

8.001

LAW OFFICES OF  
TALKIN & OH, LLP  
COLUMBIA OFFICE  
5100 DORSEY HALL DRIVE  
ELLCOTT CITY, MARYLAND 21042-7870

(410) 964-0300  
(301) 596-6500  
Fax: (410) 964-2008

June 17, 2013

VIA ELECTRONIC MAIL (Original to Follow Via First Class Mail)

Shelia M. Tolliver, Administrator  
Howard County Council  
3430 Courthouse Drive  
Ellicott City, MD 21043

RE: Comprehensive Zoning Map Amendment #8.001  
14196 Frederick Road, Cooksville, MD 21723, 66.1 AC±  
Woodmont Educational Foundation, Inc.

Dear Dr. Tolliver:

This office represents the Woodmont Educational Foundation, Inc. ("Petitioner") with respect to the above-referenced comprehensive zoning map amendment. Please accept this letter as a request by Petitioner to withdraw map amendment #8.001 from further consideration by the Howard County Council. Thank you.

Very truly yours,

Talkin & Oh, LLP



By: Sang W. Oh

cc: Woodmont Educational Foundation, Inc.  
Al Huda, Inc.  
Marsha McLaughlin  
Paul G. Skalny, Esq.

"  
"

## Requested Zoning

**Search Street:**

FREDERICK RD

**Property Information:**

Amendment No.: 8.001

Current Zoning: RC-DEO

Requested Zoning:

Tax Account ID.: 1404320190

Map: 8

Grid: 24

Parcel: 115

Lot:

Acres: 66.1

Address: 14196 FREDERICK RD

City/State/Zip: LISBON, MD 21765

**Owner:**

Name: WOODMONT EDUCATION FOUNDATION INC

Email:

Phone:

Mailing Address: 2000 WOODMONT DRIVE

City/State/Zip: COOKSVILLE, MD 21723

**Representative:**

Name: Talkin & Oh, LLP

Email: soh@talkin-oh.com

Phone: 410-964-0300

Mailing Address: 5100 Dorsey Hall Drive

City/State/Zip: Ellicott City, MD 21042

**Decision:**

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

# Zoning Map Amendment Request Form

**Howard County  
Comprehensive Zoning Plan  
Department of Planning and Zoning**

[Word 2007 Version]  
Before filling out this form, please read the  
Instructions section at the end of the form.

**A. Property Information**

1	Address / Street (Only)	14196 Frederick Road	✓	
2	Tax Map Number	8 Grid	24	✓
3	Parcel(s)	115 ✓		
4	Lot(s)	N/A		
5	Tax Account Data:	District 04	Account #	320190

6	Size of Property:	Acres	66.108	✓	Square feet
---	-------------------	-------	--------	---	-------------

7	The Property is currently zoned:	RC-DEO
	I request that the Property be rezoned to:	I

**B. Owner Information**

8	Owner Name	Woodmont Educational Foundation, Inc. ✓
9	Mailing street address or Post Office Box	2000 Woodmont Drive <span style="float: right;">Plot #16129</span>
	City, State	Cooksville, Maryland
	ZIP Code	21723
	Telephone (Main)	
	Telephone (Secondary)	
	Fax	
10	E-Mail	

**RECEIVED**

DEC 14 2012

DIV. OF PUBLIC SERVICE & ZONING

**C. Representative Information**

11	Name	Talkin & Oh, LLP
	Mailing street address or Post Office Box	5100 Dorsey Hall Drive
	City, State	Ellicott City, Maryland
	ZIP	21042
	Telephone (Main)	410-964-0300 (Sang Oh)

*rec. # 149498*

**C. Representative Information**

Telephone (Secondary)	
Fax	410-964-2008
E-Mail	soh@talkin-oh.com
12 Association with Owner	Attorneys

**D. Alternate Contact [If Any]**

Name	
Telephone	
E-Mail	

**E. Explanation of the Basis / Justification for the Requested Rezoning**

13 The subject Property is located between Frederick Road and Route 70 and is the former site of the Woodmont Academy private school. This rezoning request seeks to apply the I overlay to the Property to ensure that the Property's institutional nature will be preserved into the future.

See attached Continuation Sheet.

**F. List of Attachments/Exhibits**

14 1. Continuation Sheet. 2. Map of the Property from the County's website.

**G. Signatures**

15 Owner *Woodmont Educational Foundation Inc.*

*Jose Felix Ortega*

Date *12/12/2012*

Owner (2)

Date

Additional owner signatures? **X** the box to the left and attach a separate signature page.

16 Representative Signature *J. W. Oh*

Date *12-13-12*

DPZ Use Only		Amendment No.	<i>8,001</i>
Notes	<i>CAH 12/18/12</i>		

**Continuation Sheet**

**E. Explanation of the Basis / Justification for the Requested Rezoning**

- 13 The subject Property is located between Frederick Road and Route 70 and is the former site of the Woodmont Academy private school. This rezoning request seeks to apply the I overlay to the Property to ensure that the Property's institutional nature will be preserved into the future.

The purpose of the I district is "to permit community-serving institutional and cultural facilities." HOWARD COUNTY ZONING REGULATIONS § 113.3.A. The Zoning Regulations also provide that the uses permitted in the I district will benefit the surrounding community.

The Property's recent history as a private academic school evidences its capability to provide institutional services to the surrounding community. The Property is already developed with an institutional-type building which cannot be utilized for the uses permitted by right in the RC-DEO zone. If the requested rezoning is granted, the Property and structures thereon can continue to serve the community and can be easily renovated or redeveloped to meet any new institutional needs.

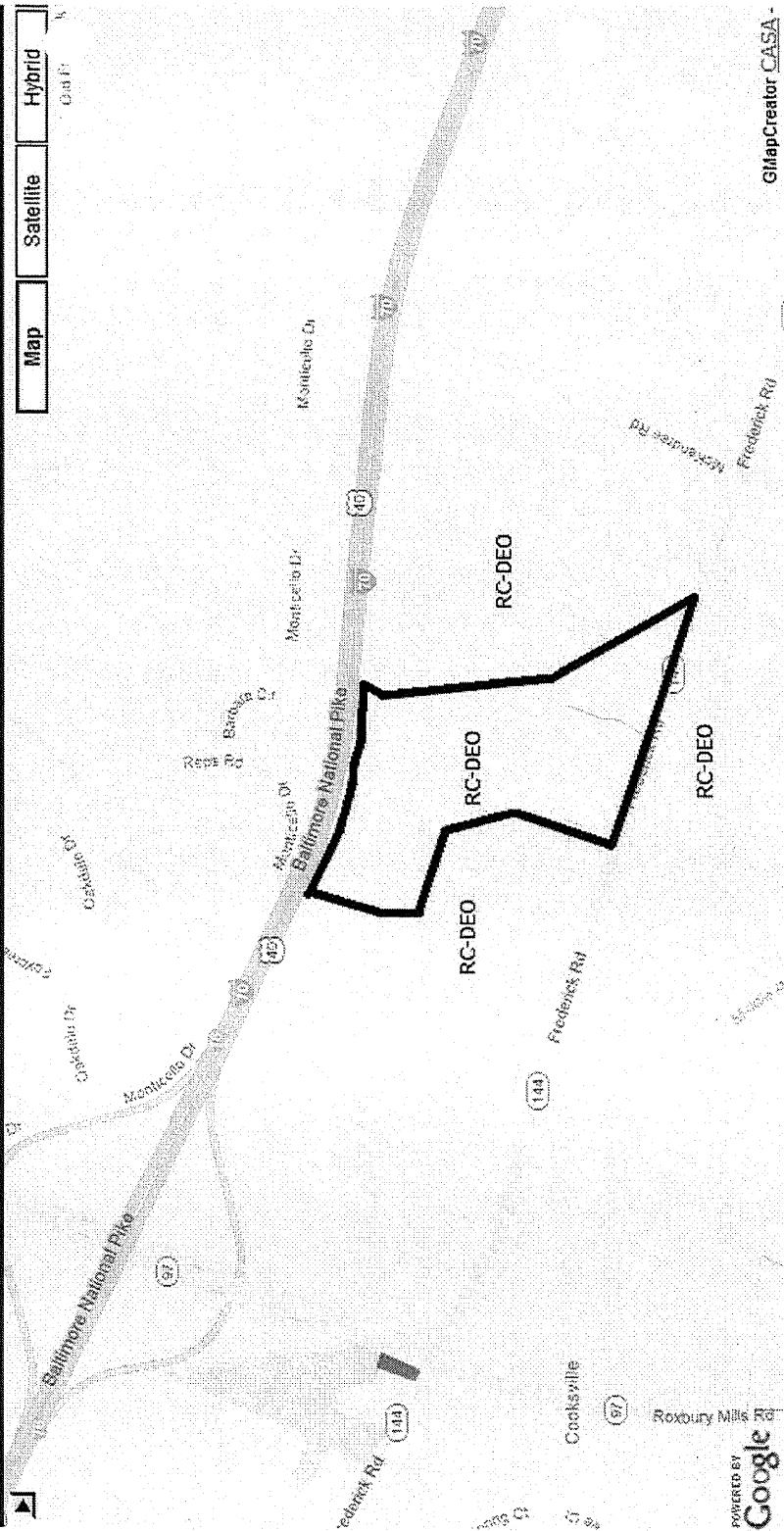
The Property is also ideally located to be the first I development in the County. With substantial frontage on and direct access to Frederick Road, a minor arterial, institutional uses on the Property would be easily accessible for the surrounding community. Additionally, the Property is in close proximity to both Route 70 and Route 32, identified as principal arterials, and Route 97, a minor arterial. The Property's proximity to such major roadways will ensure that small, local roads are not burdened by an institutional use of the Property.

Furthermore, any concern over potential uses of the Property would be addressed and resolved by the public process required of the district. The Zoning Board must approve the I overlay for a particular property. If the Zoning Board approves the I district, the Zoning Regulations require a development plan to be submitted and approved by the Department of Planning and Zoning before the proposed use could commence. This process will ensure that any use of the Property is appropriate and will serve the stated purposes of the I district.

# Howard County, MARYLAND

Street View | Help

Map Satellite Hybrid



POWERED BY Google

GMapCreator CASA -



**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
 3430 Courthouse Drive • Ellicott City, Maryland 21043  
 410-313-2350 • Fax: 410-313-3467 • www.howardcountymd.gov

12/17/2012 1:55 PM Job: 0001 Reg: 0001  
**VALIDATION BY FINANCE**  
 Main Location  
 Validation Number: 000-326050  
 100000000-3000-43250-300000000-PWP000  
 DPZ Plan/Petition Fees

Date: DEC. 17 2012  
 File No.: 14190 Frederick Rd.  
 Check No.: 2331  
 Name: Taylor & Oak LLP  
 Received By: Jane Hughes

	Fund	Business Area and Cost Center	Functional Area	G/L No.	Unit Price	Amount Due
Design Manual Alternative Compliance	1000000000	3000000000	PWPW0000 00000000	432581	\$250 ea.	
Design Manual Waiver	1000000000	3000000000	PWPW0000 00000000	432580	\$500 ea.	
DPW Prelim Engineering Fee (50%)	1000000000	3100000000	PWPW0000 00000000	432220		
DPZ Prelim Engineering Fee (50%)	1000000000	3000000000	PWPW0000 00000000	432220		
Engineering Red-Line Revisions	1000000000	3000000000	PWPW0000 00000000	432285	\$200 ea.	
Forest Conservation Fee-in-Lieu	2060000000	3000000000	PWPW0000 00000000	432521		
Open Space Fee-in-Lieu (account varies)	Varies	1300000000	PWPW0000 00000000	431910		
Storm Drainage Fee-in-Lieu ( <input type="checkbox"/> 4040090001 - Patapsco, <input type="checkbox"/> 4040090002 - Main Patuxent, <input type="checkbox"/> 4040100000 - Middle Patuxent, <input type="checkbox"/> 4040090003 - Little Patuxent)	See <input checked="" type="checkbox"/>	1300000000	PWPW0000 00000000	431900		
Stormwater Management Fee-in-Lieu	1000000000	3000000000	PWPW0000 00000000	431900	\$250 ea.	
Forest Conservation Inspection Fees	2060000000	3000000000	PWPW0000 00000000	432160		
GIS Maps	1000000000	3000000000	PWPW0000 00000000	432800		
House Model Revisions	1000000000	3000000000	PWPW0000 00000000	432280		
Landscape Inspection Fees	1000000000	3000000000	PWPW0000 00000000	432105		
Photo Copies/Publications/Mailing	1000000000	3000000000	PWPW0000 00000000	432800		
Plan/Petition Processing Fees: (Land Development Plans/ Engineering Plans/ BA/ZB/AA Petitions; Special Exceptions; Zoning Verification; etc.); SRC Specials	1000000000	3000000000	PWPW0000 00000000	432530		\$ 250.00
Sidewalk Fee-in-Lieu Fees: ( <input type="checkbox"/> 4010090001 - Ellicott City, <input type="checkbox"/> 4010090002 - Columbia, <input type="checkbox"/> 4010090003 - Elkridge, <input type="checkbox"/> 4010090004 - Southeast Planning Areas) WBS Element - K0015.0.3100	See <input checked="" type="checkbox"/>	3100000000	PWPW0000 00000000	490900		
Topographic/Floodplain Maps	1000000000	3100000000	PWPW0000 00000000	432736		
Water and Sewer Fee: DPW (50% of 3.5% of prelim construction) DPZ (50% of 3.5% of prelim construction)	1000000000 1000000000	3100000000 3000000000	PWPW0000 00000000	432526		
Other:						

