

PHILIP AND CAMILLA CARROLL – PRESUBMISSION COMMUNITY MEETING
(Howard County Code Sec. 16.128(b))
3500 Manor Lane, Ellicott City, Maryland 21042
Tax Map 23, Grid 10, Parcel 71
Approx. 655.498 AC±

REPORT OF COMMUNITY INPUT MEETING
HELD AT 6 P.M. ON TUESDAY, MAY 23, 2019 AT
MILLER BRANCH LIBRARY,
9421 FREDERICK ROAD, ELLICOTT CITY, MARYLAND 21042

The following people were in attendance at that meeting:

Sang W. Oh (*attorney*), Joseph Rutter (*consultant*), Jeremy Rutter (*consultant*).

After a brief presentation by Petitioner of its request for a 5 year extension of the DRRA pertaining to Doughoregan/Westmount, the following questions and answers were provided:

- 1) I called Justin Tyler, planner of the day, at DPZ and he told me that there will be 800 new units? *This is false. 325 total units. Nothing is changing in the DRRA other than the term.*
- 2) What about the land that is to be donated to Kiwanis Wallis Park? *Done*
- 3) Why doesn't HCYP know about the donation? *The donation was to recreation and parks, but HCYP should know.*
- 4) Will the representatives for the property owners please identify themselves?
- 5) So the letter that some neighbors received referenced 655.49 acres. That doesn't match up to any of the acreages referenced in the DRRA. Can you explain? *The acreages under the DRRA was explained.*
- 6) Does your map show Manor Lane? *No.*
- 7) Will Manor Lane be used to divert traffic to Rt. 144? *No.*
- 8) The DRRA provides that all access including emergency must be approved. Has that been done? *Yes.*
- 9) Don't there need to be two access points? *No. The ingress/egress to Westmount was approved with a dual lane*
- 10) Have you done a traffic study? What are the numbers? *This is not the forum to talk about that.*
- 11) Do the Carrolls have any intention to build more houses after these remaining homes will be constructed? *No except the fact that the Carrolls have 10 residual development rights.*
- 12) Can you explain the status of the construction of the phases? *The plans that have been submitted and approved for the project were explained.*
- 13) Once you have the approval for the final phases, can you still modify the plan? *Unlikely.*
- 14) I just want to be clear that this is just a reaffirmation of the original plan with no changes other than the term? *Correct*

- 15) Are there going to be any traffic changes made to the intersection of Kiwanis Park? *No.*
- 16) So you need another 5 years? *Yes*
- 17) When will the last house be built? *In about 5 years*
- 18) All single family homes? *Yes*
- 19) How many kids per home? *Difficult to predict.*
- 20) Are all the kids going to be redistricted to the same school? *That is a Board of Education issue.*
- 21) What are the schools that districted to attend? *Discussed*
- 22) Will you strictly adhere to the terms of the DRRA in so far as your accessing Burnside Drive for construction? *Yes, we will.*
- 23) I'm disappointed that we don't have a powerpoint. *The purpose of this meeting is about a DRRA. If you leave your email, we will provide you with a pdf of the exhibit that we have been showing.*
- 24) What are the Carrolls doing for us? *The terms of the DRRA contain all of the terms.*
- 25) Would the Carrolls allow public access to the Doughoregan? *No.*
- 26) Is this going to be a rubber stamp for the County Council? *A discussion ensued about the DRRA process.*
- 27) What are the implications if the DRRA is not extended? *Difficult to say. We would have to really examine the consequences.*
- 28) If you don't get the extension, then does the whole thing get renegotiated? *Unknown*
- 29) The challenge is that during the past 10 years, our schools have gotten increasingly crowded. We ask you to put your thinking caps on to come up with solutions or we'll keep showing up. You have the ability to solve this. You have the deep pockets to solve this. *Do not agree.*
- 30) Would this be a taking to reduce the number form 325? *Difficult to say.*
- 31) All of the school tests have been passed? *Yes*
- 32) Are you going to inform your buyers that schools are over-crowded and that there is no room for the new kids? *No. We passed the schools test and no phase of this development has had to wait 5 years for APFO. We're talking about 200 units over the next 6 years.*
- 33) I personally don't have a problem with the Carroll family or the extension, but I am opposed to the amount of development that the County allows.
- 34) We don't have the money to buy the Turf Valley ES and have no money to build the school.
- 35) Can the 500 acres that the County purchased an easement on be rezoned? *It can, but it can't be developed.*
- 36) I'd like to ask about some legal aspects of the DRRA. What is the purpose of the 176 pages in the exhibits? *Title Report.* What is Exhibit 4? *Title Opinion* What is the purpose and why was it necessary to include all the State and probate records to show who owned what? *Just to be inclusive with information.* What is the purpose and why was it necessary to include ROW and easement? What is the purpose and why was it necessary to include language in Article 6, subsection C for the exception?

- 37) When are you going to submit the application? *We have already filed the application. It is likely to go before the County Council not before September 2019. CORRECTION: THE APPLICATION HAS NOT YET BEEN FILED. LIKLEY TO BE FILED IN THE NEAR FUTURE. WE STILL ANTICIPATE THAT THE DRRA WILL BE CONSIDERED BY THE COUNTY COUNCIL THIS FALL OR WINTER.*
- 38) Is there anyone from the County here? How will the County receive a summary of the comments/questions from this meeting? *We will do our best to summarize, but if you have any additions/corrections, please forward to me.*
- 39) You said you will not connect with Burnside Drive. Did you say that you could connect to Chateau Ridge? *With the DRRA, we cannot.*
- 40) What rights and responsibilities remain to be completed? *Believe most of the responsibilities have been performed.*
- 41) Does phase 4 have to be completed by 2020?
- 42) And no other terms are being changed? *That's right.*
- 43) How do we get a copy of the traffic report? *It should be in the County's file.*
- 44) Fire truck access plans have been approved by the County and State? *Yes*
- 45) Will you send a copy of the plan when you send the minutes? *Sure*
- 46) This meeting is done in accordance with the presubmission meeting rules. A reference is in error. What rules are you using? *Trying to fulfill the intent of those rules.*
- 47) So what happens to our comments? *It will go to the administration and the County Council.*
- 48) The studies are just archaic. 10 years ago. *Traffic tests compound traffic over a number of years.*
- 49) To summarize: extend 5 years; no access to Burnside; nothing purchased on Chateau Ridge to create a new access? *Correct*
- 50) Since nothing is being changed, why do we have to have this meeting? *We're following the law.*
- 51) When did you realize you would need an extension? *Last year.*
- 52) What is the financial impact to the Carrolls if the next phases don't happen? *No answer*
- 53) Will you re-do the traffic because there have been a couple of serious accidents.
- 54) People will want to cut through Chateau Ridge via Centennial to avoid Rt. 29.
- 55) This process is strange because although you're not seeking to change any of the real terms of the DRRA, why do we still have to have this meeting?
- 56) So we can open a whole can of worms if we want to?
- 57) The development rights are held by the County? *No. County cannot sell these units.*

The meeting concluded at approximately 7:10 p.m.