

**OFFICIAL MINUTES**  
**Carroll County Planning and Zoning Commission**  
**Pathways to Carroll's Future Landscape**  
**Public Hearing**

**July 14, 2009**

Location: Winters Mill High School Auditorium

Members Present: David L. Brauning, Chairman  
Dennis Wertz, Vice Chair  
Melvin E. Baile, Jr.  
Wayne Schuster  
Charles M. Chadwick  
Alec Yeo  
Robert B. Slade, Alternate

Members Absent: Julia Walsh Gouge, Ex-Officio

The hearing opened at 6:00 p.m.

Mr. Steve Horn, Director, Department of Planning, reviewed the purpose of the hearing and introduced the members of the Commission. He noted that speakers would be limited to two minutes.

Mr. Brauning welcomed everyone to the hearing and noted that the Plan is a staff draft document. He stated all comments will be taken under consideration before a Plan document is forwarded to the Board of County Commissioners.

**PUBLIC COMMENT PERIOD**

Mark Krebs, on behalf of Delegate Krebs – opposed the Taylorsville and Mount Airy employment areas; infrastructure; transportation network; revitalization of existing empty areas; concerns regarding mixed use development and mixed use overlays; impacts to personal property rights.

Mayor David Pyatt, Town of Mount Airy – the Town Planning Commission met several weeks ago to review the plan; did not use municipal resources in development of the plan; lack of protection of headwaters of the Patapsco River; Mount Airy and Eldersburg named two of the top 100 places to live.

John Lopez, Finksburg Planning Area Council – support efforts to redefine conservation zone and ARP zone – important for the community and County; concerns with regard to Boulevard District proposed for Finksburg corridor; support redevelopment of old businesses from MD 91 to Baltimore County line; supports design guidelines; water systems; opposed to employment zone at Gerstell Academy; opposed to extension of Boulevard District to Hillendale Orchard; traffic concerns.

Ross Dangel, Freedom Area Citizens Council – requested a six-month extension of deadline for public input to allow a more thorough review; vast majority of comments with regard to land use are negative, possibly due to a lack of understanding; summer poor time to release the plan for public input.

Daniel Hoff, Carroll County Association of Realtors, 23 Park Avenue, Westminster – previously submitted position paper; opposed to loss of lot right from 6-20 acres; suggested grandfathering occur at the beginning of the preliminary plan phase; concerns with changes to multi-parcel deeds; typical multi-parcel deeded farm will lose between 30 and 40 percent of lot rights; provided examples of ramifications of plan changes.

Bonnie Winkler, 5901 Kim Court, Mount Airy – realtor; supports walkability; opposed to employment area rezonings; right-to-farm information provided to sellers; rural County.

Gary Kerns, 2280 Kays Mill Road South, Finksburg – supports agriculture preservation and concentrating growth in designated growth areas with adequate facilities; supports boulevard district with design guidelines and reduction of lot yield in the ARP and Conservation zones; opposed to employment area at Todd Village site; zoning inconsistent with statements in plan; OPE should not be placed anywhere in the County until a development plan is submitted with detailed analysis of impacts; opposed to placement of Boulevard District on residential land at Hillendale Orchard; Finksburg has abundance of vacant, underutilized commercial/industrial land; suggested identification of areas for redevelopment; distinguish between proposed land use and proposed zoning; zoning is a tool to implement land use as needed.

Sheila Colvin, 4145 Old National Pike, Mount Airy – opposed to employment area in Mount Airy; Mount Airy rated 56<sup>th</sup> best town to live in; opposed to Taylorsville employment area.

Mary Jo Burkett, 8101 Bennett Branch Road, Mount Airy – opposed to Mount Airy employment area; read from Code regarding employment campus suitability criteria-highway access, water and sewerage, etc.; expressed concern about building heights in the employment area with 25 foot setback from property lines.

Joe Kuhn, 7535 Woodbine Road, Woodbine – representing Carroll County Farm Bureau; opposed to changes to off-conveyance regulations; opposed to changes to multi-parcel deeds; suggested proposed changes will cause owners to divide the properties and sell them; proposed zoning takes money away from the landowner; allow landowners to put their properties in ag preservation using the original lot yield calculations.

