

 Reply all |  Delete  Junk | 



CB-16

AS

Ann-Louise Silver <asilver632@gmail.com>

Yesterday, 2:47 PM

CouncilMail 



 Reply all | 

CB16-2017

Please OPPOSE development or rural Howard County farmland. The rate of development in Howard County is swelling past endurance, with over-crowded roads, and long commutes even within the town limits in Columbia. The developers say they want to make Columbia "another Bethesda" and they are succeeding, even though Columbians generally oppose this aim. Don't let this megalopolis appetite for expensive real estate overtake the entire county!

Ann-Louise S. Silver, M.D.

[4966 Reedy Brook Lane](#)

[Columbia, MD 21044](#)

410-997-1751



fax: 410-730-0507

www.mdpsychotherapy.com

 Reply all |  Delete  Junk | 



Bill 16-2017

 Wendy <wmoomaw@gmail.com>
Yesterday, 3:15 PM
CouncilMail 

  Reply all | 

CB16-2017

Dear Councilmember Sigaty and the rest of the County Council:

I am writing this email and requesting that you vote against Bill 16-2017. This decision to move land from one category to another is unnecessary. Landowners can petition in the next year to move their land to a different zoning structure in preparation for comprehensive rezoning.

We have significant issues in our schools (overcrowding) and in stormwater management (both the Bay, Wetland management and stormwater management re: Ellicott City) that demonstrate we haven't thought through the urban impacts of development of this land.

I urge you to proceed with caution, to setup our County for success and to create a plan that is thoughtful and properly commented on by the residents of the County to create the best outcome for our community at large.

Respectfully submitted,
Wendy Moomaw
20759

Executive and Leadership Coach
[Wendy Moomaw](#), LLC
443-540-1901

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Candace Cangialosi <candy@umbc.edu>

Yesterday, 3:22 PM

CouncilMail 



 Reply all | 

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.

Candace Cangialosi



[Arjay Circle](#)
[Ellicott City, MD 21042](#)

Getting too much email from Candace Cangialosi <candy@umbc.edu>? [You can unsubscribe](#)

 Reply all |   Delete  Junk |  ...



NO on Council Bill 16-2017

 lindaleslie@verizon.net
Yesterday, 4:06 PM
CouncilMail 

  Reply all | 

CB16-2017

Hello, Councilmembers,
I am reaching out to all of you, and in particular my Council member, Mary Kay Sigaty, regarding proposed legislation that would allow increased development in western Howard County. I appreciate that there is huge demand for new housing in our county. At the same time, as I'm sure you know, the septic system development that would be allowed by this legislation could have a significant negative impact on the watershed and the Bay. I am one of many Howard County residents who values quality of life and environmental quality over increased development and tax revenue. I urge you to reject CB 16. Thank you.
Linda Leslie
Columbia, MD

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Sara Keller <sarackeller81@gmail.com>

Yesterday, 4:12 PM

CouncilMail 



 Reply all | 

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.

Sara Keller

[8229 Rippling Branch Rd](#)
[Laurel, MD 20723](#)

Getting too much email from Sara Keller <sarackeller81@gmail.com>? [You can unsubscribe](#)

Reply all | Delete | Junk | ...



Opposition to CB16 - tiers legislation



Chiara D'Amore <chiaradamore@yahoo.com>

Yesterday, 4:45 PM

CouncilMail

Reply all |

CB16-2017

Dear Howard County Council,

As an environmental scientist and educator I am writing to ask you to vote against CB16. When the Sustainability Growth and Agricultural Preservation Act (a.k.a SB236 or the "septic bill") was passed by the state of Maryland in 2012 it was in important, if somewhat complex to implement, step to preserve farmland and the Chesapeake Bay. The Howard County Council worked diligently to develop an appropriate tiers map for the county in 2013 and this is not the time to change it. Environmental legislation to protect our common resources and the health of the ecosystems on which we depend is in jeopardy at the federal level. We can expect the onus to protect environmental health to be pushed increasingly towards the states. However, under Governor Hogan's administration we are not seeing the type of environmental leadership that Marylander's need and deserve. For example, there has been no enforcement action against Cecil County's non-compliant SB236 map and as a result they have formally adopted a map that is out of compliance with the law. Just because one county does the wrong thing does not mean that we should follow suit. Howard County has been and should continue to be a leader in environmental stewardship – of both farmland and the Chesapeake Bay – especially when we cannot county on leadership further "upstream".

When the Howard County Council voted about this issue in 2013, then Senator Allan Kittleman stated on Twitter and Facebook that it was a "very sad day" for the county as the council "votes to take away farmers' property rights." These sentiments coupled with the irresponsible precedent set by Cecil County and the Hogan administration help to make sense of Mr. Kittleman's current efforts to loosen tier maps for Howard with CB16. That doesn't make changing the zoning of thousands of acres of farmland in western Howard County, from Tier IV (farming and conservation) to Tier III (housing development), right for the long-term well-being of our county and state. Negative consequences of CB16 include:

- Changing the tiers map to make ~36 farms more valuable to developers and about 200 properties less valuable. Currently ~200 properties in western Howard County can be subdivided up to 4 times. Owners can sell their right to subdivide in an exchange program so developers need to buy up these rights to subdivide more than 4 times on a certain property. Thus, if you want to keep farming, you can get paid for agreeing not to subdivide. CB16 would automatically let larger farms to be subdivided, thus the farmers who want to keep farming will not be paid for not subdividing and those who sell to developers will get paid directly. In the end, this bill helps developers, gives an incentive to farmers for subdividing, and takes away an incentive to commit to not subdivide.
- This amendment to PlanHoward 2030 would affect property in the Upper Patuxent Rural Legacy area, violating the Resource Protection Initiative and the Environmental Protection Initiative adopted in the Plan. This area is the only part of Howard County that retains any streams that are clean and healthy enough to be classified as Tier II -- the highest quality -- by the

 Reply all |   Delete  Junk |  ...



high environmental standards that farmland is. Farmers in the Agricultural Land Preservation Program are not only compensated for keeping farms in agriculture, but have plans for nutrient management, soil conservation, and water conservation. Building hundreds of new homes will have a severe impact on the rural environment, starting with the deforestation and loss of ground cover.

- New housing developments in this part of the county would require use of septic systems, further increasing the deleterious environmental impact. Septic tanks are a significant source of water pollution, chiefly nitrogen, a nutrient that in excess quantities feeds algal blooms that block sunlight and reduce life-giving oxygen in the water. Along with phosphorus and sediment, nitrogen is regarded as the single greatest source of pollution for the Chesapeake Bay. Homes that depend on septic systems generate four times more of it than those connected to central sewage lines.
- The bay cleanup is facing too much uncertainty with Scott Pruitt's appointment to head the U.S. Environmental Protection Agency to afford the lax approach coming out of Annapolis. If Governor Hogan and members of his cabinet are unwilling to enforce the tier map requirement, counties with a conscious and commitment to the future well-being of our people and place need to do so. If we do not reject CB16, western Howard County will see unnecessary and damaging development, millions of taxpayers dollars spent on agriculture easements and other forms of open space preservation will have been wasted, and other counties will follow the negligent precedent created by Cecil and Howard County. The Chesapeake Bay has little chance of recovery if Maryland isn't willing to protect its open spaces and reduce sprawl and this happens at the county level.

There are some individuals who believe that to own a piece of land is to have an unlimited ability to build on it whatever they like. However, the right of Marylander's as a whole to have clean water and a healthy Chesapeake Bay needs to be asserted more than an individual right to profit via the development of land that is in a relatively natural state. Please make your commitment to clean water progress and meeting the Chesapeake Bay goals and requirements clear by voting no on CB16. We are counting on you to put human and environmental health before personal and corporate profits.

Thank you for your service,

Chiara D'Amore, Ph.D.

Columbia, 21044 (Ms. Sigaty's district)

 Reply all |  Delete  Junk | 




Mr. Kittleman




Kathleen Affeldt <skyelassie2@outlook.com>



Reply all | 

Yesterday, 4:46 PM

CouncilMail 

CB16-2017

I can hardly get out of my driveway now, as it is. If you change the zoning, it will only make things worse, and add to the destruction of our beautiful county. I respectfully request that you not change the zoning in Tier IV. Thank you.