**TOTAL DUE** \$250.00

**WHITE PRINT**

No. of Sets	No. of Originals	Original Title - Plat No. - Plan No.	Size	Material Type
ACCOUNT NO: <input type="checkbox"/> 1000-3000000000-PWPW00000000000000-432800			<b>Total Due</b>	\$ _____

Maryland Department of Assessments and Taxation Real Property Data Search (sv1.1A) HOWARD COUNTY	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a> <a href="#">GroundRent Redemption</a> <a href="#">GroundRent Registration</a>
--	---

**Account Identifier:** District - 04 Account Number - 320190

**Owner Information**

<b>Owner Name:</b>	WOODMONT EDUCATION FOUNDATION INC	<b>Use:</b>	EXEMPT COMMERCIAL
<b>Mailing Address:</b>	2000 WOODMONT DRIVE COOKSVILLE MD 21723	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	1) /06931/ 00355 2)

**Location & Structure Information**

<b>Premises Address:</b>	<b>Legal Description:</b>
14196 FREDERICK RD COOKSVILLE 21723-	66.108 A. 14196 FREDERICK RD PROP WOODMONT EDUCATION

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	16129
0003	0024	0115		0000				2		
										<b>Plat Ref:</b>

<b>Special Tax Areas:</b>	<b>Town</b>	NONE
	<b>Ad Valorem</b>	103
	<b>Tax Class</b>	

<b>Primary Structure Built</b>	<b>Enclosed Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1960	7700	66.1000 AC	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>
		STORAGE WAREHOUSE	

**Value Information**

	Base Value	Value		Phase-in Assessments	
		As Of	As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013	
<b>Land</b>	2,143,500	2,143,500			
<b>Improvements:</b>	1,541,200	1,363,500			
<b>Total:</b>	3,684,700	3,507,000	3,507,000	3,507,000	
<b>Preferential Land:</b>	0			0	

**Transfer Information**

<b>Seller:</b>	WOODMONT ACADEMY INC	<b>Date:</b>	03/06/2003	<b>Price:</b>	\$0
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/06931/ 00355	<b>Deed2:</b>	
<b>Seller:</b>	HOWARD COUNTY MARYLAND	<b>Date:</b>	09/17/2002	<b>Price:</b>	\$1,550,000
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/06427/ 00289	<b>Deed2:</b>	
<b>Seller:</b>	JONES STEPHEN N ET AL	<b>Date:</b>	08/24/1990	<b>Price:</b>	\$900,000
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/02220/ 00032	<b>Deed2:</b>	

**Exemption Information**

<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2012	07/01/2013
<b>County</b>	800	3,507,000.00	3,507,000.00
<b>State</b>	800	3,507,000.00	3,507,000.00
<b>Municipal</b>	800	0.00	0.00

<b>Tax Exempt:</b>	<b>Special Tax Recapture:</b>
<b>Exempt Class:</b> PRIVATE SCHOOLS	NONE

**Homestead Application Information**

**Homestead Application Status:** No Application



Comp Zoning  
App. 8.001

CMBRS  
RR  
TW

16185 Old Frederick Road  
Mount Airy, MD 21771

March 8, 2013

Mr. Greg Fox, District 5  
3430 Courthouse Drive  
Ellicott city, MD 21043

I am writing in reference to the future use of the Woodmont Academy property in Cooksville. I attended a community meeting held on March 7, 2012 during which an update was provided on property status and plans for going forward.

One of the most alarming things to me was that the current property owners had requested a zoning change for the property to be classed as "IO" – Institutional Overlay. The Department of Planning and Zoning responded that they would not support that, but they would recommend it be zoned as "CCT" – Community Center Transition Zone. This was done on the advice of a "senior" member of the administration.

Why the DPZ would do this is beyond me. The CCT is much less restrictive than the IO would have been and it will have even a greater impact on the rural setting that the County has stated they want to preserve. Either zoning classification does NOT support or serve the existing community and the potential buyers of the property certainly cannot provide a credible case that it would.

Please explain why the County would be so supportive of this. Having the DPZ going beyond simply a response to the zoning change request is concerning and discerning to me. It makes me wonder more than ever how the citizens are being represented by our government. The DPZ action has the appearance of serving special interests rather than the citizens.

The rural setting of Western Howard County must be preserved and for the DPZ to recommend something that runs counter to this has the appearance of the County being desirous of defeating its own stated goals.

Again, I am concerned why the County would seem to be working against itself at the expense of the residents.

Sincerely,



Donald C. Lewis



# Howard County Council

George Howard Building  
3432 Court House Drive  
Ellicott City, Maryland 21043-4392

## COUNCILMEMBERS

Jennifer Terrasa, Chairperson  
District 3  
Mary Kay Sigaty, Vice Chairperson  
District 4  
Courtney Watson  
District 1  
Calvin Ball  
District 2  
Greg Fox  
District 5

March 11, 2013

Woodmont Education Foundation, Inc.  
2000 Woodmont Drive  
Cooksville, MD 21723

Dear Sir or Madam:

You are receiving this letter because you filed a Zoning Map Amendment Request Form/Howard County Comprehensive Zoning Plan or a Zoning Regulation Amendment Request Form/Howard County Comprehensive Plan.

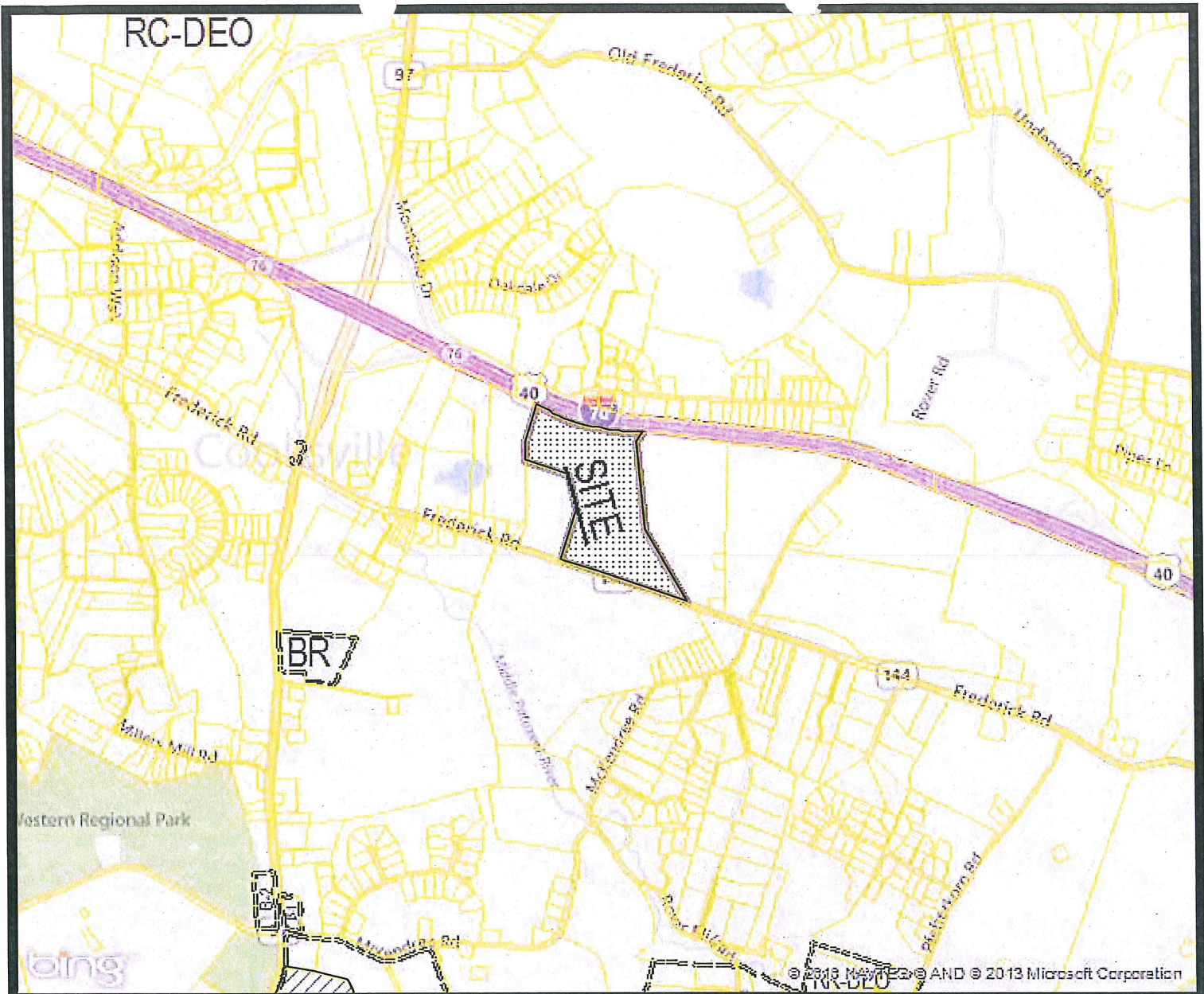
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits and disclosures when the Form proposes to "increase the density of the land of the applicant."

The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, "**the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration of the application by an elected official.**"

Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre  
Administrator



1	2	3	4	5		
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	33	34	35	36	37	38
	39	40	41	42	43	44
		45	46	47	48	
				50		



Zoning Map General Plan Amendment: **8.001** Tax ID: **1404320190**  
 Current Zoning: **RC-DEO** Council District: **5**  
 Tax Map: **8** Grid: **24** Parcel: **115** Lot: **N/A**  
 Address: **14196 FREDERICK RD**

Regner, Robin

---

**From:** Tolliver, Sheila  
**Sent:** Thursday, August 01, 2013 10:45 AM  
**To:** Regner, Robin  
**Subject:** Fwd: Woodmont

Sent from my iPhone  
Sheila Tolliver

Begin forwarded message:

**From:** "Sigaty, Mary Kay" <mksigaty@howardcountymd.gov>  
**Date:** July 31, 2013, 3:58:46 PM EDT  
**To:** "Tolliver, Sheila" <STolliver@howardcountymd.gov>  
**Subject: FW: Woodmont**

---

**From:** "richard 8165@verizon.net" <richard 8165@verizon.net>  
**Date:** Sat, 29 Jun 2013 10:35:56 -0400  
**To:** Mary Kay Sigaty <mksigaty@howardcountymd.gov>  
**Subject:** Woodmont

Dear Ms. Sigaty,

Thank you for supporting the Western Howard County residents in their stand against re-zoning the Woodmont property. I think Western Howard County is still at risk for re-zoning. This may just be the lull before the storm. Any agreement with the Dar-Us-Salaam community should include a limit on the size of the development along with the clause preventing this community from petitioning re-zoning in the future.

Again, my husband and I thank you for standing with Western Howard County residents.

Sincerely,

Janice L. White  
Richard P. White

## Regner, Robin

---

**From:** Ball, Calvin B  
**Sent:** Wednesday, October 02, 2013 1:30 PM  
**To:** Regner, Robin  
**Subject:** D2 Comp Zoning 2013 Testimony

**From:** [malmaxwell@aol.com](mailto:malmaxwell@aol.com) [mailto:[malmaxwell@aol.com](mailto:malmaxwell@aol.com)]  
**Sent:** Tuesday, May 14, 2013 8:04 PM  
**To:** Ball, Calvin B  
**Subject:** Opposed to The Woodmont Academy Property Expansion

Data from form "Contact Howard County Government" was received on 5/14/2013 8:04:19 PM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:cball@howardcountymd.gov">cball@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:malmaxwell@aol.com">malmaxwell@aol.com</a>
Name	Mallory Kubicek
Subject	Opposed to The Woodmont Academy Property Expansion
MessageBody	Respectfully, Council Members, I am respectful of religious freedom and diversity in our county and world, but I am very opposed to the change in zoning that would allow for the expansion that is being proposed by the prospective buyers of the property on Frederick Road. Please register my opposition, as I believe that is would negatively change the nature of our farm community by stepping it up into a suburban area that is not only uncharacteristic but unequipped to handle the traffic increase , light pollution in an agricultural area . Thank you, Mallory Kubiek

Email "Opposed to The Woodmont Academy Property Expansion " originally sent to [cball@howardcountymd.gov](mailto:cball@howardcountymd.gov) from [malmaxwell@aol.com](mailto:malmaxwell@aol.com) on 5/14/2013 8:04:19 PM.