Kevin Beaver, Westminster Planning and Zoning Commission and Thomas, Bennett & Hunter – encouraged the Commission on their effort; noted that changes will be made to the Plan; Plan is trying to make Carroll County a better place; encouraged Commission to support changes in the Code which would allow expansion of a concrete recycling center and other green operations.

Carla Carlson, 3807 Franklinville Road, New Windsor – opposed to Taylorsville employment area; smart growth; nation in a recession/depression; environment in Taylorsville has remained virtually untouched; concerns for wildlife; emotional factors with regard to community and land being family legacy; suggested the County explore use of the Springfield Hospital property.

Rose Tomarchio, 3807 Franklinville Road, New Windsor – land is the only thing worth fighting for; given the land by her family; birthright; 82 years old; right to keep what is mine; opposed to Taylorsville employment area; concerns for wildlife.

Sonia Clesner, 4644 Ridge Road, Mount Airy – business owner in Taylorsville; opposed to Taylorsville employment area; infrastructure not there to support rezoning; water; sewer; roads;

high cost to provide infrastructure born by taxpayer; proposal does not support high quality of life.

Michael Mock, 4135 Baltimore National Pike, Mount Airy – opposed to Mount Airy employment area; headwaters of the South Branch Patapsco; referred to EDLENS report; 8,247 acres zoned industrial/commercial in Carroll County; report states Mount Airy will have to be considered a special study area; where is the special study report? the Planning Commission rejected a 200-acre area in 2005; why is a 600-acre business park a good idea today?

Debra Wittle, 4676 Roop Road, Mount Airy – mentioned the Carroll County Transportation Study which shows 40 prioritized road projects; \$1.5 billion projected to be spent and there will still be several major roads over-congested; two projects in study to widen MD 26 just shy of Taylorsville; \$117 million and there will still be failing road capacity in the afternoons; the proposed employment area in Taylorsville was not considered in the study, based on existing zoning.

Scott Davis, 4021 Franklinville Road, New Windsor – plan for proposed employment areas was based on the theory that buildout of the commercial/industrial land in surrounding counties would occur in 10 years; provided some research he had done on the internet, reviewing economic development websites for Howard and Frederick counties; 122 miles of available office park space along I-70; 1,800 existing vacancies; 281 building parcels for sale or lease.

Richard Rothschild, 2360 Eagle Wood Drive, Mount Airy – opposed to smart growth and its political correctness; crime increases with subsidized housing, etc.; opposed to office parks; opposed to MPDU's; lighten up on the downzoning of farms.

Eric Moore, 4605 Roop Road, Mount Airy – opposed to Taylorsville rezoning; quality of life issues; traffic; pollution; police presence; crime.

Perry Jones, Union Bridge – Commissioner candidate for District 4; withdraw Mount Airy and Taylorsville employment areas from the Plan; review opportunities for economic development at Springfield Hospital complex; look for compromise to conservation zoning changes.

Donald Dell, 1338 Sullivan Road, Westminster – opposed to downzoning of agricultural land; do not take equity away from farmers to preserve agricultural land; additional lot rights for remainders; State requires review of plan every six years—does not require trashing old plan; no ag groups included in Grassroots Gatherings or Perennial Partnerships meetings; ideas in plan, but no specifics as to how they will be carried out; urge Commission to review document; refuse a lot of things in it.

Todd Weidman, 2504 Vance Drive, Mount Airy – the plan promotes agriculture preservation, preservation of the rural heritage, and traditional villages; proposed rezoning in Taylorsville does not promote any of the concepts proposed in the Plan; priority preservation areas in Frederick and Carroll Counties surround the proposed rezoning; ag preservation easements in Frederick County adjacent to proposed rezoning; quality of life issues; traditional villages support village scale businesses and limited peripheral expansion.

Kimberly Hobin, 5136 Perry Road, Mount Airy – Plan should be representative of the people you govern; remember in 2010 elections and decide accordingly.

Renee Weidman, 2504 Vance Drive, Mount Airy – opposed to Taylorsville employment area; a reduction in the employment area will still cause problems because of the lack of water, sewer, roads; empty industrial spaces in the County; invest time and money to make the existing centers more viable; proposed a floating employment zone with established uses, need for roads, water, sewer, etc; keep County rural; support local farmers.

