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Vote NO on CB16-2017

Diane OConnor <Ddoconnor@hotmail.com>

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Wed 2/22, 6:45 AM

CouncilMail ...

CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and ruin the rural character in the western half of the county by opening it to sprawling development. The proposed changes are inconsistent with the rest of Howard County's plans for growth and preservation and out of step with the needs of the county's residents, waterways, and open spaces.

The current Growth Tier Map included in Howard County's current comprehensive plan preserves the county's rural character and protects water quality from overdevelopment. This map explains where and what kinds of development can happen in the county, and it identifies specific areas for preservation. It was the result of an extensive process of public input and good, old-fashioned compromise that expressed the will of county citizens.

I urge you to vote NO on CB16-2017.

Thank You.

Diane OConnor
12541 Folly Qtr Rd
Ellicott City, MD 21042

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Vote NO on CB16-2017

Dorothy Kitt <dbkitt@yahoo.com>

Reply all |

○ Wed 2/22, 7:38 AM
CouncilMail

Dear Council Member,

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Thank You.

Dorothy Kitt
12450 Old Frederick Rd.
Marriottsville, MD 21104

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Vote NO on CB16-2017

Frank Lombardi <ftlombardi@aol.com>

Reply all |

Wed 2/22, 7:38 AM
CouncilMail

CB16-2017

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Thank You.

Frank Lombardi
11726 lightfall court
Columbia, MD 21044

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Vote NO on CB16-2017

 Cheryl Warnet <rwemersonstar@yahoo.com>
Wed 2/22, 7:38 AM
CouncilMail

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CB16-2017

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I urge you to vote NO on CB16-2017.


Thank You.

Cheryl Warnet
5150 Morningside Lane
Ellicott City, MD 21043

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Vote NO on CB16-2017

 Ronald Alper <ronea155@yahoo.com>
Wed 2/22, 7:38 AM
CouncilMail

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CB16-2017

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I urge you to vote NO on CB16-2017.


Thank You.

Ronald Alper
6503 Barley Corn Row
Columbia, MD 21044

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Vote NO on CB16-2017

 Donna Dennis <dsdd2013@yahoo.com>
Wed 2/22, 7:38 AM
CouncilMail

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CB16-2017

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I urge you to vote NO on CB16-2017.


Thank You.

Donna Dennis
9225 W. Stayman Dr
Ellicott City, MD 21042

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Vote NO on CB16-2017

 Marion Cook <merniecook@yahoo.com>
Wed 2/22, 7:38 AM
CouncilMail

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CB16-2017

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I urge you to vote NO on CB16-2017.


Thank You.

Marion Cook
5966 Turnabout Lane
Columbia, MD 21044

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Vote NO on CB16-2017

 Emily Hogenson <emilyhogenson@yahoo.com>
Wed 2/22, 7:38 AM
CouncilMail

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CB16-2017

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I urge you to vote NO on CB16-2017.


Thank You.

Emily Hogenson
5216 Kalmia Drive
Dayton, MD 21036

Getting too much email from Emily Hogenson <emilyhogenson@yahoo.com>? You can unsubscribe

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Vote NO on CB16-2017

 D Kane <rcvrygaldale@yahoo.com>
Wed 2/22, 7:38 AM
CouncilMail

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CB16-2017

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I urge you to vote NO on CB16-2017.

Thank You.
Dale Kane
resident since 1972

D Kane
5237 W Running Brook Rd
#101
Columbia, MD 21044

Getting too much email from D Kane <rcvrygaldale@yahoo.com>? You can unsubscribe

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Vote NO on CB16-2017

Mary Bell <tinkerpandora@verizon.net>
Wed 2/22, 7:54 AM
CouncilMail

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CB16-2017

Dear Council Member,

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I urge you to vote NO on CB16-2017.


Thank You.

Mary Bell
8801 Bosley Rd apt 305
ELLICOTT City, MD 21043

Getting too much email from Mary Bell <tinkerpandora@verizon.net>? You can unsubscribe

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Vote NO on CB16-2017

 Cathy Stogel <swimaty@gmail.com>
Wed 2/22, 10:39 AM
CouncilMail

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CB16-2017

Dear Council Members,

Please vote NO on CB16-2017. The changes proposed in this bill will allow for a development sprawl (requiring septic systems) that will greatly increase the level of nitrogen pollution in local streams and the Chesapeake Bay. This is not consistent with the overall plans for growth and development in Howard County and is not what the majority of residents want.

The health consequences are well documented and our county and state will suffer if our residents are too sick to attend school or go to work. Our local health care facilities and hospital will be given an unnecessary and expensive burden.

People move to and stay in Howard county because we have beautiful protected areas, not one housing development after another.