Regner, Robin

8.001

**From:** Ball, Calvin B  
**Sent:** Wednesday, October 02, 2013 1:29 PM  
**To:** Regner, Robin  
**Subject:** D2 Comp Zoning 2013 Testimony

---

**From:** Sean Williams [<mailto:Sean.Williams@nowtechnologies.com>]  
**Sent:** Friday, June 07, 2013 10:29 AM  
**To:** Ball, Calvin B  
**Subject:** Re-zoning of Woodmont Property

Mr. Ball, I moved my family from Anne Arundel County to the Western Howard County area almost 5 years ago to escape the rapid spread of urbanization. We live about 2 miles from this proposed development and adamantly oppose it. I ask that you vote against the Comprehensive Re-Zoning Bill, as recommended by the Planning Board.

Thank you,  
Sean Williams & Family

## Regner, Robin

---

**From:** Ball, Calvin B  
**Sent:** Wednesday, October 02, 2013 1:28 PM  
**To:** Regner, Robin  
**Subject:** D2 Comp Zoning 2013 Testimony

---

**From:** [fjbeall@verizon.net](mailto:fjbeall@verizon.net) [<mailto:fjbeall@verizon.net>]  
**Sent:** Monday, June 17, 2013 7:51 AM  
**To:** Ball, Calvin B  
**Subject:** Rezoning request for the Woodmont property

Mr. Ball;

Despite the Planning's Board recommendation, of 5-0, against approving the re-zoning of the Woodmont property, the County executive has seen fit to go against the recommendation of the Planning Board, and more importantly go against the will and the wishes of the citizens of Howard County, by asking the County Council to approve the re-zoning of the property from Residential Conservation, (RC), to Community Center Transition, (CCT) . To add injury to this blatant insult, he has the unadulterated audacity to also ask that the County Council consider re-defining the definition of CCT zoning. Redefining the CCT zoning would permit further expansion on the Woodmont property. These changes to redefine CCT zoning were not a part of the Planning Board hearings and therefore not afforded public comment or input from the Planning Board. The CCT zoning district allows a variety of high intensity uses such as healthcare facilities, bio-medical labs, concert halls and office buildings, and rezoning this property will pave the way for others all over my rural community. And remember, also, that this property is served not by public water and sewer but by well and a septic system.

We don't know how to adequately express our outrage with what Mr. Ulman has done and for what he is requesting of the County Council. We've tried to express our feelings in an email to Mr. Ulman and as we suspected have not had a reply. So, it is now up to the members of the County Council. "Elected members" we would remind you. The members of our rural community have spoken and expressed their concerns over rezoning the Woodmont property from a RC zoning to the CCT zoning. The Planning Board has agreed with the community, unanimously! Now, Mr. Ulman believes he knows better than anybody else as to what is best for the western part of the county and has made recommendations to you to subvert and go against the will and wishes of the good citizens of Howard County!

Thank you for your consideration.

Francis and Julia Beall  
13970 Forsythe Road  
Sykesville, MD 21784-5813

~~146-002~~  
8.001

**Ratliff, Sarah**

---

**From:** Tolliver, Sheila  
**Sent:** Monday, April 15, 2013 11:40 AM  
**To:** rich.rivero@yourkeyconsultants.com  
**Subject:** RE: Woodmont academy zoning

Thank you for your e-mail to the members of the County Council. They appreciate your interest in the matters before them and will bear in mind your comments as they consider this item.

Sheila Tolliver  
Administrator  
Howard County Council

---

**From:** rich.rivero@yourkeyconsultants.com [mailto:rich.rivero@yourkeyconsultants.com]  
**Sent:** Monday, April 15, 2013 11:27 AM  
**To:** CouncilMail; Fox, Greg  
**Subject:** Woodmont academy zoning

Dear Council Members:

I am writing to oppose the requested up zoning of the former Woodmont Academy property.

I am no expert on zoning, however, from the meetings that I have attended and/or research I have done, it seems very clear to me that to change the zoning on this property to I/CCT would be very inconsistent with what Howard County, especially in the West, espouses. (Howard2030)

A land owner would only be allowed to develop that property with 4 houses, yet you are considering this up-zone? Makes no sense.

From what I understand, the people that own properties adjoining the Woodmont property entered into a Contract with the County to keep their property rural for eternity. If you allow this, I feel that Howard County is violating their part of that Contract. Not to mention the added burden on wells, septic, traffic, lighting, noise, etc.

Please do not allow the up-zoning for this property. I represent many people who feel the same way.

Sincerely,  
Richard

**Richard Rivero**  
**Re/Max Advantage**  
(443) 386-1303 cell  
(410) 988-4240 office  
(410) 740-1200 office  
(410) 740-1293 fax  
[Rich.rivero@yourkeyconsultants.com](mailto:Rich.rivero@yourkeyconsultants.com)

Connect on LinkedIn: <http://www.linkedin.com/pub/rich-rivero/12/573/2b5>

Connect on Facebook: 



16185 Old Frederick Road  
Mount Airy, MD 21771

June 7, 2013

Ms Jen Terrasa  
3430 Court House Drive  
Ellicott City, MD 21043

I am writing in reference to the upcoming Council hearings on June 24, 2013 on Comprehensive Rezoning and specifically on the Woodmont Academy property.

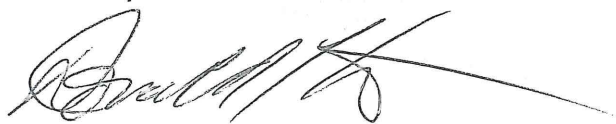
The Planning Board rightfully voted 5-0 in favor of maintaining the current zoning for said property with Conditional Use. County Executive Ulman has now ignored that compelling vote and is recommending the CCT classification. This, of course, provides for a virtually unrestricted use of the property in the middle of a residential and agriculture setting.

There has not been one argument put forth to date that supports any zoning change, or even consideration of a change. The citizens have spoken loudly and clearly about this and continue to do so.

I feel that the citizens of Western Howard County are under attack. We have to spend untold hours and huge dollars just to try and maintain the environment that we have. The county has stated repeatedly its goal and plan to maintain the rural setting of the Western county, yet is now ignoring its own recommendations and working against itself in proposing this zoning change. Why do we have to continue to fight to maintain the obvious? WHY?

Please vote against changing the zoning on the Woodmont Academy property.

Thank you.



Donald C. Lewis

RR  
CMBPS  
ST  
8000  
TW  
FD  
SP

16185 Old Frederick Road  
Mount Airy, MD 21771

June 7, 2013

Ms Jen Terrasa  
3430 Court House Drive  
Ellicott City, MD 21043

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I feel that the citizens of Western Howard County are under attack. We have to spend untold hours and huge dollars just to try and maintain the environment that we have. The county has stated repeatedly its goal and plan to maintain the rural setting of the Western county, yet is now ignoring its own recommendations and working against itself in proposing this zoning change. Why do we have to continue to fight to maintain the obvious? WHY?

Please vote against changing the zoning on the Woodmont Academy property.

Thank you.



Nancy A. Lewis

RR

smalls  
ST  
8,001  
TW  
FD  
R

Fox, Greg

V east

8.001

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**From:** Matthew Kutz <mkutz20904@yahoo.com>  
**Sent:** Tuesday, May 07, 2013 6:02 PM  
**To:** Fox, Greg  
**Subject:** Woodmont

Mr. Fox -- I have recently moved to Glenwood, MD and have received your letter of introduction for which I am very thankful.

I wanted to advise of this constituent's disagreeable views toward the proposed redevelopment of the Woodmont Academy on Route 144 in Lisbon by the Dar-Us-Salaam mosque of Silver Spring.

In fact, we moved from Silver Spring due to the congestion, traffic, and noise, and now find the prospects of a 5,000 member mosque to be wholly disagreeable. Prior to moving, I analyzed the master plan of Western Howard County and found that the county intended to maintain Western Howard County as an undeveloped, quasi-rural space to enjoy. Reviewing the master plan I found no plans to enhance mass transit, widen the roads, or introduce public water and sewer to the area (which seems to be the lynch pin in any big-growth plan). Rather, the county has been buying up farmland easements and restricting residential growth, which sends a very clear message that Western Howard County is not necessarily the place for a 5,000 member mosque, or church, or synagogue, or office building, or army base, or anything else that would comprise a 5,000 member population for just 66 acres (my property is 6 acres -- proportionally speaking, that would be around 450 people living on my land).

I certainly trust that you will use the power of your office and persuade your colleagues to do what they can to dissuade the realization of development of Woodmont.

Thank you,  
Matthew Kutz

**Regner, Robin**

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**From:** Tolliver, Sheila  
**Sent:** Monday, April 15, 2013 9:03 AM  
**To:** Doug Gasch  
**Subject:** RE: Woodmont Academy Property

Thank you for your e-mail to the members of the County Council. They appreciate your interest in the matters before them and will bear in mind your comments as they consider this item.

Sheila Tolliver  
Administrator  
Howard County Council

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**From:** Doug Gasch [<mailto:doug@gaschprinting.com>]  
**Sent:** Friday, April 12, 2013 8:12 AM  
**To:** CouncilMail  
**Subject:** Woodmont Academy Property

I have been living in Western Howard County my entire life, where I have owned a business and invested in several investment properties. My family and I will be outraged if the up-zoning of this property is passed, which will disrupt the entire and surrounding areas. We have pledged to move our family to Carroll or Frederick County should this pass, as we feel you will be destroying everything we so love about this area. I speak for all my family and friends when I express this outrage. I pray you will understand and consider the effects to the area this decision would cause, and how disruptive this will be to the value of the area.

Sincerely, Doug Gasch

*Doug Gasch*

*President*

*[www.gaschprinting.com](http://www.gaschprinting.com)*

*(P) (301) 362-0700*

*(F) (301) 362-0900*

*1780 Crossroads Drive*

*Odenton, MD 21113*



✓

8.001

**Fox, Greg**

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**From:** LINDA GASCH <lindagasch08@msn.com>  
**Sent:** Thursday, April 11, 2013 9:11 PM  
**To:** CouncilMail  
**Subject:** Upzoning at the Woodmont Academy Property

Dear Council Members,

I am writing to oppose the requested up zoning of the former Woodmont Academy property.

Now I do not say I am an expert on zoning, however, from the meetings that I have attended it seems very very clear cut to me that to change the zoning on this property to I/CCT is so inconsistent with what Howard County, especially in the west espouses. (Howard2030)

If I wanted to develop that property as a land owner I would only be allowed 4 houses on that property and yet you would even consider this up-zone? Makes no sense.

The people that own the properties that adjoin the Woodmont property entered into a contract with the county to keep their property rural for eternity. If you allow this I feel that Howard County has violated their part of that contract.

Not even to mention well, septic, traffic, lighting, noise, etc etc.

Please do not allow this up-zoning for this property. I represent 100's of people who feel the same way.

Thank you,

*Linda Gasch*  
Woodbine, MD

Fox, Greg

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**From:** jodimist@comcast.net  
**Sent:** Thursday, February 28, 2013 4:50 PM  
**To:** Fox, Greg  
**Subject:** Devp of Woodmont Site, Western Howard County

✓  
Anderson  
~~8.001~~ 8.001

Dear Mr. Fox,

We are emailing to ask you to please disallow the development of the Dar-Us-Salaam facility/campus proposed for the Woodmont site in Western Howard County. We moved to this rural area eight years ago to avoid development and traffic of projects just like this. We have been driving the distance to stores and "cities" for years as our trade-off for living in such a beautiful rural area. There truly has to be some land that is forced to follow the Rural Conservation laws or we will have nothing to offer non-city people for residential housing. We feel this construction will be the start of the ruin of Western Howard County.

Additionally, not only is this project an eyesore, but it is too large, and traffic is already difficult for us to enter and exit on Rte 97 at busier traffic hours during the day. I cannot even imagine how long I would have to wait to get out of our development with several thousand more commuters down the street.

The fact that the County is even considering this project is wrong. The Dar-Us-Salaam should not be able to bypass zoning and laws just to get what they want. For what they want to do, they should not have even looked for land out here. People who have lived out here have had to abide by these laws for years and to let this project move forward as such is not acceptable. Even the expansion of Route 32 has been held off indefinitely due to rural complications, and that would actually be helping the area. To allow this is in complete disagreement with the purpose and intent of the Western Howard County region.

Please disallow this development.

Thank you for your time.

Sincerely,

Diane & John

3234 Huntersworth

Anderson

Way, Glenwood, Maryland 21738

To: Jen Terrasa, Howard County Council Member  
3430 Court House Drive  
Ellicott City, MD 21043

CMBS  
ST  
PR 81001  
TW

From: Valeriya Gadiyak  
Grigoriy Gadiyak  
Irina Gadiyak  
13739 Barberry Way  
Sykesville, MD 21784

Dear Ms. Terrasa,

We'd want to express our concerns about the huge development being proposed for the former Woodmont Academy site on Rt 144 between Rt 32 and Rt 97.

We are long-term residents of Howard County. One of the main reasons to move to Western Howard Co was because it's rather rural and quiet. However we do believe that this really huge development far exceeds any limits of "rural" and (especially) "Preservation of Rural West".

The proposed development will also badly affect the traffic on Rt 144, Rt 32, and Rt 97. As you may already know those 3 roads are very busy, and during rush hour both Rt 32 and Rt 97 are "bumper to bumper" and not pleasant to drive on. Adding more traffic to that will create a commute nightmare for everyone using those roads.