Sent from Windows Mail

Reply all | ▾ Delete Junk | ▾ ...



NO to Council Bill CB16-2017

 Joan Pontius <joanpontius@gmail.com>
Yesterday, 5:32 PM
CouncilMail ▾

Reply all | ▾

CB16-2017

Submitting this testimony on behalf of the Howard County Green Party.

Joan Pontius

Coordinator - Howard County Green Party.

Howard County would benefit by the preservation of agricultural properties and open spaces. However, the proposed Council Bill CB16-2017, which would allow the subdivision of agricultural parcels, has potential to greatly undermine farming and open spaces in Howard County. Not only will having the county's farmland divided into smaller parcels decrease its agricultural value, but the subdivision will also increase the purchase price of land and increase property taxes for future farmers. Compliance of setback requirements will be problematic for the resulting smaller parcels, since the setback will need to be applied to each new property line, further decreasing the agricultural value of the property.

Furthermore, subdivision of farms could contribute to non-agricultural use of the properties which would lead to the need for additional infrastructure such as roads and schools. The increase in impervious surface from eventual improvements in non-agricultural properties will contribute to stormwater runoff, which last year resulted in significant property loss in Ellicott City and the loss of two lives.

In summary, this bill has the potential to be detrimental to the interests of Howard County and passing the bill, especially in view of the current challenges that Howard County is facing, would be irresponsible.

Reply all | Delete | Junk | ...



ROLL BACK "TIER IV" PROTECTIONS ON 1,615 ACRES IN THE WESTERN COUNTY



no-reply@howardcountymd.gov

Wed 2/15, 5:28 PM

don.howell05@gmail.com



Reply all |

CB16-2017



Action Items



First Name: Donald

Last Name: Howell

Email: don.howell05@gmail.com

Street Address: 2918 Florence Road

City: Woodbine

Subject: ROLL BACK "TIER IV" PROTECTIONS ON 1,615 ACRES IN THE WESTERN COUNTY

Message: In reference to the proposed "ROLL BACK "TIER IV" PROTECTIONS ON 1,615 ACRES IN THE WESTERN COUNTY", can you please advise the exact land tracts that are referenced and would be impacted by this bill ? Don Don Howell [2918 Florence Road Woodbine, Maryland 21797](https://www.google.com/maps/place/2918+Florence+Road+Woodbine,+MD+21797)

Getting too much email from no-reply@howardcountymd.gov? [You can unsubscribe](#)

 Reply all | ▾

 Delete

Junk | ▾ ...



Reply all | Delete | Junk | ...



CB16-2017 Testimony - R. G. Tufts



Richard Tufts <tuftsdaissy@verizon.net>

Thu 2/16, 4:46 PM

CouncilMail

Reply all |

CB16-2017

CBF to Plan Brd 4-7-16.p...
366 bytes

Show all 1 attachments (366 bytes) Download



Action Items



Council members,

I regret my wife and I will be unable to present this testimony before you on February 21, 2017, but hope you will read it with the same sincerity as it is written.

We support our farmers one hundred percent. We support WHAT Council Bill 16 - 2017 proposes. We do NOT, however, support HOW CB16-2017 proposes to do it. We are, therefore, opposed to Council Bill 16 - 2017 and amending the current Growth Tiers map.

This legislation will open approximately 1,600 acres of land in the Rural Conservation District, which will allow up to 300 houses to be built. This will result in more runoff, septic systems, and polluting of streams, rivers and most importantly... the Chesapeake Bay.

For years Land in Howard County has equated to Development. Wherever there's Land, "Build a house on it." Farm Land is Development Land when it is used to build houses. We believe we urgently need to preserve our Farm Land and use it for farming... NOT development.

Testimony given before the Planning Board by the Chesapeake Bay Foundation in April 2016, strongly expressed their concerns of the proposed tier map and text amendment. The facts given in their testimony have not changed. Rather than reiterate those facts, which we agree with, we have attached CBF's testimony below. The CBF stated, "The Chesapeake Bay, along with the Patapsco, Tridelphia Reservoir, and Centennial Lake watersheds in Howard County are listed on the Federal 303(d) list of 'impaired' water due to excess nutrients [i. e., nitrogen and phosphorus] and sediment." The Patuxent River can also be included on this list.

Nitrogen and phosphorus are the nutrients that pollute our waters. It is these nutrients from both runoff and septic systems that cause algae blooms, less underwater grasses and negative impact on bay wildlife. Plus they can negatively contribute to decreases in Howard County tourism and recreation in the Bay.

Reply all | Delete | Junk | ...



When did you or your children last swim in the Chesapeake?

This scientific knowledge is known by most yet continues to be ignored. Bad legislation continues to be proposed without apparent consideration to negative impacts on the environment. Rather than legislation that will have negative impact, we suggest an alternative that we believe will have positive impact and that most Howard Countians can and will get behind. **Farm-to-Table.**

The Office of Community Sustainability has a number of smart initiatives that encourage farmers to raise farm products for consumers to buy. And more are on the way. Efforts such as the Roving Radish put farm products on consumers' tables, in co-ops and local restaurants. This is just beginning in our county. With proper support and promotion, we believe this could serve as a viable alternative. We urge you to give it a chance. Successful Farm-to-Table movements flourish elsewhere (see the web site below *). They are enabling farmers to use their land for farming NOT Development, and to sell their products for tables. We believe consumers want this as evidenced by the popularity of Community Supported Agriculture farms and Farmers' Markets in our county. We strongly feel our county should continue to support, advertise and give the efforts a chance. Yes, it will take time whereas immediately amending the Tier map will not. But we like the consequences of the former rather than continuing to pollute our most precious resource.

We know from the results of scientific studies by Maryland's Department of the Environment that development pollutes streams, rivers and the Chesapeake. We know that opening land for development will add negative amounts of nutrients, nitrogen and phosphorus, to our waterways. We also know the Chesapeake Bay has been declared a NATIONAL RESOURCE. Howard County, along with our neighboring counties and states, has a responsibility to and MUST clean it up. It is everyone's responsibility!

Ladies and gentleman with all this information and knowledge, We fail to understand how responsible people can ignore and continue to pollute our most valuable resource - water. Moreover, we fail to understand why people who appear concerned continue to "kick the can down the road" and put off their civic and community responsibilities.

We urge you look upon this time as an opportunity to choose the better alternative - protect, support and promote Land for Farming and choose the smarter alternative.

Vote NO to Council Bill 16 - 2017.

Thank you very much for your consideration.

a/s: <http://appvoices.org/2016/06/14/the-miracle-of-harvest>

Respectfully,
Katherine G. Tufts
Richard G. Tufts
Daisy, Howard, MD

 Reply all |  Delete |  Junk | 



Opposition to Bill 16-2017; public hearing February 21, 2017



Anna Farb <anna.r.farb@gmail.com>

Thu 2/16, 9:00 PM

CouncilMail 



 Reply all | 

CB16-2017



Action Items



Greetings,

As the council did before, I ask that you reject Bill 16-2017, which would change the zoning of thousands of acres of farmland in western Howard County, from Tier IV (farming and conservation) to Tier III (housing development).

I grew up in Columbia, and I now work here on stormwater issues. I have seen my neighborhood and community change immensely, with only the newer developments having to address the resulting stormwater from impervious surfaces. And we all saw the devastation of the recent flood in Ellicott City, in part caused by uninhibited development upstream. Sprawl robs our communities of valuable green space, ecosystem services, and fertile farmland.

I second the Sierra Club's testimony that "building more housing developments will worsen stormwater runoff by adding more impervious surfaces (driveways, roofs, streets). Homeowners' lawns are not held to the same high environmental standards that farmland is. Farmers in the Agricultural land Preservation Program are not only compensated for keeping farms in agriculture, but have plans for nutrient management, soil conservation, and water conservation."

Thank you for your consideration.