Arthur Colvin, 4155 Baltimore National Pike, Mount Airy – referred to article in Mount Airy Messenger written by Mayor Pyatt stating that Secretary Wilson, MDE, will not object to Carroll County's rezoning because of intensive lobbying by Commissioner Gouge; Town officials were left out of the process.

Colleen Colvin, 4155 Baltimore National Pike, Mount Airy – opposed to Mount Airy employment area; lack of notification; listen to the community.

Jeanne Fletcher, 3220 Hooper Road, New Windsor – moved to Carroll County to get away from Germantown; opposed to 1,700 acre rezoning in Taylorsville; huge tax burden to provide necessary infrastructure; water and sewer; existing roads cannot handle burden; ag preservation goals will be lost; lack of citizen involvement; why was there not a bulk mailing? increased noise levels, traffic, pollution.

Regina Long, 7211 Vicky Drive, Woodbine – opposed to Woodbine 600 acre rezoning; quality of life; lack of public water and sewer; area will not support employment zone; located near South Branch Patapsco; toxic waste; types of businesses that could be located; MD 97 traffic; utilize existing employment areas.

Richard Pliszak, 4525 Roop Road, Mount Airy – noted EDLENS contradictions; issues with the process; lack of notification; 80 grassroots meetings held countywide; 21 people attended Taylorsville meeting; 1,235 signatures were collected on a petition submitted to the County July 10; 665 names have been added since; do a better job reaching out to the communities by setting up booths at carnivals, etc.

Howard Norseth, 2317 Carrollton Road, Westminster – smart growth is dangerous and threatening; much more to discuss in an open exchange; zoning, not eminent domain.

Anthony Bullard, 1811 Hoff Lane, Finksburg – moved to Carroll from Rockville; go there to see the future you propose here; came to Carroll for rural nature; taking of land from one private citizen and putting controls on it and giving it to another private citizen is theft; referred to Declaration of Independence.

Edwin Pratt, 7220 Vicky Drive, Woodbine – opposed to Woodbine employment area; will the County compensate the landowner for what they are giving up? cost analysis not completed; can't guarantee this will produce economic development benefits.

Wayne Watkins, CLSI, 439 East Main Street, Westminster – worked for four decades to help people do things with their land; most of the work has been done on farmland; letter was submitted to the Commission; opposed to changes to multi-parcel calculations; helped instigate clustering in County; many people have plans in the process that they have spent a great deal of money on and they should be grandfathered.

Dick Wilcher, 7961 Bennett Branch Road, Mount Airy – new schools will be needed; obsolete data; why would 20 year plan not provide details? eliminating public process for certain developments; suggested the Commission read the Plan.

Charles Wheatley, 707 Wheatley Drive, Westminster – burden of proof upon proponent of change; seek balance; acute legal problems and unintended consequences; put predictability into the ordinance.

Lewis Stoms, Jr., 1121 Cedarbrook Road, Hampstead – opposed to MPR zoning; will affect property value and ability to maintain line of credit; property not suitable for manufacturing; believe designation was placed on the property without anyone looking at the property; requested BG zoning for his property; some properties in the area changed from IR to BG.

James Forster, 2242 Bollinger Mill Road, Finksburg – owns property in the proposed planned growth area and ARP area; can't do anything with the planned growth property in Westminster because of the lack of water; invested a lot of money there; other property is proposed for downzoning; these changes will wipe him out; line of credit will be affected by devaluing of property; farms will be inherited by kids who cannot deal with the taxes because they can't sell lots because of the downzoning.

Dan Strickler, 546 Roops Mill Road, Westminster – how can the County justify a taking? reduce highest and best use of property under Pathways; there was a large reduction of equity in 1978 and now again; taking lot rights without compensation is a taking.

Frank Lago, 2607 Sunset Lane, Finksburg – opposed to proposed changes in zoning for Hillendale Orchard and Gerstell; business development in Finksburg makes sense; supports attractive design standards; supports redevelopment of underutilized and poorly designed business areas; do not overreach into the quiet residential area; plan would require displacement of Todd Village Mobile Home Park.