We are aware that Planning Board voted 5-0 AGAINST rezoning the Woodmont property. We are kindly asking You to step in, support Planning Board and residents opinion, and oppose the development.

Sincerely Yours,  
Valeriya Gadiyak  
Irina Gadiyak  
Grigoriy Gadiyak

Gadiyak  
Gadiyak  
Maguel

06/07/2013

46-002  
8.001

**Ratliff, Sarah**

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**From:** Tolliver, Sheila  
**Sent:** Monday, April 15, 2013 9:36 AM  
**To:** R STURGESS  
**Subject:** RE: Up zoning at the Woodmont Academy Property

Thank you for your e-mail to the members of the County Council. They appreciate your interest in the matters before them and will bear in mind your comments as they consider this item.

Sheila Tolliver  
Administrator  
Howard County Council

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**From:** R STURGESS [<mailto:rhsturg@verizon.net>]  
**Sent:** Monday, April 15, 2013 9:27 AM  
**To:** Fox, Greg; CouncilMail  
**Cc:** [rhsturg@verizon.net](mailto:rhsturg@verizon.net)  
**Subject:** Up zoning at the Woodmont Academy Property

Dear Council Members:

I am writing to oppose the requested up zoning of the former Woodmont Academy property.

I am no expert on zoning, however, from the meetings that I have attended and/or research I have done, it seems very clear to me that to change the zoning on this property to I/CCT would be very inconsistent with what Howard County, especially in the West, espouses. (Howard2030)

A land owner would only be allowed to develop that property with 4 houses, yet you are considering this up-zone? Makes no sense.

From what I understand, the people that own properties adjoining the Woodmont property entered into a Contract with the County to keep their property rural for eternity. If you allow this, I feel that Howard County is violating their part of that Contract. Not to mention the added burden on wells, septic, traffic, lighting, noise, etc.

Please do not allow the up-zoning for this property. I represent many people who feel the same way.

Robert Sturgess

3309 Roscommon Drive, Glenelg, MD 21737



**Regner, Robin**

8.001

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**From:** Tolliver, Sheila  
**Sent:** Monday, April 15, 2013 9:20 AM  
**To:** Jody  
**Subject:** RE: Old Woodmont Property

Thank you for your e-mail to the members of the County Council. They appreciate your interest in the matters before them and will bear in mind your comments as they consider this item.

Sheila Tolliver  
Administrator  
Howard County Council

**From:** Jody [<mailto:minibrute50@aol.com>]  
**Sent:** Saturday, April 13, 2013 10:25 PM  
**To:** CouncilMail  
**Subject:** Old Woodmont Property

The western half of the county is just that western. We do not need over the top buildings or other types of property here. Keep our county clean. The roads cannot take the traffic that is why truck over a certain weight must stay off Rt 144 and Old Frederick road and not on Burntwoods Road too.

This property should have been bought by the county for a special school or training facility for police/fire or other county training, or even military training.

Jody Lilley

CMBRS  
RR  
TW

8.001

16185 Old Frederick Road  
Mount Airy, MD 21771

March 8, 2013

Mr. Greg Fox, District 5  
3430 Courthouse Drive  
Ellicott city, MD 21043

I am writing in reference to the future use of the Woodmont Academy property in Cooksville. I attended a community meeting held on March 7, 2012 during which an update was provided on property status and plans for going forward.

One of the most alarming things to me was that the current property owners had requested a zoning change for the property to be classed as "IO" – Institutional Overlay. The Department of Planning and Zoning responded that they would not support that, but they would recommend it be zoned as "CCT" – Community Center Transition Zone. This was done on the advice of a "senior" member of the administration.

Why the DPZ would do this is beyond me. The CCT is much less restrictive than the IO would have been and it will have even a greater impact on the rural setting that the County has stated they want to preserve. Either zoning classification does NOT support or serve the existing community and the potential buyers of the property certainly cannot provide a credible case that it would.

Please explain why the County would be so supportive of this. Having the DPZ going beyond simply a response to the zoning change request is concerning and discerning to me. It makes me wonder more than ever how the citizens are being represented by our government. The DPZ action has the appearance of serving special interests rather than the citizens.

The rural setting of Western Howard County must be preserved and for the DPZ to recommend something that runs counter to this has the appearance of the County being desirous of defeating its own stated goals.

Again, I am concerned why the County would seem to be working against itself at the expense of the residents.

Sincerely,



Donald C. Lewis

81001  
to Robin

CB  
ST

Wayne Lemon  
14613 Frederick Road  
Cooksville, MD 21723  
April 4, 2013

Calvin Ball, District 2  
3430 Courthouse Drive  
Ellicott city, MD 21043

**Re:** Proposed relocation/construction of 5000 member Dar-us-Salaam temple in Cooksville

Dear Council Member Ball:

Thank you for taking time out of your busy schedule to read my letter. The purpose of my letter is to two-fold. First, I want to express grave concerns I and my family have with the proposed construction of a 5000 member Dar-us-Salaam temple at the defunct Woodmont Academy site in Cooksville.

Not only is the scale and size of the Dar-us-Salaam project excessive, it presents serious traffic, water table, home value and quality of life concerns for the community.

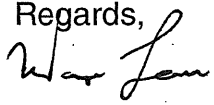
Frankly, I do not understand how such a large project with supporters and membership from outside the county, serves the interests of families and community in Cooksville or western Howard County. If approved, this project will completely change the character and rural landscape of the area.

Second, I want to express my disappointment and discontent with Howard County's Department of Planning and Zoning's (DPZ) recommendation to change the zoning of the Woodmont Academy site, where the proposed Dar-us-Salaam temple would be built, from "Rural Conservation" (RC) to "Community Center Transition" (CCT). The Department of Planning and Zoning's recommendation for the zoning change is clearly motivated by factors inconsistent with the site and Dar-us-Salaam project. What is the Cooksville community, with large acres of rural conservation and farmland, transitioning from to be designated as CCT now? Whose interests are served by changing the zoning from RC to CCT? It's certainly not the interests of residents and families who live in Cooksville or western Howard County.

I have lived and raised my family in Cooksville for over a decade. As a council member, I am asking you to stand with us and the residents and other families in Cooksville and prevent the development of the Dar-us-Salaam temple.

We need your help now and I hope you will give it to us. I look forward to your reply.

Regards,

A handwritten signature in black ink, appearing to read "Wayne Lemon". The signature is written in a cursive style with a large initial "W" and a long, sweeping underline.

Wayne Lemon

Encl.

cc:

Honorable Greg Fox, County Council

App 8.001

CMSES  
SL

RR  
TW  
CS

675 Gaither Road  
Sykesville, Maryland 21784  
23 March 2013

Ms. Jennifer Terrasa  
District 3 Councilmember  
3430 Court House Drive  
Ellicott City, Maryland 21043

RE: Development of Woodmont Academy

Councilmember Terrasa:

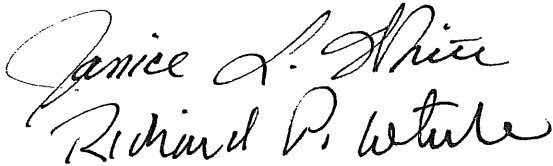
My husband and I have lived on Gaither Road for the past 34 years. We moved from Columbia, Maryland because we wanted a larger lot, more space between our house and our neighbor's house, and a densely wooded lot. Western Howard County has three (3) acre zoning for housing. Across the street from us is the Dickey Farm which is in the Historic Land Bank. In other words our neighborhood is rural, quiet, and unspoiled. The farm land will hopefully remain farm land. The 3 acre zoning will hopefully remain 3 acre zoning. About 10 or 15 years ago we had a scare. A proposal was put forth to create a road parallel with 70 that would have cut through our front yard and would have destroyed our property. This is always a worry when development becomes too dense. We are close to Carroll County and development in Carroll is uncontrolled. I understand that land owners invest so they can sell their property for a profit. However, when the seller's gain is everyone's loss, I object.

Development of the Woodmont Property by Dar-Us-Salaam with a several thousand student education center, a five (5) thousand worship facility, multi-story administrative buildings, student dormitories, staff condominiums, a headquarters for The Muslim Link newspaper all on well and septic in contradiction with the County's land use policies and is unacceptable to my husband and I. This development is massive and far more intensive than contemplated in the Rural Conservation zoning district and what the County previously approved for Woodmont. In addition, Dar-Us-Salaam wishes to change the zoning that will impact where I live. This massive development will require additional roads which will destroy farm land, negatively impact home owners, and possibly entire neighborhoods. The water supply will be compromised for those of us who live in Western Howard County. Our taxes will increase to pay for the new roads that will have to be built to accommodate thousands of people. What is infuriating is the property owners in Howard County will have to pay higher taxes to support this development while the people developing the Woodmont Property will be exempt. There is no benefit to Howard County for this type of development. It will be a drain on the natural resources and everyone's pocket book. I strongly object!

between Rt. 32 and Rt. 97 to be developed by Dar-Us-Salaam. Dar-Us-Salaam will not pay taxes because they are a religious community, the development will overload the water supply, the development will overload the road system, and development will create too much noise and traffic. Why? How will this development benefit those of us who have lived in this community for decades. The development of Woodmont Academy will only benefit a few – the seller of the property, the architect who designed the space, and the builders. All of them will leave the area soon after completion and the people who have invested years of hard work to purchase and pay for their homes will be left with the fall out.

Please vote against the rezoning of this property so we can continue to promote the County's priorities of preserving land and promoting agriculture in the Rural West.

Sincerely,



Janice L. White  
Richard P. White  
675 Gaither Road  
Sykesville, Maryland 21784  
(410) 489-4792  
Richard\_8165@verizon.net

HOWARD COUNTY COUNCIL  
RECEIVED  
2013 MAR 26 P 2:10

**From:** Tolliver, Sheila  
**Sent:** Monday, April 15, 2013 9:36 AM  
**To:** R STURGESS  
**Subject:** RE: Up zoning at the Woodmont Academy Property

Thank you for your e-mail to the members of the County Council. They appreciate your interest in the matters before them and will bear in mind your comments as they consider this item.

Sheila Tolliver  
Administrator  
Howard County Council

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**From:** R STURGESS [<mailto:rhsturg@verizon.net>]  
**Sent:** Monday, April 15, 2013 9:27 AM  
**To:** Fox, Greg; CouncilMail  
**Cc:** [rhsturg@verizon.net](mailto:rhsturg@verizon.net)  
**Subject:** Up zoning at the Woodmont Academy Property

Dear Council Members:

I am writing to oppose the requested up zoning of the former Woodmont Academy property.

I am no expert on zoning, however, from the meetings that I have attended and/or research I have done, it seems very clear to me that to change the zoning on this property to I/CCT would be very inconsistent with what Howard County, especially in the West, espouses. (Howard2030)

A land owner would only be allowed to develop that property with 4 houses, yet you are considering this up-zone? Makes no sense.

From what I understand, the people that own properties adjoining the Woodmont property entered into a Contract with the County to keep their property rural for eternity. If you allow this, I feel that Howard County is violating their part of that Contract. Not to mention the added burden on wells, septic, traffic, lighting, noise, etc.

Please do not allow the up-zoning for this property. I represent many people who feel the same way.

Robert Sturgess

3309 Roscommon Drive, Glenelg, MD 21737

✓

8.001

**Fox, Greg**

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**From:** Todd Souder <tsouder@msn.com>  
**Sent:** Thursday, April 11, 2013 10:30 PM  
**To:** CouncilMail  
**Subject:** Woodmont Academy site

I am writing you in regard to this site and the proposed destruction of Western Howard County. I am a Glenelg graduate that owns multiple properties in the county and to think that you might allow this disaster to be built is embarrassing. I have talked to many people living in that part of the county that will move if you do not stop this project. I cannot even imagine the damage to infrastructure this type of project would cause. The poor property owners in that part of the county will lose tens of thousands of property values with something that pathetic in the area.

I know even in Rural Western Howard county a Huge Tax Payer base is in that area and you probably dont want to upset those residents. I mean you fight the farmers tooth and nail on what they can do with their property just to generate extra money but you will let QUESTIONABLE groups build a MONSTER project that looks like it belongs in Rockville or area like that.

PLEASE DENY THIS PROJECT A FUTURE in what little quality space is left in this county. That type of project does not belong in Columbia let alone in RURAL Western Howard County.

Thanks,  
Todd Souder



App 8.001

GF  
CB  
MK  
SL

Per KK-CMBRS  
RR  
TW  
CS

March 16, 2013

Cynthia S. Risser  
6638 Corina Court  
Columbia, MD 21044

Greg Fox  
Howard County Council  
3430 Court House Drive  
Ellicott City, MD 21043

Dear Council Members,

My family and I moved to Howard County in 1971. When the county government, along with the residents of Howard County, thought it wise to pass preservation legislation for the Western part of our county, we applauded.

