial development or medium residential development surrounding this identified area you will have nothing but angry and dissatisfied families already residing within the Bennett Road region.

We live in a community that feels quiet and safe. This is especially important given the political unrest and current challenges we are all facing with the COVID-19 pandemic.

My husband, myself and our two small children looked for months to find a home like the one we purchased 4 years ago on Bennett Road.

Continued development will increase traffic that is already log jammed the majority of the time on route 32 despite widening of the road. Riding bikes or walking along Bennett Road has become increasingly hazardous even without any additional construction during the water tower renovation project. The sidewalk was closed along route 32 and the cars are backed up for miles at a time.

The endless amount of noise stemming from construction projects within a mile of multiple homes is absolutely unacceptable.

We live in a community that we chose, we pay taxes and we work extremely hard to provide a high quality life for our families.

Continued construction and development does nothing positive for our community especially those living within close proximity of an ongoing construction project.

I wanted to make it clear that we are completely opposed to this project. If you move forward we will place our house for sale and move away as many members of our community have started to do. Just look at all of the houses for sale on Bennett Road.

There are so many other high priority initiatives that need focus in our community and continuing to build up what is left of the Carroll county we chose to build a life in is an absolutely devastating thought not only to my family but to our entire neighborhood.

There is enough stress going on right now just trying to figure out how to incorporate hybrid learning into our lives and work full time.

Please focus on the priorities of our county, our children's education and ensuring an adequate structure for our teachers as we are facing an extreme shortage of qualified teachers and sending our children back to school next week.

Focusing on opiate addiction and recovery and mental health needs are what this community needs. We do not need more buildings or jam packed residential neighborhoods that our school system is unable to accommodate.

I truly hope you consider your community while moving forward. Nobody wants this project to move forward as it will turn into yet another unoccupied business or building in our community wasting space. The noise associated with ongoing construction will absolutely decrease the quality of life of the residents living in the vicinity of this proposed project. Please focus on the issues at hand and what really matters instead of this unnecessary project.

Thank you for your time,

Kara Hidalgo
1620 Bennett Road
Eldersburg, MD 21784
443-745-7864

From: [Joy, Kathy L.](#)
To: [Stewart, Clare A.](#); [Weber, Hannah G](#)
Cc: [Lane, Mary S](#)
Subject: FW: Comprehensive Rezoning - Comment Card Submission
Date: Thursday, October 15, 2020 4:19:34 PM

Kathy Joy, Office Associate

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

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



Confidentiality Statement

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

From: Info CCG <infoccg@carrollcountymd.gov>
Sent: Thursday, October 15, 2020 3:18 PM
To: Carroll Rezoning <CarrollRezoning@carrollcountymd.gov>
Subject: Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

Name

Paul Pokos

Email

popbumper1015@yahoo.com

Property of Interest Request

AA-05-2020-0042

Submit Comments

I would like to know how the elimination of resource conservation land from the Future Plan Use map (Individual Assessments - Staff Reports page 10) is consistent with Goal 9 of the 2018 Freedom Community Comprehensive Plan. Goal 9 states- "Continue to protect and maintain the recognized environmental resources and natural ecosystems in the Freedom area by administering land use practices that are in balance with, and minimize the effects

on, the designated conservation areas."

Please complete

Call-In Comments from 11/4 Planning Commission

R20-05-2020-0042	Beaty Property (Long Meadow Farms)	Kimberly Madeja	Opposed; overdevelopment, integrity of over 55 housing proposal, fire&EMS strain
R20-05-2020-0042	Beaty Property (Long Meadow Farms)	Thomas Vinson	Opposed; overcrowding of schools, housing style of over 55 housing proposal
R20-05-2020-0042	Beaty Property (Long Meadow Farms)	Monica Madison	Opposed; overdevelopment, decrease of open space, increase in traffic, necessity of over 55 housing proposal, overcrowding of schools

November 17th Planning
Commission Comments
R20-05-2020-0042
Beaty Property

Weber, Hannah G

From: Lane, Mary S
Sent: Monday, November 16, 2020 8:10 AM
To: Weber, Hannah G; Stewart, Clare A.
Cc: Eisenberg, Lynda
Subject: FW: November 4, 2020- P&Z mtg. Comprehensive Re-zoning R20-05-2020-0042 "Beaty Property"

Can you guys check into this?

From: Kathleen Horneman <kathleen.horneman@gmail.com>
Sent: Friday, November 13, 2020 10:41 PM
To: Eisenberg, Lynda <leisenberg@carrollcountymd.gov>; Lane, Mary S <mlane@carrollcountymd.gov>
Cc: Rothstein, Edward <erothstein@carrollcountymd.gov>
Subject: November 4, 2020- P&Z mtg. Comprehensive Re-zoning R20-05-2020-0042 "Beaty Property"

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

Greetings, Lynda & Mary. I hope this finds you both healthy and well.