Anna Farb
[6259 Audubon Drive](#)
[Columbia, MD 21044](#)
443-745-2794

 Reply all |  Delete  Junk | 



CB16-2017




Francesca Galbani <frankiegalbani@netscape.net>

Sun 2/19, 1:57 PM

CouncilMail 



Reply all | 

CB16-2017

To whom it may concern,

I am writing to oppose the amendment of PlanHoward 2030 that would allow more development in Tier 4 for the following reasons:

- It is bad for the environment overall
- It is bad for the Chesapeake bay
- We have already plenty of development in Howard County
- It does NOT infringe on the landowners rights: it just make curb development
- It will increase traffic in an area that is already at full capacity.

I hope you will veto the amendment of PlanHoward 2030!

Respectfully

Francesca Galbani

[12301 Howard Lodge Drive](#)
[Sykesville, MD 21874](#)

 Reply all |  Delete |  Junk | 



Vote NO on CB16-2017

DF

Dan Finkelstein <danf879@gmail.com>

Yesterday, 9:13 AM

CouncilMail 

  Reply all | 

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.

Dan Finkelstein
[8521 Trail View Drive](https://www.google.com/maps/place/8521+Trail+View+Drive,+Ellicott+City,+MD+21043)
[Ellicott City, MD 21043](https://www.google.com/maps/place/8521+Trail+View+Drive,+Ellicott+City,+MD+21043)

Getting too much email from Dan Finkelstein <danf879@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Samuel Newman <samuelnewman12@hotmail.com>

Yesterday, 9:16 AM

CouncilMail 



 Reply all | 

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.

Samuel Newman
[5245 Brook Way Apt. #2](#)
[Columbia, MD 21044](#)

Getting too much email from Samuel Newman <samuelnewman12@hotmail.com>? [You can unsubscribe](#)

 Reply all |  Delete |  Junk | 



Vote NO on CB16-2017




Kara Barrick <kbarr69750@verizon.net>

Yesterday, 9:17 AM

CouncilMail 



Reply all | 

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.

Kara Barrick
[8654 Cobblefield Drive](#)
[Apt 2B](#)
[Columbia, MD 21045](#)

Getting too much email from Kara Barrick <kbarr69750@verizon.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Joshua Rettenmayer <joshrett33@gmail.com>

Yesterday, 9:20 AM

CouncilMail 



 Reply all | 

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.

Joshua Rettenmayer
[9067 Northfield Road](#)
[Ellicott City, MD 21042](#)

Getting too much email from Joshua Rettenmayer <joshrett33@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017


TB 

Tyler Brown <brown5ta@terpmail.umd.edu>

Yesterday, 9:20 AM

CouncilMail 



Reply all | 

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.

Tyler Brown
[Horseshoe Road](#)
[Ellicott City, MD 21043](#)

Getting too much email from Tyler Brown <brown5ta@terpmail.umd.edu>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



George Driver <carol_wayne@verizon.net>

Yesterday, 9:24 AM

CouncilMail 

  Reply all | 

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.

George Driver
[3707 Appleby Ct](#)
[Glenwood, MD 21738](#)

Getting too much email from George Driver <carol_wayne@verizon.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017




Jill Nolan <jillcortright@gmail.com>

Yesterday, 9:24 AM

CouncilMail 



Reply all | 

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.

Jill Nolan
[9572 Canterbury Riding](mailto:jillcortright@gmail.com)
[Laurel, MD 20723](mailto:jillcortright@gmail.com)

Getting too much email from Jill Nolan <jillcortright@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017


PB 

Peggy Burrows <pego.b@verizon.net>

Yesterday, 9:25 AM

CouncilMail 



Reply all | 

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.

Peggy Burrows
[3931 Hunter Road](#)
[Ellicott City, MD 21043](#)

Getting too much email from Peggy Burrows <pego.b@verizon.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Lucy Howey <Lhowey@microwavetelemetry.com>

Yesterday, 9:27 AM

CouncilMail 



 Reply all | 

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.

Lucy Howey
[10215 Maxine Street](https://www.ellicottcity.org/10215-Maxine-Street)
[Ellicott City, MD 21042](https://www.ellicottcity.org/Ellicott-City-MD-21042)

Getting too much email from Lucy Howey <Lhowey@microwavetelemetry.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017

 **Eveline Tapp** <Eveline.tapp@gmail.com>
Yesterday, 9:28 AM
CouncilMail 

  Reply all | 

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.

Eveline Tapp
[2357 Ballard Way](#)
[Ellicott City, MD 21042](#)

Getting too much email from Eveline Tapp <Eveline.tapp@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017

JR 

Jenifer Ramelmeier-Carter <holistic.dvm@gmail.com>



 Reply all | 

Yesterday, 9:33 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.

Jenifer Ramelmeier-Carter
[11854 Linden Chapple Road](mailto:holistic.dvm@gmail.com)
[Clarksville, MD 21029](mailto:holistic.dvm@gmail.com)

Getting too much email from Jenifer Ramelmeier-Carter <holistic.dvm@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017




Pam Dean <pbqldean@verizon.net>

Yesterday, 9:38 AM

CouncilMail 



Reply all | 

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.

Pam Dean

[10668 Harding Rd](mailto:pbqldean@verizon.net)
[Laurel, MD 20723](mailto:pbqldean@verizon.net)

Getting too much email from Pam Dean <pbqldean@verizon.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk |  ...



Vote NO on CB16-2017



Tom Webb <Tntwebb@verizon.net>

Yesterday, 9:42 AM

CouncilMail 



Reply all | 

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.

Tom Webb
7516 Indian Pipe Ct
[7516 Indian Pipe Ct](#)
[Columbia, MD 21046](#)

Getting too much email from Tom Webb <Tntwebb@verizon.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Bethann Ritter Snyder <britte19@hotmail.com>

Yesterday, 9:42 AM

CouncilMail 



 Reply all | 

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.

Further, it is highly likely that the historic flood in Ellicott City last year was due in part to too much pavement and development. The last thing we need is more Samar like that.

Finally, more development means more infrastructure and more schools, raising the cost of living in Howard County and father stressing existing services. None of that is good for Howard County.

I urge you to vote NO on CB16-2017.

Thank You.

Bethann Ritter Snyder
[6717 Foxcatcher Ct](#)
[Elkridge, MD 21075](#)

Getting too much email from Bethann Ritter Snyder <britte19@hotmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Shannon Kirbt <Shannkirby@gmail.com>

Yesterday, 9:46 AM

CouncilMail 



 Reply all | 

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.

Shannon Kirbt

[5125 Meadow Creek Terrace](mailto:Shannkirby@gmail.com)
[Ellicott City, MD 21043](mailto:Shannkirby@gmail.com)

Getting too much email from Shannon Kirbt <Shannkirby@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk |  ...



Vote NO on CB16-2017



Paula Goodyear <goodyear@kennedykrieger.org>

Yesterday, 9:47 AM

CouncilMail 



 Reply all | 

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.

Paula Goodyear
[7211 Talisman Ln.](mailto:goodyear@kennedykrieger.org)
[Columbia, MD 21045](mailto:goodyear@kennedykrieger.org)

Getting too much email from Paula Goodyear <goodyear@kennedykrieger.org>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 




Vote NO on CB16-2017



Charles Stirrat <stirrbird@outlook.com>

Yesterday, 9:51 AM

CouncilMail 



 Reply all | 

CB16-2017

Dear Council Member,

Please vote NO on CB16-2017. The changes proposed in this bill jeopardize our clean water and will 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 over development. 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.

Charles Stirrat

[13318 Hunt Rdg](#)
[Ellicott City, MD 21042](#)

Getting too much email from Charles Stirrat <stirrbird@outlook.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017




Jon Elliott <trevor.elliott@gmail.com>

Yesterday, 9:55 AM

CouncilMail 



Reply all | 

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.

Jon Elliott
[7178 Deep Falls Way](mailto:trevor.elliott@gmail.com)
[Elkridge, MD 21075](mailto:trevor.elliott@gmail.com)

Getting too much email from Jon Elliott <trevor.elliott@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017




Jayme Levy <Gotpublichealth@gmail.com>

Yesterday, 9:57 AM

CouncilMail 



Reply all | 

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.

Jayme Levy

[16400 Old Frederick Rd](#)
[Mount Airy, MD 21771](#)

Getting too much email from Jayme Levy <Gotpublichealth@gmail.com>? [You can unsubscribe](#)

Reply all | ▾ Delete Junk | ▾ ...