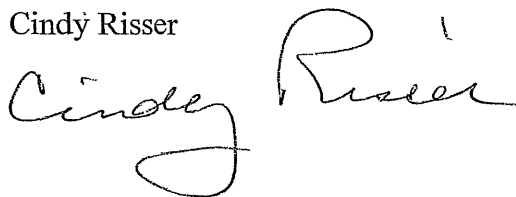
We relish driving through the western part of our county looking at fields of wheat, corn, horses and cows, occasionally passing farming equip. on the roads.

I shudder to think of this beautiful, bucolic agricultural community competing with an organization which is looking to build a facility for 5,000 people which come from outside of the community. What's up here?

Please use anything in your power to keep our wonderful western county as beautiful and agricultural as it was meant to be when the original zoning was enacted.

Sincerely,

Cindy Risser



✓ 8.001  
**Fox, Greg**

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**From:** Thomas Ockuly <tockuly@comcast.net>  
**Sent:** Sunday, May 12, 2013 10:18 AM  
**To:** Fox, Greg  
**Cc:** Ken S. Ulman  
**Subject:** Woodmont Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greg Fox

I am opposed to the re-zoning of the Woodmont property and ask that you remove it from the Comprehensive Re-Zoning bill, as the Planning Board recommended. I live in Howard county because it is rural and allows me to find the peace and solitude away from the crowds and traffic of Washington and Baltimore.

The proposed development of this property doesn't meet the requirements of the (10) or the (CCT) zone since it is neither near to a commercial area nor is it on public water or sewer. I am sure you remember all of the septic issues that were involved in The Villas at Cattail Creek. It is hard to understand putting such a large addition, into our Glenwood community, with its potential enormous drain on environmental resources. Multi-use septic systems have been banned in the County and although this system would belong to one owner, it would be used by multiple buildings including some living quarters on the proposed property. It seems that the difference is in semantics more than in the actual intention of the state and county bills banning future multi-system septic and processing systems.

I appreciate the there support and help you provided to resolve the septic system issue in my neighborhood. Please continue to support a rural Western Howard County by opposing the Woodmont development in our community.

Best Regards,

Thomas J Ockuly  
15231 Callaway Ct.  
Glenwood, MD 21738

COPY  
8.001

GF  
ST  
RR  
TW

Catherine M. Meyers  
15031 Scottswood Ct.  
Woodbine, MD 21797

30 March 2013

Howard County Planning Board  
c/o Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, MD 21043

Members of the Planning Board,

I am a resident of Western Howard County, residing in Woodbine, Maryland. My family moved to Woodbine in 2000 in view of its agricultural setting, and the stated goals of the County, and use of taxpayer funds, to preserve and maintain agricultural land in the community.

I oppose the application to rezone the property at 14196 Frederick Road in Cooksille that is currently owned by Woodmont Education Foundation, Inc. by either adding an Institutional Overlay or changing the zoning district to Community Center Transition.

As you know, preservation of the "Rural West" of Howard County as indeed one of the six key priorities in the 2000 General Plan. The new Plan Howard 2030 further commits the County to maintaining the rural residential and agricultural community of the area, again with commitment of tax dollars for implementation. Many of the uses consistent with an Institutional Overlay or in a Community Center Transition are inconsistent with the existing surrounding agricultural community.

Moreover, the Woodmont property is surrounded by properties incorporated into the County's Agricultural Preservation Program. Tax dollars were used to purchase these easements in support of the County's goals to preserve the agricultural landscape. Again, as you know, many of the uses consistent with an Institutional Overlay or in a Community Center Transition are inconsistent with the existing surrounding agricultural community.

As a citizen of Howard County, I implore you to abide by Plans and policies previously put in place to preserve goals for Western Howard County. The current zoning change request for the Woodmont site is likely one of several that may be submitted in the coming years. It is therefore important that County officials make decisions consistent with existing Plans. The construction of expansive multi-structure campuses is simply not consistent with current goals for Western Howard County.



8.001

**Fox, Greg**

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**From:** Tom Lokey <tomlokey@rocketmail.com>  
**Sent:** Friday, April 12, 2013 7:22 AM  
**To:** CouncilMail  
**Subject:** Woodmont Academy Site

I am opposed to this up-zoning of this property to "Institutional/Transitional Zoning" (up-zoning), which is very very counter to what the rural west has been and Howard County itself espouses. The well and septic system, roads, etc. cannot support this new zoning.

The primary reason I moved from the eastern part to the western part of the county was poor zoning decisions, allowing in-fill development, apartments and townhouses. I bought an existing old house in Woodbine so not to add to the sprawl.

I thought it was a bad decision to allow the development of Woodmont Academy and I oppose any new or additional development on that site. As our Council, I request you deny any development of the Woodmont Academy site. Thank you.

J. T. Lokey-Taxpayer and I vote!  
Woodbine Maryland



8.001

**Fox, Greg**

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**From:** James Lilley <jlilley750@gmail.com>  
**Sent:** Friday, April 12, 2013 8:07 AM  
**To:** CouncilMail  
**Subject:** Woodmont

I strongly oppose any rezoning (institutional/transitional zoning) that would drastically change Western Howard County.

This area was not meant to be overrun with traffic and the other problems associated with this project.

Sincerely,  
James H. Lilley  
Watersville  
Howard County

CMBRS  
ST  
8.001  
TW  
LSP

2606 Wellworth Way  
West Friendship, Maryland 21794  
June 11, 2013

Jen Terrasa  
3430 Court House Drive  
Ellicott City, Maryland 21043

Dear Ms. Terrasa:

It is my understanding that the Howard County Planning Board recently voted 5-0 against rezoning the Woodmont property in western Howard County to Community Center Transition. Apparently, however, Mr. Ulman is now presently asking the County Council to go against the Planning Board and to approve the rezoning in contradiction to the Planning Board and widespread community opposition to this rezoning. As a 35 year resident in western Howard County (an area that we chose to reside in for it's rural charm and character) I request your vote against Mr. Ulman's attempt to subvert the "nature" and community of western Howard County. Your favorable consideration of this request is most needed and appreciated.

Respectfully,

*Robert W. Ashmore MD*  
*Joanne L. Ashmore*

Robert W. Ashmore MD  
Joanne L. Ashmore

Regner, Robin

8.001

**From:** Sigaty, Mary Kay  
**Sent:** Thursday, June 06, 2013 1:54 PM  
**To:** Tolliver, Sheila  
**Cc:** Regner, Robin  
**Subject:** FW: Woodmont Property

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**From:** Karen Streaker <[kstreaker@hotmail.com](mailto:kstreaker@hotmail.com)>  
**Date:** Fri, 5 Apr 2013 11:16:07 -0400  
**To:** Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)>  
**Subject:** Woodmont Property

Karen E. Streaker  
13270 State Route 144  
West Friendship, MD 21794  
[kstreaker@hotmail.com](mailto:kstreaker@hotmail.com)

2 April 2013

Dear Mrs. Sigaty,

I am writing about my concerns with the Woodmont Academy property and how this will impact the western part of our county if the zoning is changed. I have lived in my home for over 20 years now, and part of the appeal of living there is the fact that I'm surrounded by farmland and open spaces. We take great pride in our area and strive to keep it that way. Changing the zoning would rewrite the future of the western part of the county and would open the door for many more commercialized development projects. My concerns all cover the water table, the traffic, the noise. I live approximately 1 1/2 miles east of the property and would be directly affected in so many ways, all of which are negative. I understand that one of the county officials stated that Rt. 144 is able to manage the traffic from the fair so why wouldn't it be able to manage the traffic from the Dar-us-Salaam group (who states they will have up to 5000 people on their property)? I challenge that person to come stay with me during fair week or the Sheep and Wool Festival in May or any other large function held at the fair grounds and let them experience first-hand how well Rt. 144 handles the increase in traffic. I am unable to get out of my driveway and have sat waiting for the light on Rt. 144 and Rt. 32 for up to 45 minutes. That is unacceptable during fair week, and I can't imagine living that way all year. If it were your neighborhood, would you find it acceptable? The Woodmont property should be left as is with the current conditional use zoning and should not be allowed to be changed to the CCT zoning. The very definition of the CCT zoning is to "serve the surrounding residential community". The community that would be using the property is from everywhere but local, and would be commuting here from College Park, Washington DC, and Virginia. I hope that the fact that the group trying to purchase the Woodmont Property is a religious group, will not affect our representatives and the county departments better judgment, for what is truly best for our area.

Thank you,

Karen E. Streaker

3148 River Valley Chase  
West Friendship, MD 21794

CW  
-MKS  
81001  
TW  
SP

June 18, 2013

Courtney Watson  
Howard County Council  
3430 Court House Drive  
Ellicott City, Maryland 21043

Dear Councilwoman Watson:

We are writing this letter to strongly urge you to vote against the request by Dar-us-Salaam to have the former Woodmont Academy site rezoned so that they can proceed with the development of expansive facilities on that site well beyond anything envisioned or provided by the allowed development by Woodmont.

The majority of the citizens of this county, who elected the members of the County Council and you, have overwhelmingly expressed their opposition to the proposed development by Dar-us Salaam. The appointed Planning Board, after extensive public hearings on this matter, unanimously voted against the rezoning of the Woodmont property. Further, the County Council has repeatedly stated their desire to preserve the rural character of the western portion of the county.

With such overwhelming, rational and heart-felt opposition to this development, I would expect you to favor the majority of voting citizens and taxpayers in this county who are adamantly opposed to the inappropriate development Dar-us-Salaam seeks in this area vs. voting support for a group or groups of people who are not current residents or business owners of this county.

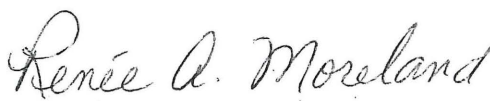
Please uphold the recommendation of the Planning Board by voting against this proposal.

Thank you.

Sincerely,



Kenneth V. Moreland



Renee A. Moreland



CMBRS  
ST

8:00

Wayne Lemon  
14613 Frederick Road  
Cookeville, MD 21723  
April 4, 2013

Jennifer Terrasa, District 3  
3430 Courthouse Drive  
Ellicott city, MD 21043

**Re:** Proposed relocation/construction of 5000 member Dar-us-Salaam temple in Cookeville

Dear Council Member Terrasa:

Thank you for taking time out of your busy schedule to read my letter. The purpose of my letter is to two-fold. First, I want to express grave concerns I and my family have with the proposed construction of a 5000 member Dar-us-Salaam temple at the defunct Woodmont Academy site in Cookeville.

Not only is the scale and size of the Dar-us-Salaam project excessive, it presents serious traffic, water table, home value and quality of life concerns for the community.

Frankly, I do not understand how such a large project with supporters and membership from outside the county, serves the interests of families and community in Cookeville or western Howard County. If approved, this project will completely change the character and rural landscape of the area.

Second, I want to express my disappointment and discontent with Howard County's Department of Planning and Zoning's (DPZ) recommendation to change the zoning of the Woodmont Academy site, where the proposed Dar-us-Salaam temple would be built, from "Rural Conservation" (RC) to "Community Center Transition" (CCT). The Department of Planning and Zoning's recommendation for the zoning change is clearly motivated by factors inconsistent with the site and Dar-us-Salaam project. What is the Cookeville community, with large acres of rural conservation and farmland, transitioning from to be designated as CCT now? Whose interests are served by changing the zoning from RC to CCT? It's certainly not the interests of residents and families who live in Cookeville or western Howard County.

I have lived and raised my family in Cookeville for over a decade. As a council member, I am asking you to stand with us and the residents and other families in Cookeville and prevent the development of the Dar-us-Salaam temple.

We need your help now and I hope you will give it to us. I look forward to your reply.

CMBRS  
ST  
8.001  
TW  
SP

2520 Pfefferkorn Road  
West Friendship, MD 21794

June 8, 2013

County Council Member Jen Terrasa  
3430 Courthouse Drive  
Ellicott City, MD 21043

Dear County Council Member Jen Terrasa,

We are in opposition to the re-zoning and excessive development of the Woodmont property, located in Cooksville, Maryland. We are asking that you, as County Executive, remove it from the Comprehensive Re-Zoning bill, as recommended by the Planning Board.

If granted, the change in zoning would establish an unacceptable precedent and open the door to over development of other parcels in the rural Western part of Howard County.

The property does not meet the requirements of the Institutional [IO] or Community Center Transitional [CCT] as it is not near a commercial district, is not on public water and sewer and is surrounded by farms placed in the Agriculture Preservation Program. It is not by neighborhoods it will serve.

Any attempted re-zoning the property to a [IO] or [CCT] is in complete contradiction to the stated mission of the Plan Howard 2030 that was just recently adopted by the County for resource protection for the RC zone.

Recommending the [CCT] zone or allowing the [IO] zone for the property is inconsistent with the recent Tier 4 designation of the area.

We are homeowners, having built our home in 1964, and live only five miles from the Woodmont property. We choose to locate here because of its rural environment and low density. We have family and community connections that go back eighty years.