Bill Knill, 4930 Roop Road, Mount Airy – lifetime farmer who has lived in Carroll County his entire life; unfair to change off-conveyance rights; if there is a loop hole, fix it; in favor of some employment areas, not all; geographic locations make us who we are; don't make the County become something we are not; need a level of common sense not demonstrated in current Pathways proposal.

Kelly Double, 224 Hoff Court, Mount Airy – opposed to Mount Airy employment area; environmental concerns; headwaters of the Patapsco; 46 percent of all Maryland streams are in poor condition; 15 springs on this property feed the Patapsco; Patapsco River delivers 1/5 of all clean water that goes into the Chesapeake Bay.

Carol Brown, 1014 Johnsville Road, Eldersburg – submitted written comments; supports most of the proposals in the Plan; zoning changes are essential method to implement master plan; guidelines don't present strong enough standards; some concerns about consistency.

Mary Kowalski, 1635 Indian Valley Trail, Westminster – indicated she had submitted a petition to the Commissioners three years ago regarding the airport; didn't do any good; Green Building Tax credit is being discussed right now at a meeting of the EAC; all about developers and businesses; Commissioners are supposed to be working for us; what good is it to have strict environmental laws when the County circumvents them?

Martha Manhollan, 820 Long Corner Road, Mount Airy – opposed to rezonings in Taylorsville, Mount Airy, and Woodbine; don't have the water, infrastructure, roads; increased traffic; not wanted by community; small town atmosphere; headwaters of the Patapsco; concern about contamination of groundwater.

Russell McCullin, 8121 Bennett Branch Road, Mount Airy – four years ago fought plan to rezone Mount Airy area; land values; open government; lack of notification.

Michelle Jefferson, 416 Sycamore Avenue, Westminster – interesting that the Commissioners don't have the courage to sit up on stage; when this many people show up, it means you are grossly wrong in what you are presenting; people's trust has been taken advantage of; convince the Commissioners to put this on the ballot for next year; let the people decide whether we want our quality of life to be changed the way you think; we will go to Annapolis to stop this like we did the County wide police force.

Richard Philps, 4129 Baltimore National Pike, Mount Airy – opposed to Mount Airy employment area; you guys came up with a plan, presented it to the citizens for comment, and citizens presented you with numerous comments; will it be changed based on comments received? this is a democracy; show that the citizens do have a voice; depending on you our fellow citizens.

Melissa Winfield, 3695 Hooper Road, New Windsor – opposed to Taylorsville employment area; no water and sewer; residents rely solely on private wells and septic systems; water has been a concern on several properties; perhaps a feasibility study should be done first to avoid putting our properties in limbo for an undisclosed period of time; cost estimates do not include construction of a reservoir; without State support and/or funding, the \$177 million cost of infrastructure will be born by the taxpayers; look at other areas of the County which are more suitable.

John Hamilton, 5319 Fleming Road, Mount Airy – after looking at the maps, I cannot tell how my property will be affected; will homes in the Conservation District be grandfathered? seems more logical to not restrict an area that already has development on it; this is a breach of contract with the citizens of Carroll County which will result in thousands of lawsuits; where are the details relating to tax structures, fire service, police needs, pollution, traffic congestion, etc.? that should be included; how can the Commission or Commissioners make an informed decision? the Town performed a survey of residents in which 68 percent of the people responded; where is the County's survey? citizens need answers.

Jerry Wolfe, 7951 Bennett Branch Road, Mount Airy – opposed to Mount Airy employment area; the County needs a plan, but it has to be a good plan; need to understand the citizens' wants and needs; bad consulting job; no basic cost/revenue projections; overall economic development context; a consultant is telling the County to spend \$300 million to enter a race we can't win; work more closely with the towns; maximize redevelopment opportunities; look at Springfield Hospital property.

Jack Foley, 3208 Kimberly Drive, Mount Airy – opposed to Taylorsville employment area; lived in Columbia; moved here for quality of life; opposed to low income housing, big box stores, etc.; horses on our property bordering employment area; Plan corrupts values we cherish.

Bob Schotta, 3001 Merle Court, New Windsor – crime; property rights; increased taxes; Delegation does not support rezoning in Taylorsville; reconsider proposal.