Vote NO on CB16-2017



Darlene Orr <darleneorr@comcast.net>

Yesterday, 10:12 AM

CouncilMail ▾



Reply all | ▾

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.

Darlene

Darlene Orr
[5215 Durham Road East](#)
[Columbia, MD 21044](#)

Getting too much email from Darlene Orr <darleneorr@comcast.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Jeff Friedhoffer <jafried@ieee.org>

Yesterday, 10:14 AM

CouncilMail 

  Reply all | 

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.


Jeff Friedhoffer
[10042 The Mending Wall](mailto:jafried@ieee.org)
[Columbia, MD 21044](mailto:jafried@ieee.org)

Getting too much email from Jeff Friedhoffer <jafried@ieee.org>? [You can unsubscribe](#)

Reply all | ▾ Delete Junk | ▾ ...



Vote NO on CB16-2017

FJ  Flagh Jennifer <jennflagg@gmail.com>
Yesterday, 10:14 AM
CouncilMail ▾

👍 Reply all | ▾

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.

[Flagh Jennifer](#)

[Ellicott City, MD 21042](#)

Getting too much email from Flagh Jennifer <jennflagg@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017




May Seidel <mayruthseidel@gmail.com>

Yesterday, 10:16 AM

CouncilMail 



 Reply all | 

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.

May Seidel

[5400 Vantage Point Road](#)

[Apt 508](#)

[Apt. 508](#)

[Columbia, MD 21044](#)

Getting too much email from May Seidel <mayruthseidel@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Sebastian Weeks <Sebastian.weeks@gmail.com>

Yesterday, 10:16 AM

CouncilMail 



 Reply all | 

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.

Sebastian Weeks
[4229 Leland Street](#)
[Ellicott City, MD 21042](#)

Getting too much email from Sebastian Weeks <Sebastian.weeks@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017




Jane Sherman <janeandkim@verizon.net>

Yesterday, 10:26 AM

CouncilMail 



Reply all | 

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.

Jane Sherman

[8977 Wetbanks Ct](mailto:janeandkim@verizon.net)
[Columbia, MD 21045](mailto:janeandkim@verizon.net)

Getting too much email from Jane Sherman <janeandkim@verizon.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017

TL 

Thomas Long <longthomanne@verizon.net>

Yesterday, 10:36 AM

CouncilMail 



 Reply all | 

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.

Thomas Long
[3833 Palmetto Ct](mailto:longthomanne@verizon.net)
[Ellicott City, MD 21042](mailto:longthomanne@verizon.net)

Getting too much email from Thomas Long <longthomanne@verizon.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Joanne Heckman <Joeheckman@verizon.net>

Yesterday, 10:36 AM

CouncilMail 



 Reply all | 

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.



Joanne Heckman
[11174 Wood Elves Way](mailto:Joeheckman@verizon.net)
[Columbia, MD 21044](mailto:Joeheckman@verizon.net)

Getting too much email from Joanne Heckman <Joeheckman@verizon.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Please Vote NO on CB16-2017

 THOMAS FRANKLIN <tfranklin@verizon.net>
Yesterday, 10:39 AM
CouncilMail 

  Reply all | 

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.

THOMAS FRANKLIN
[17504 TIMBERLEIGH WAY](mailto:tfranklin@verizon.net)
[WOODBINE, MD 21797](mailto:tfranklin@verizon.net)

Getting too much email from THOMAS FRANKLIN <tfranklin@verizon.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk |  ...



Vote NO on CB16-2017

AS

Arnie Strand <arnzmail@verizon.net>

Yesterday, 10:51 AM

CouncilMail 

  Reply all | 

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.

Arnie Strand
[10609 Graeloch Road](mailto:arnzmail@verizon.net)
[Laurel, MD 20723](mailto:arnzmail@verizon.net)

Getting too much email from Arnie Strand <arnzmail@verizon.net>? [You can unsubscribe](#)

 Reply all |   Delete  Junk |  ... 

Vote NO on CB16-2017



Joan Oliver <Joanfoliver@gmail.com>

Yesterday, 10:58 AM

CouncilMail 

  Reply all | 

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.

Joan Oliver

[6117 Jerrys dr](mailto:Joanfoliver@gmail.com)
[Columbia, MD 21044](mailto:Joanfoliver@gmail.com)

Getting too much email from Joan Oliver <Joanfoliver@gmail.com>? [You can unsubscribe](#)

 Reply all | ▾

 Delete

Junk | ▾ ...



 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



David Lee <davblee@gmail.com>

Yesterday, 11:01 AM

CouncilMail 



 Reply all | 

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.

David Lee

[9320 KATIE LN](#)
[LAUREL, MD 20723](#)

Getting too much email from David Lee <davblee@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017




Jennifer Kirschnick <jenkirschnick@gmail.com>

Yesterday, 11:07 AM

CouncilMail 



Reply all | 

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.

Jennifer Kirschnick
[6160 Silver Arrows Way](#)
[3rd floor](#)
[Columbia, MD 21045](#)

Getting too much email from Jennifer Kirschnick <jenkirschnick@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017




John Vance <jpvance1@gmail.com>

Yesterday, 11:13 AM

CouncilMail 



Reply all | 

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.

John Vance

[11765 Farside Road](mailto:jpvance1@gmail.com)
[Ellicott City, MD 21042](mailto:jpvance1@gmail.com)

Getting too much email from John Vance <jpvance1@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Mary Boughn <plboughn@comcast.net>

Yesterday, 11:25 AM

CouncilMail 



 Reply all | 

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.

Mary Boughn
[4668 Clydesdale Ct](#)
[Ellicott City, MD 21043](#)

Getting too much email from Mary Boughn <plboughn@comcast.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Robert Ott <DrRobertOtt@verizon.net>

Yesterday, 11:26 AM

CouncilMail 

  Reply all | 

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.

Robert Ott
[9643 Green Moon Path](mailto:DrRobertOtt@verizon.net)
[Columbia, MD 21046](mailto:DrRobertOtt@verizon.net)

Getting too much email from Robert Ott <DrRobertOtt@verizon.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



James Duffy <jkduffy05@comcast.net>

Yesterday, 11:43 AM

CouncilMail 



 Reply all | 

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.

James Duffy
[6160 silver arrows way](mailto:jkduffy05@comcast.net)
[columbia, MD 21045](mailto:jkduffy05@comcast.net)

Getting too much email from James Duffy <jkduffy05@comcast.net>? [You can unsubscribe](#)

 Reply all |   Delete  Junk |  ... 

Vote NO on CB16-2017



Bill Kustas <bkustas@earthlink.net>

Yesterday, 11:51 AM

CouncilMail 

  Reply all | 

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.

[Bill Kustas](#)

[Glenwood, MD 21738](#)

Getting too much email from Bill Kustas <bkustas@earthlink.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017




Mark Sweeney <whodeytink@verizon.net>

Yesterday, 12:02 PM

CouncilMail 



Reply all | 

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.

Mark Sweeney
[4005 Gray Rock Drive](mailto:whodeytink@verizon.net)
[Ellicott City, MD 21042](mailto:whodeytink@verizon.net)

Getting too much email from Mark Sweeney <whodeytink@verizon.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Greta Swanson <Swansonmcginnis@verizon.net>

Yesterday, 12:10 PM

CouncilMail 

  Reply all | 

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.

Greta Swanson
[4277 Red Bandana way](#)
[Ellicott city, MD 21042](#)

Getting too much email from Greta Swanson <Swansonmcginnis@verizon.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017

DT 

Diane Tollick <dIANETOLLICK@VERIZON.NET>

Yesterday, 12:15 PM

CouncilMail 



 Reply all | 

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 Tollick
[5493 Vantage Point Road](#)
[# 202](#)
[Columbia, MD 21044](#)

Getting too much email from Diane Tollick <dIANETOLLICK@VERIZON.NET>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



George Osing <osing2@verizon.net>

Yesterday, 12:15 PM

CouncilMail 



 Reply all | 

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.

George Osing

[4119 Dee Jay Drive](#)
[Ellicott City, MD 21042](#)

Getting too much email from George Osing <osing2@verizon.net>? [You can unsubscribe](#)

Reply all | Delete | Junk | ...