Respectfully yours,

*Reginald N. Arrington, Jr.*  
*Mary Elda Arrington*  
Reginald N. Arrington, Jr.  
Mary Elda Arrington

**Regner, Robin**

8.001

**From:** Sigaty, Mary Kay  
**Sent:** Thursday, June 06, 2013 1:55 PM  
**To:** Tolliver, Sheila  
**Cc:** Regner, Robin  
**Subject:** FW: Woodmont Property

**Importance:** High

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**From:** "corinne1@verizon.net" <corinne1@verizon.net>  
**Date:** Wed, 27 Feb 2013 15:03:01 -0500  
**To:** Mary Kay Sigaty <mksigaty@howardcountymd.gov>  
**Subject:** Woodmont Property

Ms. Sigaty:

I am writing to express my families' STRONG opposition to the proposed zoning changes at the former Woodmont Academy property. The requested changes would significantly negatively impact the rural nature of this area. Current development is required to follow numerous regulations to preserve RURAL CONSERVATION. Any new development should be required to follow existing zoning regulations. There should be no special treatment for any organization looking to develop in this area of Maryland.

Sincerely,  
Corinne Zaccagnini

Regner, Robin

8.001

**From:** Sigaty, Mary Kay  
**Sent:** Thursday, June 06, 2013 1:56 PM  
**To:** Tolliver, Sheila  
**Cc:** Regner, Robin  
**Subject:** FW: woodmont

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**From:** Robert Nickell <[vnickell@verizon.net](mailto:vnickell@verizon.net)>  
**Date:** Thu, 21 Feb 2013 16:21:48 -0500  
**To:** Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)>  
**Subject:** woodmont

Robert & Elvira Nickell  
14662 Red Lion Dr  
Woodbine, MD 21797

I

We are writing to express our strong concerns over the proposed facility at the former Woodmont Academy in West Friendship. As our home is less than two miles from this site, the impact on our daily lives would be significant. The roads are already overcrowded, in the mornings and afternoons there is a nonstop stream of traffic along route 97. A facility of this size would not only add to the traffic congestion, but further burden our support services of fire, police, public works, etc. Most importantly we are concerned about the burden on the water and sewerage in our area. In the 27 years we have lived here we have seen house after house built. Huge houses that consume the well water and require septic systems (the three acre rule we individual home owners are held to do not seem to apply to wealthy land developers.) The aquifers are not an infinite source of water, in past drought years many homes in the Woodbine area had dangerously low wells, some even had to re-drill at deeper levels. Can we afford to drain our water supplies even more? Septic is also a concern, at less than two miles it is not unreasonable to wonder how our wells might be affected by a septic system the size this facility would require.

In short, **we do not want this facility in our neighborhood.** Every friend and neighbor I have spoken to in the western Howard County area seems to be of similar mind. Please listen to your constituency. We will be closely watching how our representatives vote on this issue.

**Regner, Robin**

8.001

**From:** Sigaty, Mary Kay  
**Sent:** Thursday, June 06, 2013 1:56 PM  
**To:** Tolliver, Sheila  
**Cc:** Regner, Robin  
**Subject:** FW: Woodmont Academy Site Development

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**From:** Bart Buckethal <[bart.buckethal@gmail.com](mailto:bart.buckethal@gmail.com)>  
**Date:** Sun, 17 Feb 2013 20:35:57 -0500  
**To:** Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)>  
**Subject:** Woodmont Academy Site Development

Hello Council Member Sigaty:

I am writing to you today to express my opposition and concern to the proposed development of the old Woodmont Academy site. I do not feel that the proposed development will compliment the surrounding area and will greatly diminish the rural beauty that many of us moved to western Howard County to enjoy. The size and scope of the project will also bring congestion and population density that the residents of the area never asked for. Once the project is complete the local infrastructure will become over taxed the residents/tax payers will then have to make improvements.

As a Howard County council representative I look to you to represent the local resident's interests and oppose this new development in the strictest terms.

Please feel free to contact me if you should have any questions.

Thanks

Bart Buckethal

21821 Forest Creek Ct  
Sykesville MD 21784  
443-758-8456

**Regner, Robin**

8.001

**From:** Sigaty, Mary Kay  
**Sent:** Thursday, June 06, 2013 1:56 PM  
**To:** Tolliver, Sheila  
**Cc:** Regner, Robin  
**Subject:** FW: Kulman@howardcountymd.gov

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**From:** Scott Maurer <[dr.scottmaurer@gmail.com](mailto:dr.scottmaurer@gmail.com)>  
**Date:** Sun, 17 Feb 2013 09:39:25 -0500  
**To:** Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)>  
**Subject:** [Kulman@howardcountymd.gov](mailto:Kulman@howardcountymd.gov)

Dear Sir or Madame:

I am a long time resident of western howard county and operate a medical practice in Glenwood.

Please take note of my deep concern about over-development in my region of the county. Contrary to the needs and wishes of residents of my area, county government has provisionally approved development of a religious and residential center at the intersection of McKendree and Hobbs. This development will certainly cause traffic problems that inconvenience and endanger local residents while providing no service that address the needs of local residents.

Now there is a proposal for even more intense development at the site of the former Woodmont Academy. This development would further stress an already dangerous and overused Rt 97 at the intersection with Rt. 144. The well and septic needs of the development have potential to harm the environment. Once again, the needs and wishes of local residents would take back seat to the desire of those who do not reside, vote and pay taxes in Howard County.

Dont give your approval for the proposed improvements at Woodmont.

Regner, Robin

8.001

**From:** Sigaty, Mary Kay  
**Sent:** Thursday, June 06, 2013 1:57 PM  
**To:** Tolliver, Sheila  
**Cc:** Regner, Robin  
**Subject:** FW: Proposed Development for the former Woodmont Academy Site

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**From:** "gadiyak@hotmail.com" <gadiyak@hotmail.com>  
**Date:** Sat, 16 Feb 2013 16:42:46 -0500  
**To:** Mary Kay Sigaty <mksigaty@howardcountymd.gov>  
**Subject:** Proposed Development for the former Woodmont Academy Site

Data from form "Contact Howard County Government" was received on 2/16/2013 4:42:42 PM.

Contact Howard County Government

Field	Value
HCGEmailAddr	<a href="mailto:mksigaty@howardcountymd.gov">mksigaty@howardcountymd.gov</a>
YourEmailAddr	<a href="mailto:gadiyak@hotmail.com">gadiyak@hotmail.com</a>
Name	Val Gadiyak
Subject	Proposed Development for the former Woodmont Academy Site
MessageBody	Dear Council Member Sigaty, We'd want to express our concerns about the huge development being proposed for the former Woodmont Academy site on Rt 144 between Rt 32 and Rt 97. We are long-term residents of Howard County. One of the main reasons to move to Western Howard Co was because it's - rural- and (rather) quiet. And so far we've been very happy here. We do believe that this really huge development far exceeds any limits of "rural" or (especially) "Preservation of Rural West". It'll also badly affect the traffic on Rt 144, Rt 32, and Rt 97 (last two already being badly jammed in the morning and evening). We are kindly asking You to step in and oppose the development. Sincerely, Irina Gadiyak Grigoriy Gadiyak Valeriya Gadiyak

Email "Proposed Development for the former Woodmont Academy Site" originally sent to [mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov) from [gadiyak@hotmail.com](mailto:gadiyak@hotmail.com) on 2/16/2013 4:42:42 PM.

Amy Kvech  
14325 Fox Creek Court  
Cooksville, MD 21723  
June 9, 2013

3.001

GF  
ST

(conces)

RIR

Greg Fox  
Councilman  
Howard County Council  
3430 Court House Drive  
Ellicott City, MD 21043

Dear Councilman Greg Fox:

I am writing to ask you to prevent the rezoning of the Woodmont property to CCT and to limit any development to no more than what was approved for Woodmont. The Residents for the Responsible Development of Woodmont, all members of the Howard County community, as well as the Planning Board, who voted 5-0 against the rezoning of the property are asking you to represent your fellow Howard County residents in opposing this rezoning. I truly appreciate the information and support that you have given this community to date on the matter.

Despite the Planning Board's recommendation that the property remain zoning Residential Conservation (RC), the County Executive included the rezoning to CCT in his bill. He is now asking you, a Council member, to go against the Planning Board and the wishes of the community to approve this intensive zoning for the property. Further, County Executive Ulman is also asking for changes to the definition of the CCT zone, which changes were not part of the Planning Board hearings and therefore not afforded public comment or input from the Planning Board. The CCT zoning district allows a variety of high intensity uses such as healthcare facilities, bio-medical labs, concert halls and office buildings, and rezoning this property will pave the way for others all over our rural community.

The RRDW are not opposed to the purchase by the Dar-us-Salaam of the property. Rather, we are highly concerned about rezoning which will pave the way for intensive use of limited Western Howard County resources unlike what was ever planned for this rural part of the county.

Thank you for your attention to my request and for your support.

Sincerely,



Amy Kvech



CMBS  
ST  
8.001  
TW  
/SP

PR

2606 Wellworth Way  
West Friendship, Maryland 21794  
June 11, 2013

Jen Terrasa  
3430 Court House Drive  
Ellicott City, Maryland 21043

Dear Ms. Terrasa:

It is my understanding that the Howard County Planning Board recently voted 5-0 against rezoning the Woodmont property in western Howard County to Community Center Transition. Apparently, however, Mr. Ulman is now presently asking the County Council to go against the Planning Board and to approve the rezoning in contradiction to the Planning Board and widespread community opposition to this rezoning. As a 35 year resident in western Howard County (an area that we chose to reside in for it's rural charm and character) I request your vote against Mr. Ulman's attempt to subvert the "nature" and community of western Howard County. Your favorable consideration of this request is most needed and appreciated.

Respectfully,

Robert W. Ashmore MD  
Joanne L. Ashmore

Robert W. Ashmore MD  
Joanne L. Ashmore

8.001

RR file  
comp zoning

3148 River Valley Chase  
West Friendship, MD.  
21794  
6/17/2013

Mary Kay Sigaty  
Howard County Council  
3430 Court House Drive  
Ellicott City, MD 21043

Re: Comprehensive Zoning Plan  
Amendment 8.001

Dear Ms Sigaty,

I am writing to strongly urge you to individually consider the application, critical facts and testimonies of record and thereafter vote Against the proposed zoning amendment 8.001.

This amendment would change 66 acres of RC-DEO zoned property to CCT zoning. The surrounding properties are all part of the Farmland Losses program and are zoned RC-DEO. Howard County Plan 2030 calls for this area to remain rural.

The property's recent history as a private academic school was truly far more restrictive than that which would be granted by right if the property zoning was amended.

I do know after investigating the details of the proposal, the Planning Board - unanimously voted 5-0 against rezoning the Woodmont property.

Please uphold the recommendation of the Planning Board by voting against this proposal.

Thank you for your consideration.

Sincerely,

Regina Johnson

**Regner, Robin**

8,001

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**From:** Sigaty, Mary Kay  
**Sent:** Thursday, June 06, 2013 1:57 PM  
**To:** Tolliver, Sheila  
**Cc:** Regner, Robin  
**Subject:** FW: Please Preserve The Woodmont land

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**From:** "Charlietca2@aol.com" <Charlietca2@aol.com>  
**Date:** Thu, 24 Jan 2013 15:39:37 -0500  
**To:** Mary Kay Sigaty <mksigaty@howardcountymd.gov>  
**Subject:** Please Preserve The Woodmont land

Dear Ms.Sigaty,

Please Preserve the Woodmont land in Western Howard county. We love living in Western Howard County, we love the open areas. Please help preserve the beauty of the land.

Thank You,  
Lisa Santos

Re: -

MCS  
CS  
JT  
GF  
CW  
ST  
8001  
TW  
SP

We oppose the rezoning of Woodmont Academy, Inc. (Woodmont, Cooksville, Md./Dar-Us-Salaam and the granting of conditional use which exceeds the current permitted use of the original property, Woodmont Academy because our roadways will be clogged by traffic to the many services of Dar- Us- Salaam day and night and weekends, the inability for emergency vehicles to reach us and thus save our lives on Route 32, 144, and 97, our infrastructure will not be able to accommodate Dar-Us-Salaam's proposed people and development, and Dar-Us Salaam's plans are too large to be on a private well and septic.