Allan Davidson, 1769 Old Westminster Pike, Westminster – farmer and lifelong resident; 170+ acres; Finksburg Plan called for water/sewer connections in 1960's; money never came through; still waiting for the water and sewer so I can develop my land to the maximum of its potential; zoning was changed from Agriculture to Conservation and R-40,000; Plan changes zoning to ARP; greatly reduces value of the land; income supported by billboards.

Harry Zorbach, 2840 Sykesville Road, Westminster – small farmer on land currently zoned Conservation; currently allowed 16 lots; reduced to 2 lots under Plan; would receive less money if property was put in ag preservation because the value of the property is reduced; drop the Plan.

Caitlin Buchheit, 4999 Jalmia Road, Mount Airy – Pathways claims to improve the way of life in County; claims that it will help the residents; lack of infrastructure; water/sewer; roads; rezoning will only increase our taxes; lack of communication; citizens needs straight and honest answers.

Andi McLane, 1826 Dennings Road, New Windsor – advocate for next generation; overcrowded schools; live on 8 ½ acres with a 180 foot well and water problems; live two miles from MD 27 and there is already noise pollution, increased crime, trash, etc.

Rebecca Buchheit, 4999 Jalmia Road, Mount Airy – 18 years old; born/raised here; potential problems for younger siblings; people move here to get away from the city and everything that brings; lack of communication between the Planning staff and citizens; when is this decision going to be made? what does zoning a property employment mean? citizens need answers.

Gina Abel, 2224 Cherokee Drive, Westminster – opposed to Taylorsville employment area; chose with great care the community in which we wanted to raise our family; quality of life; eliminate rezoning from the plan.

Keri Gaigalas, 2701 Old Liberty Road, New Windsor – opposed to Taylorsville employment area; lived here whole life; working farmers; home was to pass from generation to generation; lives are in limbo because of Plan; please reconsider.

Jean Knill, 4930 Roop Road, Mount Airy – men on this stage did not write this plan; plan written by paid County staff; Commission serves as liaison between the County and citizens; arbitrary zoning of business and industry; unused industrial areas; Taylorsville employment area is in the wrong place; will not work for all the same reasons it has not worked in other areas of the County; Taylorsville employment area located near but not within the Rural Village of Taylorsville; not within a PFA; not within a municipality; explain why employment area is a good idea in this location; generally, employment areas should be linked to water, sewer, roads, etc.

Tom Apple, 412 High Earl Road, Westminster – downzoning of my property might save me some tax money, but I don't think that is going to happen; think there is a secret agenda behind this; piece of ground developed 60 years ago; last development along that strip occurred 30 years ago; why change the zoning now; BG is located all around the property; think we should have BG zoning.

Bill Cave, Battery Warehouse – part owner of Westminster Industrial Center; downzoning property to MPR; will not be able to rent the spaces as easily; severely reduces amount of people we will employ; units will be vacant; zone BG or leave it as it is; don't downgrade our zoning.

Janet Payne, 4307 Ridge Road, Mount Airy – quality of life; 84 years old; won't see this go through because I don't have the longevity of most people; consider what this is doing to all the people in the area; put money into the community and businesses.

Adrienne Cave, 837 Baltimore Boulevard, Westminster – represent small business; small businesses are the backbone of America; 28 years we have owned and operated a business in Westminster; rezoning property from IR to MPR; property located on MD 140 should increase in value; County allowed units to become condos; 50 X 50 in size; rezoning to MPR; buildings will become vacant; change the zoning to BG like you did the others; devaluing property.

Brandon Shapiro, 2360 Eagle Wood Drive, Mount Airy – Plan doesn't represent the will of the people; draft manipulates government agenda onto citizens; cannot afford a home in this community; have to earn the privilege to live here; opposed to cheaper housing, smart growth.

Gary Johnson, 901 Look About Road, Westminster – same fight we have had regarding the airport plan; Commissioner Gouge wastes taxpayer money; \$23.5 million settlement.

Hillary Shapiro, 2360 Eagle Wood Drive, Mount Airy – office parks are a blight, but a controlled blight; opposed to high density housing, MPDU's, HUD block grants; smart growth must be removed in its entirety; social engineering; subsidized housing initiatives; against dense urbanization.