MBIA Support for CB16 - Tier Maps



Joshua Greenfeld <jgreenfeld@marylandbuilders.org>



Reply all |

Yesterday, 12:22 PM

Weinstein, Jon; Feldmark, Jessica; Ball, Calvin B; Smith, Gary; Weinstein, Jon; +14 more

CB16-2017

MBIA Letter of Support f...
190 KB

Download

Dear Chairman Weinstein and Members of the Howard County Council:

Please find attached a letter of support for CB16-2017, which restores property rights to 36 properties in the Rural West, that have major subdivision potential, consistent with legislation passed by this County Council in 2012 as Council Bill 37-2012. In all this bill restores property rights to 36 parcels with the potential to create 215 additional housing units.

In recent years, the County's growth, both residential and commercial, has not kept pace with its PlanHoward 2030 goals. It is vital the County continues to grow and gets back on track to meet its PlanHoward goals to provide residents with the economic opportunities and public services they want and need. Allowing roughly 200 additional housing units in the Rural West will help create the housing stock necessary to attract businesses and their employees to help reach the County's growth goals. The MBIA urges you to support this legislation.

Thank you for your support of this legislation and the home building industry in Howard County.

If you have any questions about these comments and would like to discuss our position further, please do not hesitate to contact me at jgreenfeld@marylandbuilders.org or 443.515.0025.

Best regards,

Josh Greenfeld, Esq.

jgreenfeld@marylandbuilders.org

Vice President of Government Affairs

Maryland Building Industry Association

11825 W. Market Place

Fulton, MD 20759

Ph: 443-515-0025



Builder Connections Ultimate Networking Event - Feb. 22

Don't Miss Your Connection! [Register here.](#)

 Reply all |   Delete  Junk |  ...



Get Your CAPS Designation. Register at marylandbuilders.org

47th Annual Builder Mart - March 22

Buy Your Tickets now at www.buildermart.org

Check out NAHB's Member Advantage Program at www.nahb.org/ma

February 21, 2017

Re: LETTER OF SUPPORT FOR CB16 – TIER MAPS

Dear Chairman Weinstein and Members of the Howard County Council:

The MBIA writes in support of CB16-2017, which restores property rights to 36 properties in the Rural West, that have major subdivision potential, consistent with legislation passed by this County Council in 2012 as Council Bill 37-2012.

In all, this legislation restores property rights to 36 parcels and creates the potential to add only 215 housing units if every property were developed to its maximum capacity. The County has preserved 22,000 acres in the Rural West over the past 35 years and has already met its PlanHoward 2030 agricultural preservation goals. This legislation will not adversely impact the County's agricultural preservation goals in any way. Additionally, it is highly unlikely every property will be developed to its full potential due to environmental features like steep slopes, wetlands and septic requirements as well as the likelihood that some of these property owners will sell their development rights through the Density Exchange Option. Finally, the pace of development will continue to be governed by the Adequate Public Facilities Ordinance (APFO) ensuring growth does not outpace any added strained on public facilities.

In recent years, the County's growth, both residential and commercial, has not kept pace with its PlanHoward 2030 goals. It is vital the County continues to grow and gets back on track to meet its PlanHoward goals to provide residents with the economic opportunities and public services they want and need. Allowing roughly 200 additional housing units in the Rural West will help create the housing stock necessary to attract businesses and their employees to help reach the County's growth goals. The MBIA urges you to support this legislation.

Thank you for your support of this legislation and the home building industry in Howard County.

If you have any questions about these comments and would like to discuss our position further, please do not hesitate to contact me at jgreenfeld@marylandbuilders.org or 443.515.0025.

Best regards,

Josh Greenfeld, Vice President of Government Affairs

Cc: County Executive Allan Kittleman
Councilmember Greg Fox
Councilmember Mary Kay Sigaty
Councilmember Jen Terrassa
Councilmember Calvin Ball

Jessica Feldmark
Diane Wilson
Valdis Lazdins

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Rachel Jean-Baptiste <r8chelj@gmail.com>

Yesterday, 12:53 PM

CouncilMail 

  Reply all | 

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.

Rachel Jean-Baptiste
[12120 Carroll Mill Road](https://www.google.com/maps/place/12120+Carroll+Mill+Road,+Ellicott+City,+MD+21204)
[Ellicott City, MD 21204](https://www.google.com/maps/place/12120+Carroll+Mill+Road,+Ellicott+City,+MD+21204)

Getting too much email from Rachel Jean-Baptiste <r8chelj@gmail.com>? [You can unsubscribe](#)

Reply all | ▾ Delete Junk | ▾ ...



Vote NO on CB16-2017

AS

ANDREW SNOPE <ATSNOPE@MSN.COM>

Yesterday, 12:56 PM

CouncilMail ▾



Reply all | ▾

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.

ANDREW SNOPE

[11022 Thistle Brook Court](#)
[11022 THISTLE BROOK CT](#)
[COLUMBIA, MD 21044](#)

Getting too much email from ANDREW SNOPE <ATSNOPE@MSN.COM>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017

PS 

Patricia Schuyler <paschuyler@hotmail.com>

Yesterday, 1:27 PM

CouncilMail 

  Reply all | 

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.

Patricia Schuyler
[5134 Rondel Place](mailto:paschuyler@hotmail.com)
[Columbia, MD 21044](mailto:paschuyler@hotmail.com)

Getting too much email from Patricia Schuyler <paschuyler@hotmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Omar Siddique <omars1234@gmail.com>

Yesterday, 1:39 PM

CouncilMail 



 Reply all | 

CB16-2017

Dear Council Member,

I request you 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.

Omar Siddique
[4517 Rebecca Court](#)
[Ellicott City, MD 21043](#)

Getting too much email from Omar Siddique <omars1234@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017

AV 

Alexander Velle <vellido@comcast.net>

Yesterday, 1:49 PM

CouncilMail 



Reply all | 

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.

Alexander Velle
[8901 Old Frederick Rd](mailto:vellido@comcast.net)
[Ellicott City, MD 21043](mailto:vellido@comcast.net)

Getting too much email from Alexander Velle <vellido@comcast.net>? [You can unsubscribe](#)

...

Vote NO on CB16-2017




RANDOLPH DOVE <passat123@comcast.net>

Yesterday, 1:51 PM

CouncilMail 



Reply all | 

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.

RANDOLPH DOVE
[10423 Churchill Way](mailto:passat123@comcast.net)
[LAUREL, MD 20723](mailto:passat123@comcast.net)

Getting too much email from RANDOLPH DOVE <passat123@comcast.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017




Cherie McNett <Clmccnett@gmail.com>

Yesterday, 1:54 PM

CouncilMail 



Reply all | 

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.

Cherie McNett
[9304 Woodsedge Ct](mailto:Clmccnett@gmail.com)
[Laurel, MD 20723](mailto:Clmccnett@gmail.com)

Getting too much email from Cherie McNett <Clmccnett@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk |  ...



Vote NO on CB16-2017

ER

Evan Riddle <eriddle13@hotmail.com>

Yesterday, 2:23 PM

CouncilMail 



 Reply all | 

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.

Evan Riddle

Columbia, MD 21045

Getting too much email from Evan Riddle <eriddle13@hotmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017

SB 

Susan Bishop <susanbishop@comcast.net>

Yesterday, 2:30 PM

CouncilMail 



 Reply all | 

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.

Susan Bishop
[3425 Shady Lane](#)
[Glenwood, MD 21738](#)

Getting too much email from Susan Bishop <susanbishop@comcast.net>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 




Vote NO on CB16-2017



Brian Cannon <bcannon_@hotmail.com>



Reply all | 

Yesterday, 2:53 PM

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.

Brian Cannon

[4713 Kirkstall Rd](mailto:bcannon_@hotmail.com)
[ellicott city, MD 21043](mailto:bcannon_@hotmail.com)

Getting too much email from Brian Cannon <bcannon_@hotmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Theresa Childs <tlchilds@mac.com>

Yesterday, 3:59 PM

CouncilMail 

  Reply all | 

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 over development. 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.