- | Name  | Address  | County                        |
|---|--|-------------------------------|
| 1. K. SMITH<br>K.A. Smith                       | 15750 Union Chapel Rd<br>Woodbine MD 21797           | Preserve Rural<br>Uniqueness! |
| 2. Joseph A. Morone<br>Joseph A. Morone         | 15765 Old Frederick Rd<br>Woodbine, MD 21797         | Howard                        |
| 3. JOHNNY J. WEISENBOEN<br>Johnny J. Weisenboen | 12119 Frederick Rd.<br>Ellicott City, Md 21042       | Howard Co.                    |
| 4. John Darling<br>John Darling                 | 3210 Danmark Drive<br>West Friendship, Md -<br>21794 | Howard Co                     |
| 5. Judy Johnson                                 | 2115 Duwall Rd<br>Woodbine MD<br>21797               | Howard Co                     |
| 6. Knut Ellenes<br>Knut Ellenes                 | 15263 Calloway Ct<br>Glenwood, Md. 21738             | Howard County                 |
| 7. Richard Gezelle<br>Richard Gezelle           |  |                               |

- 8. A. J. KLAUNBERG, J.R.  
A. J. Klauenberg  
3119 CABIN RUN  
WOODBINE MD  
21797  
HOWARD  
COUNTY
- 9. Gloria Klauenberg  
Gloria A. Klauenberg  
3119 Cabin Run  
Woodbine, MD 21797  
Howard  
county
- 10. JACK MELCHER  
Jack Melcher  
14460 TRIDELPHIA MILL  
DAYTON MD 21036  
HOWARD  
CO
- 11. JOSEPH JONES  
Joseph Jones  
1451 HENRYTON RD  
MARIOTTSVILLE MD 21104  
Howard  
Co
- 12. Pamela Jones  
Pamela Jones  
1451 Henryton Rd.  
MARIOTTSVILLE MD. 21104  
Howard  
Co.
- 13. R. KENDZEJESKI,  
R. Kendzi  
15253 CALLAWAY CT. How.  
Glenwood MD 21738 CO.
- 14. Geraldine M. WEISENBORN  
Geraldine M. Weisenborn  
12119 FREDERICK Rd. ELLICOTT CITY MD. 21042  
How. Co.
- 15. THEODORE S. BARUCH  
Theodore S. Baruch  
3702 CHATEAU RIDGE DR  
ELLICOTT CITY MD 21042 + How. Co.
- 16. Linda Gravelle  
Linda Gravelle  
7540 Hummingbird  
21784  
16. Marshall Mundy  
15871 Union Chapel Rd  
Woodbine Md 21797  
Marshall Mundy
- 17. Donna Henson  
Donna Henson  
7544 Hummingbird Ct  
Sykesville, MD  
21784

18. Sharon B. Uccia  
11452 Old Frederick Rd  
Marriottsville, Md. 21104

19. Grand 2 Pardon  
3378 Florence Rd  
Woodbine Md 21797

20. CARLA BARUCH  
Carle H. Bank  
3702 Chateau Ridge Dr  
Ellicott City MD 21042

Howard

21. PETER ADAMS  
14569 MACCLINTOCK DR  
GLENWOOD MD 21738

22. Barbara Hurwitz  
4709 Scarlet Sage Ct  
Ellicott City, MD 21042

Howard Co

23. RAYMOND WRIGHT  
~~MARY WRIGHT~~  
1890 DAISY RD  
WOODBINE, MD 21797

Raymond Wright Howard

24. JOHN McCLURE  
~~VICKY McCLURE~~  
844 BENNETT RD.  
MT. AIRY, (HOCO) MD 21771

25. Thomas C Cleary ~~Sharon C Cleary~~  
~~JANET A Cleary~~  
1820 DAISY Rd  
Woodbine MD 21797

Howard

26. EVELYN JUSTICE  
1104 OAK VIEW DR  
MT. AIRY, MD 21771

Howard

27. Peter Roseta 4285 Coatsville Ct.  
 Peter Roseta Ellicott City MD 21042
28. Ada Parker 3317 Stapleton Dr.  
 Glenwood, Md. 21738
29. Roy Marshall Ellicott City, MD 21042
30. Patricia Marshall Ellicott City, MD 21042
31. Rebecca Ennis 915 Sunset Valley Dr. Howard Co.  
 Sykesville, Md 21784
32. Susan Woodward 940 Sunset Valley Dr. Howard
33. David Jones Sykesville, MD 21784  
 151425 Apple Ridge Dr  
 DAYTON MD 21027
34. R.G. Rabue 2307 FLAG MARSH RD  
 MT. AIRY, MD. 21771 Carroll
35. W. Susanne VanWey 14779 Addison Way Howard  
 W. Susanne VanWey Woodbine, Md. 21797
36. Mary R. Harless 16217 Frederick Rd. Ho.
37. Beverly Renehan Woodbine Md. 21797 Ho.  
 12680 Old Fred. Rd. Sykes 21784 Ho
38. Dorothy Corroll 1127 River Rd Sykesville 21784 Ho
39. David N. Galt  
 David N. Galt CALLAWAY COURT 21788
40. PAUL LINDAN 3505 Shady Lane HO  
 Paul Lindan Glenwood, MD 21738

Name

Address

County

41. BONNIE NANTZ  
Bonnie Deputy

17771 HARDY RD  
MT. AIRY 21771

HOWARD

42. DEN NANTZ  
Den Deputy

↓  
2115 DAWALL RD.  
WOODBINE MS 21797

↓  
Howard

43. Larry Johnson  
Larry Admstr

2013 JUN 12 P 12: 34

HOWARD COUNTY COUNCIL  
RECEIVED



Regner, Robin

8.001

**From:** Sigaty, Mary Kay  
**Sent:** Thursday, June 06, 2013 1:57 PM  
**To:** Tolliver, Sheila  
**Cc:** Regner, Robin  
**Subject:** FW: Please vote AGAINST Dar-Us-Salam Proposal

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**From:** Shiny and Ashish Nedungadi <[shiny.ashish@yahoo.com](mailto:shiny.ashish@yahoo.com)>  
**Reply-To:** Shiny and Ashish Nedungadi <[shiny.ashish@yahoo.com](mailto:shiny.ashish@yahoo.com)>  
**Date:** Tue, 12 Feb 2013 21:09:03 -0500  
**To:** Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)>  
**Subject:** Please vote AGAINST Dar-Us-Salam Proposal

Dear Ms. Sigaty,

I am a resident of Western Howard County (1009 Bradford Lane, Mount Airy, MD). I moved here from Bowie in 2003 and one of the primary reasons was to move away from the busy city life to a more rural setting and my family chose Western Howard County and we love it here. My family and I use Rt. 144 every single day on our commute to work.

I respectfully ask you to vote **AGAINST** the Dar-Us-Salaam (DUS) project to build a huge complex at the Woodmont Academy facility. I am not against DUS from building and expanding their facilities, but this facility is not appropriate for this location and would ruin the rural character of Howard County. Please vote **AGAINST** this proposal.

I thank you in advance for your time in considering my appeal and I hope that you will do the right thing for Western Howard County.

Sincerely,  
Ashish Nedungadi

Regner, Robin

8.001

**From:** Sigaty, Mary Kay  
**Sent:** Thursday, June 06, 2013 1:57 PM  
**To:** Tolliver, Sheila  
**Cc:** Regner, Robin  
**Subject:** FW: Woodmont Property Development

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**From:** Pamela Jean Ladson <[pjladson@yahoo.com](mailto:pjladson@yahoo.com)>  
**Reply-To:** Pamela Jean Ladson <[pjladson@yahoo.com](mailto:pjladson@yahoo.com)>  
**Date:** Thu, 7 Feb 2013 12:26:29 -0500  
**To:** Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)>  
**Subject:** Woodmont Property Development

Hello,

As a resident of Glenwood, in Western Howard County I am urging you to vote against the Woodmont property owner's request to change from a Conditional Use to an Institutional Overlay District. A building project of this scope is in no way supporting the agricultural and residential climate of the Western Howard County region and would bring undesired consequences to the area such as higher traffic volumes.

Those of us that live out here do without luxuries such as a neighborhood grocery store, fast food restaurants, and other suburban type amenities because this is a rural area and we want to keep it as such.

Please vote against this change and contain the building of the Woodmont property to the scope for which it was designed. Please vote to save our residential and farmland in the Western Howard County region.

Sincerely,

Pamela Ladson

3325 Campaign Court

Glenwood, MD 21738

6/6/2013

\*\*\*

Michael Buckley  
13770 Old Rover Road  
West Friendship, MD 21794

ONBRS  
ST  
8.001  
TW

Jen Terrasa  
3430 Court House Drive  
Ellicott City, MD 21043

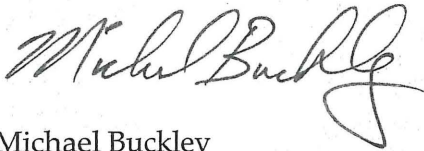
Dear Councilwoman Terrasa,

I am shocked and disappointed to see that the County Executive has defied the recommendations of the Planning Board in regards to the former Woodmont property.

I urge you to listen to the will of the people and fight the rezoning of this property.

Thank you for your time and your service to our community.

Sincerely,



Michael Buckley

Brad Wolf  
3317 Roscommon Drive  
Glenelg, MD, 21737  
410-489-9612  
[bradandchrissy@mac.com](mailto:bradandchrissy@mac.com)

8  
10.001

GF  
SL

CMBRS  
per KK  
RR  
TW  
CS

3/22/13

County Councilmember Greg Fox  
3430 Court House Drive  
Ellicott City, MD 21043

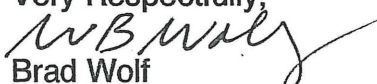
Mr. Fox,

My name is Brad Wolf and I live in Glenelg.

Following 12 years of active duty service in the United States Navy as a submarine officer my wife, two kids and I settled in Western Howard County. We initially chose Western Howard County because of the good school system and convenience for work. Over the last 4 years we have absolutely fallen in love with Howard County and all it has offer. From the wide open spaces, quite back roads and numerous farming and agricultural facilities the rural aspects of western Howard County are wonderful. However, I feel now that there is a potential for a precedent to be set that may alter this unique rural setting.

For this reason I strongly oppose the application to rezone the property at 14196 Frederick Rd in Cooksville that is currently owned by Woodmont Education Foundation, Inc. by either adding an Institutional Overlay or changing the zoning district to Community Center Transition. The size, scope and re-zoning seem to be contrary to the priorities established in the Plan Howard 2030, the current Tier Map and the original intent of the Woodmont establishment.

I urge you to vote against the rezoning of this property so we can continue to promote the County's priorities of preserving land and promoting agriculture in the rural west.

Very Respectfully,  
  
Brad Wolf

AC  
No. 001

CF  
SL  
CMBRS  
perick  
RL  
TW  
CS

Chrissy Wolf  
3317 Roscommon Drive  
Glenelg, MD, 21737  
410-489-9612  
[bradandchrissy@mac.com](mailto:bradandchrissy@mac.com)

3/22/13

County Councilmember Greg Fox  
3430 Court House Drive  
Ellicott City, MD 21043

Mr. Fox,

My name is Chrissy Wolf and I live in Glenelg.

Following 9 years of active duty service in the United States Navy as a surface warfare officer my husband, two kids and I settled in Western Howard County. We initially chose Western Howard County because of the good school system and convenience for work. Over the last 4 years we have absolutely fallen in love with Howard County and all it has offer. From the wide open spaces, quite back roads and numerous farming and agricultural facilities the rural aspects of western Howard County are wonderful. However, I feel now that there is a potential for a precedent to be set that may alter this unique rural setting.

For this reason I strongly oppose the application to rezone the property at 14196 Frederick Rd in Cooksville that is currently owned by Woodmont Education Foundation, Inc. by either adding an Institutional Overlay or changing the zoning district to Community Center Transition. The size, scope and re-zoning seem to be contrary to the priorities established in the Plan Howard 2030, the current Tier Map and the original intent of the Woodmont establishment.

I urge you influence the planning board to vote against the rezoning of this property so we can continue to promote the County's priorities of preserving land and promoting agriculture in the rural west.

Very Respectfully,  
  
Chrissy Wolf

## COUNTY COUNCIL TESTIMONY

Madam Chairwoman, Members of the County Council, Good Evening. My name is Paul Skalny and I live at 4312 Buckskin Wood Drive, Ellicott City, MD. I appear before you this evening on behalf of Residents for Responsible Development of Woodmont, Inc., also known as RRDW, a non-profit entity organized by a group of Howard County residents.

I testify tonight on two proposed text amendments. Before proceeding, however, I would like to briefly address the recently withdrawn petition pertaining to Amendment 8.001, which dealt with the former site of the Woodmont Academy. As each of you know, Amendment 8.001 generated significant community concern and provided a platform for some spirited discussions amongst many people, including some of you. I am happy to report that RRDW continues to work closely with Sang Oh, counsel for Woodmont Academy and Dar-Us-Salaam, the contract purchaser of the parcel. RRDW has proposed fair and reasonable restrictive covenants and, assuming Dar-Us-Salaam's continued cooperation, I am confident that an understanding regarding the future use of the parcel can be reached in short order. I thank and applaud Mr. Oh for doing the right thing and withdrawing the petition. And, I thank each of you for your participation during this process, including your willingness to meet with my clients and hear their concerns, and I appreciate the opportunity to publicly commend you for your efforts.

With that said, back to the business of the two text amendments about which I would like to testify. While Amendment 8.001 has been withdrawn, there appear to be at least two related residual text amendments that warrant the Council's attention. The first is the proposed revised purpose statement in Section 117.4 of the Zoning Regulations. The CCT district, as the name implies, was established as a transition zone. It was established to permit "community serving office, institutional, service and cultural facilities." As presently codified, these uses are

intended to serve the surrounding residential community and to provide a transition between residential neighborhoods and retail activity centers. In closely reviewing each of the six properties in the County which are currently zoned CCT, it should be noted that the same common characteristics are prevalent for each of the respective properties. Specifically, each of the properties represents a transition between B-1, B-2 or POR zoned property and, with one exception, highly dense residential development, such as R-ED, RA-15, and R-20.