Roger Mann, 737 Old Baltimore Road, Westminster – proposal changes my property from IR to MPR and eliminates conditional use provision; dramatically affects the value of my property; other properties in the area changed from IR to BG; for some reason the County refuses to do that for my property; arbitrary and inconsistent; want to be treated like other people have been treated in the Plan; pursue legal action if necessary.

William Harrison, 6901 Eden Mill Road, Woodbine – own 100-acre farm in Woodbine; loss in value; have been considering ag preservation program; opposed to Woodbine employment area; no infrastructure available; not in a growth area; water problems in the area because of the landfill.

Speaking on behalf of Jean Colburn, 6503 Ridge Road, Mount Airy – opposed to rezoning from Conservation to ARP; had planned to give building lots to my children and grandchildren; rezoning will result in a loss of value; County bought land adjacent to my property to settle a lawsuit; how can you justify compensating developers and not compensating landowners?

Paul Burkett, 8101 Bennett Branch Road, Mount Airy – opposed to Mount Airy employment area; speaking on behalf of the Titus' who could not attend the hearing; staff is using outdated maps in the documents; thick County border on map masks the environmentally sensitive areas south of I-70; gerrymandering; deliberate changing of maps – use 07 high quality water maps in this Plan.

John Dozsa, 4800 Old Washington Road, Sykesville – opposed to MD 854 proposed employment district; site proposed for rezoning 10 years ago; should be rejected again; no

water/sewer; Heinz/Mudgett property – nothing has changed with this property; why was it included again? reject entire plan and start over again.

Sandi Mennerick, 4023 Franklinville Road, New Windsor – opposed to Taylorsville employment area; one of the things significant about Taylorsville is the terrain; property across the street approved for development of 6-7 homes; all of those homes had to be put on one small corner of the property instead of spread out over the 100 acres; right across from my driveway; Commission said it was the only area of the property that was buildable; how will a business park be built in the area if that is the case; the seven homes were mandated to be sprinklered for fire protection; look at the Taylorsville proposal; make reasonable revisions or throw out and start over.

Joni Ohman, 2360 Eagle Wood Drive, Mount Airy – destruction of Montgomery County because of smart growth; moved here for quality of life; live here by choice because of beauty and tranquil lifestyle; reject plan; redo with real citizen input.

Matthew Seeley, 6702 Old Washington Road, Woodbine – speaking on behalf of Mr. and Mrs. Kennell; opposed to the Hoods Mill employment area; environmental concerns; lack of infrastructure; same concerns as others that have spoken.

Art Monroe, 2631 Washington Way, Manchester – scales of justice; has Commission grown callus or disaffected? do you not realize the harm you are causing here? people are not getting answers to the questions.

Jessica DeTello – opposed to Woodbine/Mount Airy employment areas; raise taxes to pay for improvements needed for employment areas; rushing to get this through.

Rob Brooks, 4219 Iroquois Drive, Westminster – opposed to Taylorsville employment area; personal and aesthetic reasons; this would entail years of construction; proposal contrary to smart growth goals (read from plan); chose to live in a rural community; quality of life; move the employment area; proposed campus is too large; would employ 150,000 employees which is twice the number of working people in the County now.

Glenn Bair, 95 Carroll Street, Westminster – lifelong resident of Carroll County; owner of Sherwin Williams property; currently zoned IR; rezoned in Plan to MPR; conditional uses for retail or commercial uses will be prohibited; if a space is unable to be filled in 12 months, unable to lease property because it is too small for industrial use; should be zoned BG; second property should also be rezoned to BG; surrounded on three sides by BG; opposed to eliminating conditional uses in the MPR.

Bill Murphy, 3960 Schalk Road #1, Manchester – be knowledgeable; listen to comments given to you; suggested citizens vote for people that will not change the quality of life in Carroll County; water demonstration; \$23 million settlement.

Janelle Hotaling, 3650 Franklinville Road, New Windsor – opposed to Taylorsville employment area; environmental concerns; Tier II waters; documented wetlands; suggested redevelopment of underutilized properties.

Mike Preston, attorney – representing property on the south side of Baltimore Boulevard and Walsh property (recent victims of the SHA bypass); submitted written comments; give

consideration to changes to be brought about; some of the text changes are more gross in terms of affects than I have seen in all my years in Carroll County; impact will not end simply by the stroke of a pen.