There is a growing trend in people investing in sustainable farming and our farm lands will provide that opportunity for new businesses.

The plan we have now, the result of previous discussions and compromise, needs to stay in place to protect everyone's health and well being. Changing the plan to allow for development hurts everyone and benefits just a few.

I urge you to vote NO on CB16-2017 as the council has done in the past.

Thank You.

Cathy Stogel, Ellicott City

Cathy Stogel
2581 Liter dr
Ellicott City, MD 21042

Getting too much email from Cathy Stogel <swimaty@gmail.com>? You can unsubscribe

CB-16

DavidYungmann@hcmove.net <davidyungmann@hcmove.net>



Wed 2/22, 2:28 PM

CouncilMail

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CB16-2017

| Action Items

Dear CC,

I did not intend to be dismissive of Calvin's question last night but debating the very premise of the question didn't seem appropriate given the audience and time of night. I believe looking at strict General Plan compliance would make sense if this were a new request in which property owners were looking to increase density above a standing level. Even though the County has a track record of doing just that, irrespective of the General Plan, I would not support such an approval unless there was a compelling community benefit, which I agree doesn't exist in this situation.

However, these property owners are trying to get back something that was taken from them based, at least in part, on an individual decision by Ken. So I don't view this as a "new" request or action that demands strict compliance to the General Plan, but a motion to re-instate a right that was already owned but unfairly taken away. That's why I disagree with the very premise of questioning General Plan compliance in this specific situation.

Turn the clock back to 2012 when the pre-veto version of CB-37-12 was approved. That version, which was supported by Calvin, Jen and Mary Kay, didn't fully please everyone, but was a hard fought and emotional compromise between the goals of the General Plan and the rights of property owners. What has substantially changed since 2012 that would change your personal view so dramatically?

I left with an additional concern last night related to the ability of these families to voluntarily participate in a preservation program. I appreciate your willingness to address that unintended consequence of the existing legislation, but it can't be viewed as a solution to this overall issue. The programs were established to be voluntary and should remain so. Forcing these families to sell their development rights at a fraction of the true market value would still be grossly unfair and of little benefit to the overall land use goals. I remain hopeful that you will also right this wrong and support CB-16.

Thanks for hanging in for another late night. I know the last year hasn't been easy.

DY

David Yungmann

The Yungmann Group of Keller Williams Integrity
(410) 207-7777
www.HowardCountyMove.com

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CB16-2017

Richard Kohn <dh974@icloud.com>
Wed 2/22, 2:41 PM
CouncilMail

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CB16-2017

CB16-2017.pdf
70 KB

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Action Items

Please read the attached pdf file for reasons I oppose Council Bill 16-2017. In short, this bill benefits real estate developers, and possibly a small number of land owners, at the expense of many farmers and other residents of the county.

Rick Kohn

Richard A. Kohn, Ph.D.
5218 Wood Stove Lane
Columbia, MD 21045
Feb. 22, 2017

Subject: Council Bill 16-2017

I am a resident of 5218 Wood Stove Lane, Columbia MD 21045-1915, and the opinions I express in this letter are my own.

I urge you to vote no on Council Bill 16-2017. This bill primarily benefits the housing development industry at the expense of most residents of Howard County. This bill proposes to change zoning in western Howard County to facilitate conversion of several farms into residential developments. It increases the amount of land available for development, decreases the cost to developers, increases the incentive to land owners to sell their land for development, and decreases the incentive to continue farming.

Currently, developers need to acquire rights to subdivide properties more than 4 times by paying other landowners to transfer their subdivision rights. This results in some land being committed to preservation while other land is developed. This policy provides a financial incentive to some landowners to commit to keep their land out of development, which slows the rate of housing development in the county.

The proposed bill will make it possible to subdivide several farms without obtaining additional subdivision rights from landowners in the county. Therefore, it will not be necessary to obtain rights for additional subdivisions on the exchange programs. Although, the bill does not do away with the exchanges entirely, it would make them obsolete. While the bill may increase the value of some farmland in the county that is used for housing development, it will decrease the payments made to residents who commit to keeping their property out of development. The end result is that more land will be developed into real estate subdivisions, and it will be less profitable to continue farming.

If this bill passes, it will increase the number of subdivisions in western Howard County, and most residents of the county will have to face greater traffic and congestion, loss of rural character of the county, and moderately higher nutrient flows to waterways. Routes 32, 29 and 95 will be more crowded, as well as county routes contributing traffic into these routes. Greater residential development will crowd existing farms. This impact does not benefit the majority of residents of the county who wish to continue living here. The increased residential housing will also drive more complaints and greater restrictions on existing farms in the county. Property values will decline with the increased supply of residential lots. All of these negatives outweigh the positive benefits of lower cost housing, lower cost for development, and higher land values for a small number of farms.