After taking time to review the entire 11/4 meeting, I would like to bring your attention to a slide that may be erroneous. At about the 2:21:40 mark, a slide is introduced that indicates the location of two cemeteries: Perry Bennett & Dorsey. I believe that the cemeteries are reversed. The *Perry Bennett* cemetery was either destroyed or moved in previous developments of the area. I am aware of anecdotal evidence from residents who lived in the area at the time that this cemetery was bulldozed as remains were being removed. Fortunately, cemetery law has changed and cemeteries have more protections.

In December, 2016, I received a lengthy email from Dr. Charles Hall, a Maryland State Terrestrial Archeologist with the Maryland Historical Trust. I had inquired about the Dorsey cemetery. In his response he noted: *"I checked the land records for Carroll County and within the holdings of Long Meadow Farm (sold by Raymond Beaty "non-arms length" in 2013) there is a 1000 sq foot outholding, still owned by Mr. Beaty, that is described as a "Burial Lt" (lot?), immediately adjacent to a centrally located structure complex. I would note that while this may correspond to the lot set aside by Colonel Dorsey, historic cemeteries have a way of expanding. It is quite common to find burials well beyond the boundary of even walled 19th century cemeteries. Often such burials are unmarked, and represent the interments of individuals from marginalized groups."*

As I look at the slide, the Dorsey cemetery seems to be the one closest to the "centrally located structure".

Dr. Hall also commented on another significant piece of information that is included in cemetery law, "**§10-402(c)(8)** authorizes the State's Attorney for the County to require an archeological investigation of a "known, but not necessarily documented, cemetery" in order to determine "the precise location and boundaries of the burial site." While there are many methods used by archeologists to do this, the preferred method today involves ground penetrating radar coupled with some physical ground-truthing (limited excavation to determine the nature of any anomalies detected by GPR)."

I am writing to not only bring this to your attention, but, also in hopes that you feel the same way as I about protecting historic cemeteries.

Please let me know if my interpretation of the slide is in error.

Regards,

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
410-386-5145

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



Confidentiality Statement

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

From: Eisenberg, Lynda <leisenberg@carrollcountymd.gov>
Sent: Wednesday, November 4, 2020 5:23 PM
To: Joy, Kathy L. <kjoy@carrollcountymd.gov>
Cc: Lane, Mary S <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>
Sent: Wednesday, November 4, 2020 5:19 PM
To: Rothstein, Edward <erothstein@carrollcountymd.gov>
Cc: Eisenberg, Lynda <leisenberg@carrollcountymd.gov>
Subject: Comprehensive Rezoning and By Request Residential Rezoning

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

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

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
410-386-5145

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



Confidentiality Statement

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

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

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

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 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
410-386-5145

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



Confidentiality Statement

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

From: 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

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

Dear Commissioners -

I am 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 where 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.		
--	--	--

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 & 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.^[SEP] 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 & Subarea Analysis by Mead & 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 11/17 Planning Commission

R20-05-2020-0042	Beaty Property (Long Meadow Farms)	Kim Madeja	Opposed; walkable sidewalks, higher density, overcrowding of schools
------------------	--	------------	--

December 2nd Planning
Commission Comments
R20-05-2020-0042
Beaty Property

CONSENSUS OPINION

DATE: October 30, 2020
TO: Ed Rothstein
FROM: Tim Passarelli – President, Freedom District Citizens Association
CC: FDCA Board and Trustees

RE: Beaty Property – Consensus Recommendation
Planned Unit Development – PUD

Ed. In reference to our Consensus Opinion dated 10/30/2020, we wanted to put more context around the PUD topic.

There are only a few opportunities in the Freedom District for “us” to get this right.

In the past, we have seen “cluster” developments allowed where the community was informed there would be “open” spaces. And while this was done, the developers were not required to finish the open space and the community is left with an open field to maintain (no playground, tennis courts, walking paths, etc.).

Granting zoning to owners without also having them put forth a plan detailing what will be developed begs the question – “why rezone until we know what is planned?” And, based on those plans, the county staff can determine what strain, if any, the new development will place on area roads, water, sewer, schools, and other county services.

Having said this, in the past, when mixed use developments were presented, county staff has been placed in the position of projecting what might be developed. We believe this is a poor use of county resources. Their job should be to evaluate proposed new developments, not “sell the community on the concept.” That task should fall to the property owners or developers.

When the Mixed Use development was proposed at Highway 26 and 32 (behind Bob Evans), our commissioners were shown photos of developments that were very different from what was ultimately developed. This needs to be avoided and can be done if the developer is the one presenting site plans and elevation drawings, not county staff.

FDCA is not against development. We are pro-growth. Our major concerns are:

- As large, undeveloped vacant properties become more scarce, we want to encourage the county to press developers to bring forward quality plans.
- As developments are presented, we want to understand the impact to the community.
- As the Freedom District is built out, the county anticipate the need for road improvements and school expansions.