Ed Morris, 5970 Pelican Hill Drive, Mount Airy – like to be informed of ongoing information related to this issue; have a vested interest; live adjacent to MD 27; taxes will be increased; cost will not be going into existing infrastructure; stakeholders need to know what is going on.

Dan Rosenberg, 3522 Hooper Road, New Windsor – grew up in Columbia; moved to Carroll County near Taylorsville; discussed zoning versus land use; as a property owner, you should control the use of your property.

Gem Nenninger – opposed to Taylorsville rezoning; infrastructure; look at technology and the development of technology; will not need the large office park in the future; U.S. Government working on agencies to go green; use of telecommuting.

George Sterling, 5639 Old Washington Road, Sykesville – opposed to Woodbine and Taylorsville employment areas; traffic concerns; lack of infrastructure; natural resources; lack of sewer/water.

James Harris – owns a farm less than a mile from the school – 900 acres zoned R-40,000; doesn't understand the reason for zoning land agricultural up to the City lines; can't get equipment there to farm it; entitled to 69 houses with current zoning; entitled to 4 houses with new zoning of ARP; suggested a floating zone for future growth; priority funding areas will now be in agriculture – ARP.

George Otto – plea to citizens – constitution limits government to certain powers; power corrupts; citizens are the masters, government is the servant; bureaucratic engineering; elect new County Commissioners; eliminate drain on our economy.

Rick Walker, 7717 Walnut Lane, Pheasant Ridge Trailer Park – five years ago the Mount Airy rezoning was brought before residents; more people upset now than before; haven't been able to ask any questions in this process; are you willing to see this is a bad idea? start the process over and get the community involved; why rezoning conservation to business in a recession? take a smaller area; spread employment areas throughout County; work with the towns.

William Olson, Griffith Road – lived in the County for 8 days; make the right decision for the people; judgment day; quality of life; increase crime; overcrowded conditions.

Katherine Shaw – opposed to smart growth; father born here in 1890; believed in good stewardship of the land and water; County not preparing for water needs; groundwater concerns; family farms are no more – farms are corporations.

Emily Kelley – thanked Commissioner Zimmer for coming out to the area and viewing the land; thanked Commission for listening; reviewed information from grassroots gatherings; only 2 people came to three of those meetings; turn out was low; number of the people attending were town officials; moved to Carroll County before the last grassroots gathering; what was talked about was not reflected in this plan; surveys were done; special places were identified; wanted agribusiness; 2004 rezoning proposal, County stated intention was not to oust people from their homes.

Angelina McDermott, Roop Road – opposed to employment area in Taylorsville; choose another location or none at all; suggested Commission talk to Board of Education, SHA, and police agencies regarding how busy traffic is in the Taylorsville area; drive through the area; see that this is not the right place for the growth you are planning; quality of life issues.

Mary Moore – shooting in Taylorsville two weeks after this was proposed; concern for increased crime; beautiful area – don't want to look at a factory; 1,700 acre is so large; Taylorsville doesn't even have a post office; what do you plan to put on that acreage? suggested use of Warfield Complex.

Michael Mills – opposed to Mount Airy employment area; an expansion of the trailer park was requested and was turned down; questioned communication between trailer park attorney and County staff; map fraud; citizen website.

Cynthia Hunter-Shope – encouraged citizens to write Commissioners; what companies are being paid a profit from this development? will it be the citizens that will benefit? or will the money benefit the companies coming in?

Anthony Wisnieski – we have been told that if Pathways passes, the value of our property will decrease by 80 percent; including the interest on the mortgage, we are left with land that is worth less than what we paid for it; issues with staff from the Bureau of Development Review; impossible to believe we are getting a fair review of our development plan; wife and I lost our jobs; as public servants, remember who you serve.

This ended the public comment period.

Mr. Horn indicated the Planning Commission would be scheduling a series of open public deliberation sessions. Based on the comments received, the Commission will be proposing revisions to the Plan before sending it to the Board of County Commissioners.

Mr. Brauning thanked everyone for attending the public hearing. He reminded citizens that this is a draft plan. Mr. Brauning indicated the Commission's appreciation for the suggestions and ideas put forth and noted that many will be incorporated into the Plan revisions. He stated that comments received, whether written or verbal, will be taken into consideration.

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Secretary

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Approved