One argument for this bill is that it provides the landowners with the freedom to do what they want with their own land, and implicitly that restricting them from selling the land to developers is an economic loss to them. However, when the current restriction was put in place in 2013, the county purchased additional easements on existing properties. This purchase allowed more county farmers to sell development rights to the county, and it increased the value of all rural property by removing some land from the market. Thus, the farmers this bill aims to reward already have been compensated with increased property value because of the county's preservation policies. While this bill rewards these farmers an additional time, it penalizes farmers that would have been able to sell their development rights.

This bill aims to provide greater profit to some farmers, and mostly to developers, but at the same time it takes away profit from others. In this particular case, the winners are those who want to sell their property to developers, and the losers are those who want to continue farming. The argument that the current rules are unfair to those who want to sell their land for development is countered by the argument that the proposed bill would be unfair to those who want to sell their development rights and continue farming. The only reason to pass this bill to benefit one group at the expense of another is to promote faster residential development. The real estate developers benefit from this change, but most residents of the county would not.

For a balanced summary of the issue, please view my web page at agroecologyweb.wordpress.com


Sincerely,

A handwritten signature in black ink, appearing to read "Richard Kohn". The signature is fluid and cursive, with a long horizontal stroke at the end.

Richard Kohn, Ph.D.

Reply all | Delete Junk |

CB16-2017 - Please vote No

 Jeremy Scharfenberg <j_scharf@hotmail.com>
Wed 2/22, 4:38 PM
CouncilMail

Reply all |

Dear Council Member Sigaty,

I am writing you to oppose the passage of Council Bill 16-2017. This bill weakens the watershed protection and smart growth principles established by PlanHoward 2030. My concerns with this bill can be summarized as follows:

1) Howard County has taken commendable steps to protect our watershed and the Chesapeake Bay in recent years and we need to continue to make these principles a priority when considering legislation. This is especially important given that the use of best available technology (BAT) for septic systems is no longer required in Howard County.

2) From a watershed protection aspect, nonpoint sources such as septic systems and residential development are the next challenge for the Chesapeake Bay. The large point sources such as wastewater treatment plants have been largely mitigated and offer a more actionable measure for further reductions in the future. Furthermore, development of agricultural land brings adverse impacts beyond septic systems which include increased stormwater runoff and light pollution.

3) Failing septic systems are one of the most common sources of groundwater contamination nationwide. Septic system effectiveness is frequently compromised by poor soil hydrology, faulty installation, and lax maintenance. Across Howard County, right now, there is likely hundreds of failing septic systems. Depending on jurisdiction, the percentage of failing septic systems ranges from 10 to more than 50 percent throughout the country.


4) In general, if there are revisions to zoning and growth regulations I believe that the priority should continue to be higher density mixed use development near Howard County's existing core where utilities and municipal services are more effectively accessed.

Thanks very much for your consideration.

Jeremy Scharfenberg
5429 Endicott Lane
Columbia, MD 21044
District 4

Reply all | Delete Junk |

Vote NO on CB16-2017

 Corliss Glennon <tilycog@comcast.net>
Wed 2/22, 5:36 PM
CouncilMail

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CB16-2017

Dear Council Member,

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I urge you to vote NO on CB16-2017.

Thank You.

Corliss Glennon

Corliss Glennon

Dayton, MD 21036

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CB16-2017

Raymond Donaldson <rtdonaldson@gmail.com>
Wed 2/22, 11:38 PM
CouncilMail; Kittleman, Allan

Reply all |

CB16-2017

I am opposed to rolling back tier 4 and allowing 1600 acres to be developed. We have enough development in Howard County, we need to keep this land out of development. The county has a wonderful agricultural land preservation program, and there are other programs as well, that can compensate the owners for not developing.

Ray Donaldson

Reply all | Delete Junk |

Vote NO on CB16-2017

Susan Kachalo <Skachalo@verizon.net>

Reply all |

Thu 2/23, 7:43 AM
CouncilMail

Dear Council Member,

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I urge you to vote NO on CB16-2017.


Thank You.

Susan Kachalo
4655 Ilchester Road
Ellicott City, MD 21043

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Vote NO on CB16-2017

 Nancy Rivers <Mdgiantfan@comcast.net>
Sat 2/25, 8:53 AM
CouncilMail

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I urge you to vote NO on CB16-2017.

Thank You.

Nancy Rivers
5322 Elliot's oak rd
Columbia, MD 21044

Getting too much email from Nancy Rivers <Mdgiantfan@comcast.net>? You can unsubscribe