Theresa Childs
[9705 Longview Dr](mailto:tlchilds@mac.com)
[Ellicott City, MD 21042](mailto:tlchilds@mac.com)

Getting too much email from Theresa Childs <tlchilds@mac.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017





Janet Waksmunski <janetwax1@gmail.com>

Yesterday, 4:22 PM

CouncilMail 



 Reply all | 

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.

Janet Waksmunski
[9405 Tall Window Way](#)
[columbia, MD 21046](#)

Getting too much email from Janet Waksmunski <janetwax1@gmail.com>? [You can unsubscribe](#)

Reply all | ▾ Delete Junk | ▾ ...



Vote NO on CB16-2017



Radhika Wijetunge <Radhika@navibo.com>

Yesterday, 4:45 PM

CouncilMail ▾



Reply all | ▾

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.

Radhika Wijetunge
[12800 Linden Church Rd](mailto:Radhika@navibo.com)
[Clarksville, MD 21029](mailto:Radhika@navibo.com)

Getting too much email from Radhika Wijetunge <Radhika@navibo.com>? [You can unsubscribe](#)

 Reply all |   Delete  Junk |  ... 

Vote NO on CB16-2017



Helen Kramer <hkramer@oberlin.edu>

Yesterday, 4:57 PM

CouncilMail 



 Reply all | 

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.

Helen Kramer
[10321 Breconshire RD](mailto:hkramer@oberlin.edu)
[Ellicott City, MD 21042](mailto:hkramer@oberlin.edu)

Getting too much email from Helen Kramer <hkramer@oberlin.edu>? [You can unsubscribe](#)

 Reply all |  Delete  Junk |  ...



Please vote NO on CB16-2017



steven patterson <steven_patterson@hotmail.com>



 Reply all | 

Yesterday, 5:09 PM

CouncilMail 

CB16-2017

Please vote no on this bill. Myself and many others moved to this part of Howard County because it has a rural feel to it. Please do not allow more and more high density growth in this area.

Rt. 32 is already a rough commute and more homes will simply make it worse which will eventually drive home values down along with the tax base since the commute will not be doable for many people.

The environment and the bay will suffer as more and more runoff is created from the homes and roads which will come from these developments and their septic fields. Howard County has been doing well on this front for years, let's not turn that progress back now.

Please vote no when this issue comes up this week.

Sincerely,

Steven L. Patterson

[12455 Howard Lodge Dr.](#)

[Sykesville, md](#)

Reply all | Delete | Junk | ...



Vote NO on CB16-2017



Janice McCue <jkmccue@msn.com>

Yesterday, 5:29 PM

CouncilMail

Reply all |

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.

Janice McCue
[4638 S. Leisure Ct.](#)
[Ellicott City, MD 21043](#)

Getting too much email from Janice McCue <jkmccue@msn.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Diane Van der Vossen <Dmvardervo@hotmail.com>

Yesterday, 6:08 PM

CouncilMail 



 Reply all | 

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 Van der Vossen

Columbia, MD 21045

Getting too much email from Diane Van der Vossen <Dmvardervo@hotmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Michael Pochettino <Michael.pochettino@comcast.net>



 Reply all | 

Yesterday, 6:31 PM

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.

Michael Pochettino

[10516 Bill Lilly ct](#)
[Laurel, MD 20723](#)

Getting too much email from Michael Pochettino <Michael.pochettino@comcast.net>? [You can unsubscribe](#)

 Reply all |  Delete |  Junk | 



Fwd: Please vote no on CB16-2017



Greg Hollingsworth <greg@gregluci.com>

Yesterday, 7:08 PM

CouncilMail 



 Reply all | 

CB16-2017



Unsubscribe |  Action Items



Dear Mr. Fox,

I just recently I heard about the vote on CB16-2017 is imminent. I am completely against this bill going forward for all the reasons my neighbor listed below.

Please, therefore, do what you can to stop CB16-2017 from becoming law.

Sincerely,

Robert Hollingsworth
[947 High Stepper Trail](#)
[Sykesville, MD 21784](#)

----- Forwarded message -----

From: **Bernard Rauscher** <bj_rauscher@mac.com>

Date: Mon, Feb 20, 2017 at 5:03 PM

Subject: Fwd: Please vote no on CB16-2017

To: "anrd@googlegroups.com" <anrd@googlegroups.com>

All,

We understand that a vote on moving CB16-2017 is imminent. For those who are interested in writing to their representatives, here is the email that I just sent. The councilmail@howardcountymd.gov address reaches all members of the council.

Thanks,
Bernie

Begin forwarded message:

 Reply all |  Delete |  Junk |  ...



Subject: Please vote no on CB16-2017

Date: February 20, 2017 at 5:00:12 PM EST

To: gfox@howardcountymd.gov

Cc: councilmail@howardcountymd.gov, Allan Kittleman <akittleman@howardcountymd.gov>

Dear Mr. Fox,

I am a constituent and resident of Howard County for 7 years. I am writing because I understand that there is still a possibility that CB16-2017 might still move forward. I am opposed to CB16-2017 and request that you please vote against enacting it.

My wife and I were attracted to this area precisely because of its rural character and the possibility of owning horses and riding them. Even in the timespan of only seven years, we have repeatedly seen good farmland converted into cluster subdivisions, often with a density exchange to further increase the density and harm from the perspective of anybody who is not personally making money from the deal. We oppose CB16-2017 for several reasons including the following.

- 1) Route 32 is already very busy, and routinely jammed and dangerous during the morning and evening commutes. When we turn on to Rt. 32 from River Road, it is already very dangerous. We believe that it is irresponsible to do anything that would add further traffic to Rt. 32 without addressing the already existing problems and dangerous situation.
- 2) We are concerned about the environment and water issues in general. I grew up in this area, and remember a time when the waters of the Chesapeake Bay were cleaner than they are today. One could easily fill the bottom of a "pram" boat with crabs in only a morning of work (which I often did with my brothers!). Those days are long gone, in large part due to the nitrogen and other pollutants that flow into our rivers, streams, and Bay from suburban developments on septic. Tier IV was created specifically to limit the flow of these pollutants into our rivers and the Bay. I believe that CB16-2017 would serve to undermine Howard County's commitment to keeping our waters and the Bay clean.
- 3) We believe that cluster subdivisions are completely incompatible with the existing development out this way (and destructive of it in fact). They are certainly inconsistent with farm operations, where the new suburban homeowners would certainly object to distractions such as tractors on the roads and farm noise early and late in the day. They are even inconsistent with the existing subdivisions on 3 acre and larger lots that still preserve much of the rural and often wooded lifestyle.

Please, therefore, do what you can to stop CB16-2017 from becoming law.

Yours sincerely,
Bernard J. Rauscher
12301 Howard Lodge Drive
Sykesville, MD 21784

 Reply all |   Delete  Junk |  ...



--

You received this message because you are subscribed to the Google Groups "Associated Neighbors for Responsible Development" group.

To unsubscribe from this group and stop receiving emails from it, send an email to anrd+unsubscribe@googlegroups.com.

To post to this group, send email to anrd@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/anrd/CD665A01-5E95-418A-B893-FEE1686B457C%40mac.com>.

For more options, visit <https://groups.google.com/d/optout>.

--

Greg

(443) 474-8150

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Colleen Foley <cfresolute@gmail.com>

Yesterday, 7:30 PM

CouncilMail 



 Reply all | 

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.

Colleen Foley

[5455 Bluecoat Lane](#)
[Columbia, MD 21045](#)

Getting too much email from Colleen Foley <cfresolute@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Jane Lyons <Jane.estabrook@gmail.com>

Yesterday, 7:58 PM

CouncilMail 



 Reply all | 

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.

Jane Lyons
[9274 lapwing](mailto:jane@lapwing.com)
[Columbia, MD 21045](mailto:jane@lapwing.com)

Getting too much email from Jane Lyons <Jane.estabrook@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Tracy Eve <tracy.eve.01@gmail.com>

Yesterday, 8:05 PM

CouncilMail 



 Reply all | 

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.

Tracy Eve
[7323 Narrow Wind Way](mailto:tracy.eve.01@gmail.com)
[Columbia, MD 21046](mailto:tracy.eve.01@gmail.com)

Getting too much email from Tracy Eve <tracy.eve.01@gmail.com>? [You can unsubscribe](#)

Reply all | Delete | Junk | ...