If done properly, rezoning of the Beaty and wolf properties with a PUD concept would provide several benefits to the developer and community by adopting a coordinated land use plan on the entire property at the outset. This would provide predictability for all and a means for the developer and county to evaluate early the potential impacts on facilities and aesthetics. A PUD could create a hub of activity and a more diverse property tax base for our county. In order for this to be accomplished, the county should restrain approving any zoning on the property until a definitive site plan and elevations are brought forward.

ABOUT the FDCA

The Freedom District is the most populous area of the county designated for growth and not incorporated.

During the process of creating and adopting the Freedom Community Comprehensive Plan, which was sometimes contentious, citizens in the area encouraged the creation of a “citizens advisory group” to give area citizens greater voice. The plan was adopted in October of 2018 and included a provision calling for the county to “encourage and engage a citizens’ community advisory group” (see Page 2).

Upon his election, Ed Rothstein, in keeping with this provision, contacted citizens in the area to encourage the creation of FDCA.

FDCA Board:

Tim Passarello – President
Chris Centrofanti – Vice President
Robin Warren – Secretary
Ricky Cantori - Communications
Katie Gerity - Treasurer

Trustees:

Beth Gray
Kathy Horneman
Pete Lester
Wayne Schuster

Comments Received After
Planning Commission Final
Recommendations
December 2020-September 2021

R20-05-2020-0042
Beaty Property

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 & 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 (https://mht.maryland.gov/secure/synthesis/pdf/18CR18.pdf) by K. Horneman, 12/14/2016.</p> <p>Carroll County Genealogical Society; Carroll County Cemeteries Volume One: Southeast (1989 & 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

From: Joy, Kathy L.
Sent: Tuesday, April 6, 2021 11:39 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
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.



From: Info CCG <infoccg@carrollcountymd.gov>
Sent: Tuesday, April 6, 2021 11:38 AM
To: Carroll Rezoning <CarrollRezoning@carrollcountymd.gov>
Subject: Comprehensive Rezoning - Comment Card Submission

The following comment was submitted:

Name

Joanne Fleming

Email

mfleming324@gmail.com

Property of Interest Request

R2-05-2020-0042

Submit Comments

OPPOSED My opinion in regards to this parcel of land should not change . In my opinion commercial building and resident property should not mix so close to one another . There are other properties in Eldersburg / Sykesville and we see driving around in our community that could be used as commercial sites . I understand progress but put it out on Liberty Road not next to a neighborhood .

Please complete

Weber, Hannah G

From: Joy, Kathy L.
Sent: Monday, April 12, 2021 8:23 AM
To: Stewart, Clare A.; Weber, Hannah G
Cc: Lane, Mary S; Bavetta, Laura E.
Subject: FW: REZONING R20-05-2020-0042 1701 Bennet Rd Eldersburg

Kathy Joy
Office Associate

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

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



From: William Chen <william.d.chen@gmail.com>
Sent: Sunday, April 11, 2021 10:44 AM
To: Commissioners <commissioners@carrollcountymd.gov>; CCPlanning <CCPlanning@carrollcountymd.gov>; Rothstein, Edward <erothstein@carrollcountymd.gov>
Subject: REZONING R20-05-2020-0042 1701 Bennet Rd Eldersburg

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

Good Morning,

I am writing this email to express that I am AGAINST the rezoning of the below property.

R20-05-2020-0042 1701 Bennet Rd Eldersburg

I believe that further commercial and industrial building in that area is not necessary. There are already multiple neighborhoods and Liberty High School and Freedom Elementary nearby. Heavy duty tractor trailer traffic on that section of 32 would make things difficult for the children and residents.

That area already has a bakery in the lot, which produces loud whining noises early in the morning.

In addition, even though road widening is being done on 32, that area is already very congested. During lunch and dinner time, traffic at Chic-Fila will regularly spill out towards 32. One extra lane will not solve these issues.

I am also concerned in that the Eldersburg/Sykesville area already has alot of vacant commercial lots. Take for example the large area on Exchange Drive further west on 26.If any further industrial or commercial lots should be built, it should be toward that area where there are no schools and less residential neighborhoods to impact.

I and my family have been long time residents of Eldersburg for over 20 years. While we love the growth of the area, I believe that this particular rezoning is not in the best interest of Eldersburg or its residents. All of our neighbors believe the same way as well.

If anything, more attention and effort should be placed toward solving the overcrowding of our schools. So much residential housing has been built, but no upgrades or planning for how to accommodate the influx of children has been done. I understand that Carroll County had a surplus this year, yet Freedom elementary still has to use a gofundme page to raise money for a new playground.

Thank you for your time and attention.

--

-Will Chen
410-596-4283