

October 21, 2024

Testimony from Normandy Heights Community Association

Secretary – Laura Callens

In Support of CB59-2024

I am speaking for the Association, and also support the Bill myself, as a directly adjacent neighbor.

Normandy Heights is the neighborhood directly right next to the Normandy Shopping Center. The Center owners are petitioners of the zoning regulation amendment request. The neighborhood is made up of over 80 homes and several hundred people. We recently had a well-attended annual neighborhood meeting, where the new use was discussed and there were none who opposed it.

Over the years, neighbors have been concerned about what new things might come to the center. If you look at all the uses that are allowed in B2, as a matter of right, and also as conditional uses, there are far more intense, noisy, even troublesome uses to neighbors than this storage plan, that are currently allowed. It seems natural that an indoor storage building would be allowed in commercial centers of large size. It is a needed business in the area and is a less difficult use for adjacent properties as well.

Our neighborhood association board supports the plans submitted, as they have a nice exterior appearance plan, including a retail area, and will serve the community around us well, as there are many apartment complexes nearby.

The criteria in the Bill, for parcels 5 acres or larger, with indoor storage will help to keep these buildings well buffered and within an area that can accommodate that use for neighborhoods, while not creating a lot of noise with lots of external access points.

The fact that a conditional use is being sought, versus a use as a matter of right, would help with any concerns about this applying to other B2 centers that might be better served with other uses. We ask that the conditional use addition to B2 of indoor storage units be approved.



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