Please vote against CB-16

N no-reply@howardcountymd.gov
Yesterday, 8:38 PM
rmmeserv@gmail.com

Reply all |

CB16-2017

First Name: RoseMarie

Last Name: Meservey

Email: rmmeserv@gmail.com

Street Address: 9447 Brett Lane

City: Columbia

Subject: Please vote against CB-16

Message: Dear Councilman Ball, Please vote against CB-16. There is precious little farmland in Howard County and good reasons that the land under consideration was assigned Tier 4 status. Please stand strong against this attempt to erode the balance of agricultural and developed property in the County. Sincerely, RoseMarie Meservey

Getting too much email from no-reply@howardcountymd.gov? [You can unsubscribe](#)

 Reply all |   Delete  Junk |  ... 

Vote NO on CB16-2017



Casey Coe <Caseyc201@gmail.com>

Yesterday, 9:40 PM

CouncilMail 

  Reply all | 

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.

Casey Coe
[9412 Royal Path Cv](#)
[Laurel, MD 20723](#)

Getting too much email from Casey Coe <Caseyc201@gmail.com>? [You can unsubscribe](#)

 Reply all |   Delete  Junk |  ... 

Please reject CB 16

 Jennifer Scott <jen.e.scott@gmail.com>
Yesterday, 10:14 PM
CouncilMail 

  Reply all | 

CB16-2017

Dear Members of the Howard County Council,

I urge you to reject Council Bill No.16 - 2017, the revision to the Growth Tiers in PlanHoward 2030. The protection of streams in the Upper Patuxent Rural Legacy and the health of the greater Chesapeake Bay should take precedence over the rights of property owners who wish to develop farm and conservation land preserved under current zoning law.

Deforestation, polluting nutrient runoff from an increase in impervious surface area, and the increase use of septic systems for waste will all follow from the development envisioned by rezoning Tier IV land to Tier III under CB 16.

We cannot allow protections for clean water and air to erode when state and federal government officials shirk their enforcement responsibilities. The property rights of the few do not trump the rights of the many to live in a healthy environment. I urge you to keep growth in Howard County smart and vote no on CB 16.

Respectfully submitted,
Jennifer Scott
3792 Plum Spring Ln.
Ellicott City

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017



Jack Gegner <jacargeg@juno.com>

Yesterday, 10:27 PM

CouncilMail 

  Reply all | 

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.

Jack Gegner
[6482 Summer Cloud Way](mailto:jacargeg@juno.com)
[Columbia, MD 21045](mailto:jacargeg@juno.com)

Getting too much email from Jack Gegner <jacargeg@juno.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk | 



Vote NO on CB16-2017

LB 

Lynn Bezilla <lsbezilla@gmail.com>

Yesterday, 10:28 PM

CouncilMail 

  Reply all | 

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.

Lynn Bezilla
[6274 Centre Stone Ring](mailto:lsbezilla@gmail.com)
[Columbia, MD 21044](mailto:lsbezilla@gmail.com)

Getting too much email from Lynn Bezilla <lsbezilla@gmail.com>? [You can unsubscribe](#)

 Reply all |  Delete Junk | 



Vote NO on CB16-2017



Sander Zaben <Sander.Zaben@GMail.com>

Yesterday, 10:30 PM

CouncilMail 



 Reply all | 

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.

Sander Zaben

[8712 Haycarriage Ct](mailto:Sander.Zaben@GMail.com)
[Ellicott City, MD 21043](mailto:Sander.Zaben@GMail.com)

Getting too much email from Sander Zaben <Sander.Zaben@GMail.com>? [You can unsubscribe](#)

 Reply all |  Delete  Junk |  ...



Vote NO on CB16-2017

JM 

Justin Mullins <shadowx787@gmail.com>

  Reply all | 

Yesterday, 11:14 PM

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,
Justin Mullins

Justin Mullins
[7244 Life Quest Lane](mailto:shadowx787@gmail.com)
[Columbia, MD 21045](mailto:shadowx787@gmail.com)

Getting too much email from Justin Mullins <shadowx787@gmail.com>? [You can unsubscribe](#)

 Reply all |   Delete  Junk |  ...



Vote NO on CB16-2017




John Sacchetti <jacksacchetti@msn.com>

Yesterday, 11:28 PM

CouncilMail 



Reply all | 

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.

John Sacchetti
[6000 Same Voyage Way](#)
[304](#)
[Clarksville, MD 21029](#)

Getting too much email from John Sacchetti <jacksacchetti@msn.com>? [You can unsubscribe](#)

Reply all | Delete | Junk | ...

FILE COPY

Opposition to Bill 16-2017; public hearing February 21, 2017

AF Anna Farb <anna.r.farb@gmail.com>
Yesterday, 9:00 PM
CouncilMail

Reply all |

Keep

Action Items

Greetings,

As the council did before, I ask that you reject Bill 16-2017, which would change the zoning of thousands of acres of farmland in western Howard County, from Tier IV (farming and conservation) to Tier III (housing development).

I grew up in Columbia, and I now work here on stormwater issues. I have seen my neighborhood and community change immensely, with only the newer developments having to address the resulting stormwater from impervious surfaces. And we all saw the devastation of the recent flood in Ellicott City, in part caused by uninhibited development upstream. Sprawl robs our communities of valuable green space, ecosystem services, and fertile farmland.

I second the Sierra Club's testimony that "building more housing developments will worsen stormwater runoff by adding more impervious surfaces (driveways, roofs, streets). Homeowners' lawns are not held to the same high environmental standards that farmland is. Farmers in the Agricultural land Preservation Program are not only compensated for keeping farms in agriculture, but have plans for nutrient management, soil conservation, and water conservation."

Thank you for your consideration.

Anna Farb
6259 Audubon Drive
Columbia, MD 21044
443-745-2794

Reply all | Delete | Junk | ...



CB16-2017 Testimony - R. G. Tufts

FILE COPY

RT

Richard Tufts <tuftsdaissy@verizon.net>

Reply all |

Yesterday, 4:46 PM

CouncilMail

Keep

CBF to Plan Brd 4-7-16.p...
366 bytes

Download



Action Items



Council members,

I regret my wife and I will be unable to present this testimony before you on February 21, 2017, but hope you will read it with the same sincerity as it is written.

We support our farmers one hundred percent. We support WHAT Council Bill 16 - 2017 proposes. We do NOT, however, support HOW CB16-2017 proposes to do it. We are, therefore, opposed to Council Bill 16 - 2017 and amending the current Growth Tiers map.

This legislation will open approximately 1,600 acres of land in the Rural Conservation District, which will allow up to 300 houses to be built. This will result in more runoff, septic systems, and polluting of streams, rivers and most importantly... the Chesapeake Bay.

For years Land in Howard County has equated to Development. Wherever there's Land, "Build a house on it." Farm Land is Development Land when it is used to build houses. We believe we urgently need to preserve our Farm Land and use it for farming... NOT development.

Testimony given before the Planning Board by the Chesapeake Bay Foundation in April 2016, strongly expressed their concerns of the proposed tier map and text amendment. The facts given in their testimony have not changed. Rather than reiterate those facts, which we agree with, we have attached CBF's testimony below. The CBF stated, "The Chesapeake Bay, along with the Patapsco, Tridelphia Reservoir, and Centennial Lake watersheds in Howard County are listed on the Federal 303(d) list of 'impaired' water due to excess nutrients [i. e., nitrogen and phosphorus] and sediment." The Patuxent River can also be included on this list.

Nitrogen and phosphorus are the nutrients that pollute our waters. It is these nutrients from both runoff and septic systems that cause algae blooms, less underwater grasses and negative impact on bay wildlife. Plus they can negatively contribute to decreases in Howard County tourism and recreation in the Bay.

Reply all | Delete | Junk | ...



When did you or your children last swim in the Chesapeake?

This scientific knowledge is known by most yet continues to be ignored. Bad legislation continues to be proposed without apparent consideration to negative impacts on the environment. Rather than legislation that will have negative impact, we suggest an alternative that we believe will have positive impact and that most Howard Countians can and will get behind. **Farm-to-Table.**

The Office of Community Sustainability has a number of smart initiatives that encourage farmers to raise farm products for consumers to buy. And more are on the way. Efforts such as the Roving Radish put farm products on consumers' tables, in co-ops and local restaurants. This is just beginning in our county. With proper support and promotion, we believe this could serve as a viable alternative. We urge you to give it a chance. Successful Farm-to-Table movements flourish elsewhere (see the web site below *). They are enabling farmers to use their land for farming NOT Development, and to sell their products for tables. We believe consumers want this as evidenced by the popularity of Community Supported Agriculture farms and Farmers' Markets in our county. We strongly feel our county should continue to support, advertise and give the efforts a chance. Yes, it will take time whereas immediately amending the Tier map will not. But we like the consequences of the former rather than continuing to pollute our most precious resource.

We know from the results of scientific studies by Maryland's Department of the Environment that development pollutes streams, rivers and the Chesapeake. We know that opening land for development will add negative amounts of nutrients, nitrogen and phosphorus, to our waterways. We also know the Chesapeake Bay has been declared a NATIONAL RESOURCE. Howard County, along with our neighboring counties and states, has a responsibility to and MUST clean it up. It is everyone's responsibility!

Ladies and gentleman with all this information and knowledge, We fail to understand how responsible people can ignore and continue to pollute our most valuable resource - water. Moreover, we fail to understand why people who appear concerned continue to "kick the can down the road" and put off their civic and community responsibilities.

We urge you look upon this time as an opportunity to choose the better alternative - protect, support and promote Land for Farming and choose the smarter alternative.

Vote NO to Council Bill 16 - 2017.

Thank you very much for your consideration.

a/s: <http://appvoices.org/2016/06/14/the-miracle-of-harvest>

Respectfully,
Katherine G. Tufts
Richard G. Tufts
Daisy, Howard, MD

Reply all | Delete | Junk | ...

FILE COPY



ROLL BACK "TIER IV" PROTECTIONS ON 1,615 ACRES IN THE WESTERN COUNTY

N no-reply@howardcountymd.gov
Wed 2/15, 5:28 PM
don.howell05@gmail.com

Reply all |

Keep

Action Items



First Name: Donald

Last Name: Howell

Email: don.howell05@gmail.com

Street Address: 2918 Florence Road

City: Woodbine

Subject: ROLL BACK "TIER IV" PROTECTIONS ON 1,615 ACRES IN THE WESTERN COUNTY

Message: In reference to the proposed "ROLL BACK "TIER IV" PROTECTIONS ON 1,615 ACRES IN THE WESTERN COUNTY", can you please advise the exact land tracts that are referenced and would be impacted by this bill ? Don Don Howell [2918 Florence Road Woodbine, Maryland 21797](https://www.google.com/maps/place/2918+Florence+Road+Woodbine,+Maryland+21797)

Getting too much email from no-reply@howardcountymd.gov? [You can unsubscribe](#)

 Reply all |   Delete  Junk |  ...





HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

MEMORANDUM

Subject: Testimony for a General Plan Amendment (GPA) to revise the Growth Tiers

To: Lonnie Robbins, Chief Administrative Officer, Department of Administration

From: ✓ Valdis Lazdins, Director, Department of Planning and Zoning

Date: January 26, 2017

The Department of Planning and Zoning (DPZ) supports Council Bill No. 16-2017. This bill amends the growth tier designations and tiers map established in *PlanHoward* 2030, through Council Bill No. 1-2013. The current growth tier designations restricted development rights for properties designated as Tier IV. The proposed GPA restores those rights for properties that are not otherwise preserved through easements or part of the Rural Legacy Area. Currently, Tier IV equates to the Rural Conservation (RC) zoning district and Tier III equates to the Rural Residential (RR) zoning district, with the exception of parcels preserved through some type of easement (i.e. environmental, agricultural, historic, etc.).

The Planning Board reviewed an amendment to the growth tiers on February 18, 2016. In response to concerns from the public about including Maryland Agricultural Land Preservation Foundation (MALPF) properties into Tier III, the proposal was subsequently revised and presented to the Planning Board on April 7, 2016. A summary of the proposed amendments, along with the associated impact data, is attached as Appendix A.

The impact data in Appendix A include and show properties that would regain major subdivision rights (five or more lots), which are those properties over 21.25 acres. If every property proposed to move from Tier IV to Tier III develops to the full extent possible, the net increase county-wide would not exceed 215 additional units. This increase in developable land equates to 1.7 percent (1,615 acres) of the acreage in the rural west. Over the past 35 years, the county has preserved over 22,000 acres in the rural west and continues to receive requests to enter the Agricultural Land Preservation Program. According to *PlanHoward* 2030, the county has met its agricultural land preservation goals; therefore, DPZ does not believe the proposed GPA will adversely impact *PlanHoward* 2030 preservation goals.

Additionally, it is unlikely that all 36 parcels will develop to the maximum allowable density, since they may be constrained by such things as steep slopes, wetlands, and septic requirements. The impact data chart also does not consider that some property owners may opt to sell density through the Density Exchange Option.

Finally, the proposed growth tier designations would allow properties to develop according to their existing zoning. The RC and RR zoning districts, as well as the Adequate Public Facility Ordinance (APFO) limit growth in the west and ensure that housing development is paced according to infrastructure availability. This bill has no fiscal impact.

Given the reasons stated above, DPZ support Council Bill 16-2017 and appreciates Council's consideration.

cc: Jennifer Sager, Legislative Coordinator, Department of Administration
 B. Diane Wilson, Chief of Staff
 Gary W. Kuc, County Solicitor, Office of Law

APPENDIX A- SUMMARY OF GROWTH TIER PROPOSALS AND IMPACT ANALYSIS

Proposed GPA	Tier IV	Tier IIIⁱ	Potential Additional Capacityⁱⁱ		
February 18, 2016 Planning Board	RR: Permanently ⁱⁱⁱ preserved parcels RC: Permanently preserved parcels	RR: Parcels not permanently preserved RC: Parcels not permanently preserved <ul style="list-style-type: none"> • includes MALPF^{iv} properties 	53 parcels	2,330 acres	294 units
April 7, 2016 Planning Board ^v	RR: preserved parcels RC: <ul style="list-style-type: none"> • Preserved parcels (includes MALPF properties) or; • Parcels without major subdivision potential (<21.25 acres). 	RR: parcels not preserved RC: <ul style="list-style-type: none"> • Non-preserved parcels • Parcels with major subdivision potential (>21.25 acres) 	49 parcels	2,181 acres	293 units
Council Bill 16-2017	RR: preserved parcels RC: <ul style="list-style-type: none"> • Preserved parcels (includes MALPF properties) and; • Parcels inside the Rural Legacy Area and; • Parcels without major subdivision potential (<21.25 acres). 	RR: parcels not preserved RC: <ul style="list-style-type: none"> • Non-preserved parcels or; • Parcels with major subdivision potential (>21.25 acres) and; • Outside the Rural Legacy Area 	36 parcels	1,615 acres	215 units

ⁱ Under Senate Bill 236 properties that applied for septic "perc" testing prior to July 1, 2012 or which initiated the development process prior to July 1, 2012 are "grandfathered" from the provisions of Senate Bill 236 and included in Tier III.

ⁱⁱ Assumes maximum development capacity if all properties that move into Tier III development to the full extent. This figure does not account for development constraints that limit unit yield or sending of density.

ⁱⁱⁱ Parcels permanently preserved include: County Agricultural Land Preservation Easement, Rural Legacy Easements, Agricultural and Environmental Parcels, Maryland Environmental Trust Easements, Conservation Easements, Maryland Historical Trust Easements and Park and Open Space Land. These parcels do not include Maryland Agricultural Land Preservation Foundation Easements.

^{iv} MALPF properties were not factored into the capacity calculation since state easement would need to be terminated. It would be difficult to estimate the possibility of occurrence.

^v Bon Secours and Franciscan Friar at Folly Quarter properties were included in Tier III in the April 7, 2016 proposal and Council Bill 16-2017. However, these two properties are not included in the capacity calculation. They have been classified as longstanding institutional uses and a Tier III designation is not anticipated to create future development impacts.