The proposed text amendment would strike “retail activity centers” and replace it with “non-residential developments or an arterial highway.” This revision, if adopted, would have far-reaching unintended consequences. Imagine, if you will, under this new purpose statement, a CCT-zoned parcel that sits between a residential community on one side and a horse breeding farm on the other. Under the uses permitted as a matter of right, the land owner could, for instance, construct a commercial office, a data processing center or a bank...right in between a residential neighborhood and a horse farm.

If we allow the purpose statement to be amended as proposed, the CCT zone will become less of a transition between two dissimilar zones, and more of a zone used by land owners to up-zone their properties when the political winds do not favor a more dense business zone. Then, a few years later, they will be back, arguing that the jump from CCT to a more dense business zone is not a big step and should be permitted. Inevitably, under this scenario, our I-70 will quickly begin to look like Montgomery County’s I-270. I said it at the planning board hearing and I will say it again this evening. If we, as a community, are serious about preserving the rural character of the west, then let’s not succumb to political pressures and transparent rhetoric; let’s be guided by sound principles; let’s create predictability; and, let’s really preserve the western portion of our county.

The second text amendment on which I would like to testify pertains to Section 131(K), dealing with Abandonment of Conditional Uses. The proposed text amendment provides that approved conditional uses for religious institutions would not lapse after two years, as is otherwise the case when a conditional use is discontinued for a period of two years. While I am not at all opposed to creating exceptions for otherwise abandoned uses, it is my opinion that this is little more than a red-headed Eskimo. If we are serious about creating exceptions, let's be strategic about this issue and carefully examine what land uses warrant this type of exception and have this exception then apply to them all.

In so doing, I believe it is important that we consider the exception when significant dollars have been spent on constructing unique structures that are not easily transferred between uses. For example, I believe that this exception may make sense for a traditional church or mosque; for a gas station; or, for a cell tower. I don't think it should be appropriate for a religious institution that operates out of a traditional office building or other structure that could be utilized for numerous other purposes. In short, I think the exception may have some merit, in cases where the structure is unique and disallowance of its continued use for a particular purpose would have significant financial hardship on the owner.

In addition, to the extent that the exception is created, it should apply not to the approved conditional use, but to the actual use as of the date of abandonment. The purpose of exceptions should be to avoid financial hardship and should not be deemed an opportunity to take advantage of a granted conditional use that never resulted in the construction of a unique structure. Changing demographics, governmental regulations and other unknown events do occur all the time and, as a community, we should be able to demand that due consideration is given to current days trends and issues in deciding whether a conditional use is appropriate. The mere



fact that someone got approval for a gas station in a particular location, but never built it, does not mean we should allow a new owner to have a gas station in the same location today.

Finally, as I said before, let's be strategic about this issue and examine it carefully. Let's not allow an 11<sup>th</sup> hour text amendment (which, by the way, did not come before the Planning Board for testimony or a recommendation) become law without significant additional consideration. Thank you for your time this evening.

Respectfully Submitted By:

Paul G. Skalny, Esquire  
Davis, Agnor, Rapaport & Skalny, LLC  
10211 Wincopin Circle, Suite 600  
Columbia, MD 21044  
410.995.5800  
[pskalny@darslaw.com](mailto:pskalny@darslaw.com)

Counsel for Residents for Responsible Development of Woodmont, Inc.

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# THE BALTIMORE SUN

## Woodmont zoning request worries nearby residents

By Blair Ames

8:15 a.m. EST, February 26, 2013

<http://www.baltimoresun.com/news/maryland/howard/ellicott-city/ph-ho-cf-woodmont-0228-20130227,0,7697234.story>

Nearby residents of the former Woodmont Academy believe a zoning change request could lead to greater development on the Cooksville property.

The Woodmont Educational Foundation, Inc. is in the process of selling the 66-acre property to Dar-us-Salaam, a nearly 800-family Muslim community. The foundation has applied for the Institutional Overlay District, which is "established to permit community-serving institutional and cultural facilities," according to county zoning regulations.

Dar-us-Salaam is planning to develop an Islamic Community Center at the site that would include its school and worship services.

Residents are concerned that if Dar-us-Salaam is granted the new zoning district, which would allow it to build a religious structure, it could have too much flexibility developing the property.

"This allows them (Dar-us-Salaam) to bypass the need to go through the conditional use process," said David Yungmann, a Woodbine resident who helped organize the Residents for Responsible Development of Woodmont.

Yungmann said the zoning request could "open the flood gates" for future development at Woodmont, but also throughout the rest of western Howard County.

"When you start rezoning 50 to 100 acre properties, it could attract larger projects," he said.

The property currently is zoned rural conservation, with conditional uses for a private school and retreat center.

Dar-us-Salaam, which operates a pre-kindergarten through 12th grade school at its College Park campus, has agreed to purchase the former home of Woodmont Academy, located off Frederick Road near Route 97. Officials have said the community and school have outgrown current facilities where they have operated for the past 14 years.

Local residents have said the size and scope of the proposed project would change the landscape of rural western Howard County.

They formed the nonprofit Residents for Responsible Development of Woodmont to oppose efforts by Dar-us-Salaam to receive conditional uses that were not granted to Woodmont Academy, which closed after the 2010-11 school year.

Attorney Sang Oh, representing the owners of Woodmont in the zoning request, said his client asked for the institutional zoning to replace its current conditional uses, which expire when not used.

Oh said the conditional uses for a private school and retreat center are expected to expire "sometime these summer."

Residents for Responsible Development of Woodmont has stated it is not opposed to Dar-us-Salaam being granted the same conditional uses that Woodmont was given, but objects to Dar-us-Salaam's plan to develop the property with facilities large enough to accommodate thousands of people.

The group is seeking an agreement with Dar-us-Salaam to give the community a voice in long-term growth plans.

"If you're not willing to give the community some control over your long-term growth plans, then that tells me you'll just come back for more," Yungmann said. "Then it just grows and grows and grows."

Oh said he was aware of residents' concerns. He added that by making the zoning request during comprehensive rezoning, he believes it will encourage dialogue as the two sides seek a "middle ground."

Residents for Responsible Development of Woodmont has scheduled a meeting to update the community Thursday, March 7, at 7 p.m., at Bushy Park Elementary School in Glenwood.

Comprehensive rezoning requests are expected to come before the Howard County Planning Board in the next few months with the first public hearing on rezoning requests scheduled for March 27 at 6 p.m. in the George Howard Building in **Ellicott City**.

# THE BALTIMORE SUN

## Howard residents ask Planning Board to deny Woodmont zoning

By Blair Ames

11:37 a.m. EDT, April 10, 2013

<http://www.baltimoresun.com/news/maryland/howard/ellicott-city/ph-ho-cf-zoning-hearing-0411-20130409,0,6463367.story>

The former home of Woodmont Academy off Frederick Road in Cooksville is surrounded by horse farms, all of which are entered in the Howard County Agricultural Preservation Program.

For Jennifer "Bird" Mobberley, who lives on the 134-acre farm directly across from Woodmont, rezoning the former Catholic school property "just doesn't make any sense."

Mobberley was among the nearly 600 residents who attended the Howard County Planning Board's public hearing Monday evening on comprehensive zoning requests at Glenelg High School. Most were against the proposed rezoning at Woodmont, which would allow the Dar-us-Salaam Muslim Community an easier path to building an Islamic community center, including a mosque and school.

"Why would you, the Planning Board, recommend the rezoning of property directly across the street that does not even remotely resemble a commercial, transitional zone?" she asked the five planning board members, who heard testimony from more than 60 residents during the four-hour hearing.

When attorney Paul Skalny asked those opposed to the zoning request to stand, only a few people remained seated as the crowd broke into applause.

The Woodmont property is currently zoned rural conservation with conditional use permits for educational and retreat facilities. Residents have said they are not opposed to Dar-us-Salaam using the same conditional uses granted to Woodmont, but are against the additional development on the property.

"If Dar-us-Salaam wants to use the property in a way other than what has already been granted at Woodmont, it should seek a modification of the existing conditional use," Skalny said. "That is the right process to accomplish this objectives."

The conditional use process is more time-consuming and expensive than the comprehensive zoning process.

The Woodmont Education Foundation Inc. has asked that Woodmont be zoned with the Institutional Overlay District, which is "established to permit community-serving institutional and cultural facilities," according to county zoning regulations.

The comprehensive zoning process, which follows every update of the county's general plan, offers the county an opportunity to begin implementing the vision laid out in the general plan, PlanHoward 2030. It also allows the county to review its zoning regulations and citizens to submit requests for a change in zoning.

The county's Department of Planning and Zoning has advised against the Institutional Overlay for the Woodmont property, instead suggesting the Community Center Transition (CCT) zoning, which is intended to serve as a transition from residential to commercial areas.

Residents formed the nonprofit Residents for Responsible Development of Woodmont to oppose efforts by Dar-us-Salaam to receive conditional uses that were not granted to Woodmont Academy, a pre-kindergarten through eighth grade that closed after the 2010-11 school year.

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"Our opposition group is in no way about religion," said Glen Moran, president of the executive board of Residents for Responsible Development of Woodmont. "It's about establishing responsible land use policy consistent with Howard County's general plan."

Moran said the nonprofit has more than 350 members and 1,000 people have signed up to receive email.

The Woodmont Educational Foundation, Inc. is in the process of selling the 66-acre property to Dar-us-Salaam, a nearly 800-family Muslim community.

The sale of the property is dependent upon a number of factors, including the zoning change and fundraising, according to Minhaj Hasan, a member of Dar-us-Salaam's Board of Trustees.

Dar-us-Salaam, which operates a pre-kindergarten through 12th grade school at its College Park campus, has agreed to purchase the former home of Woodmont Academy, located off Frederick Road near Route 97. Dar-us-Salaam officials have said the community and school have outgrown current facilities where they have operated for the past 14 years.

The Planning Board will host a third and final hearing Thursday, April 11 at 7 p.m. at the George Howard Building in **Ellicott City** for residents who have signed up, but not yet had the opportunity to testify. The board is expected to make its recommendations to the County Council by the end of May, according to Marsha McLaughlin, director of the Department of Planning and Zoning.

### **Apartments in Fulton?**

More than 20 residents opposed to the possibility of apartments being built in Fulton attended Monday's hearing with a handful testifying in front of the Planning Board.

Maple Lawn Farms Inc. has requested rezoning of 91 acres along Scaggsville Road across from Reservoir High School. The property is currently zoned rural residential, but Maple Lawn is seeking the R-A-15 zoning, which would allow for 15 units per acre.

If granted, the zoning would allow an apartment complex with more than 1,000 units to be built.

The current zoning allows for one home per three acres.

"For all its purported emphasis on enhancing quality of life for future residents, this amendment fails to account for the lives of those of us who have already chosen Fulton to raise their family," said Fulton resident Phil Hartten.

Under PlanHoward 2030, the property was incorporated into the Planned Service Area for public water and sewer.

Over the past two weeks, residents have said the zoning and potential development would overburden area roads and schools.

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June 13, 2013

Jennifer Terrasa  
District 3 Representative  
George Howard Building  
3430 Courthouse Drive  
Ellicott City, MD 21043

**RE: Woodmont Property – Cooksville, Maryland**

Dear Representative Terrasa:

I am writing to ask for your help in resolving a serious issue in my rural community of Cooksville, MD (Howard County). My family and many members of our community are opposed to the rezoning and excessive development planned at the former Woodmont property in Cooksville, MD. We respectfully ask that you remove the proposed rezoning of this property from the Comprehensive Rezoning Bill, as recommended by the Planning Board.

The rezoning of this property will set a precedent that will allow for large institutional developments throughout Western Howard County for generations to come. Also, rezoning the Woodmont to either an Institutional Overlay (IO) or Community Center Transitional (CCT) is a contradiction to the stated Plan Howard 2030, which identifies the area as Rural Conservation. The property does not meet the requirements for either an IO or CCT as it is not near a commercial district, is not on public water or sewer, is surrounded by farms in the Agricultural Preservation Program, and will not serve the surrounding community. In addition, please do not allow changes to the definition of either IO or CCT zones as this will pave the way for other high intensity uses in rural zoning throughout the County.

On a personal note, my family and many of our neighbors have spent all of our savings and continue to pay a significant amount of taxes to live to this rural residential community for the sole purpose of enjoying the serenity of the country. Please do not let our dreams be taken away by allowing the rezoning of this property to proceed. We ask that you act now on our behalf before there is an irreversible change to our rural neighborhood and all of Western Howard County.

Respectfully,



Mr. & Mrs. Martin Casey

14301 Fox Creek Court  
Cooksville, MD 21723

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4918 Clearwater Drive  
Ellicott City, MD 21043  
June 6, 2013

Mary Kay Sigaty  
Howard County Council  
3430 Court House Drive  
Ellicott City, MD 21043

Dear Ms. Sigaty,

REQUEST FOR REZONING OF WOODMONT PROPERTY BY DAR-US-SALAAM

I am writing to strongly urge you to vote against the request by Dar-us-Salaam to have the former Woodmont Academy site rezoned so that they can proceed with constructing an enormous school and mosque.

This rezoning request is completely unsuitable for a number of reasons:

- 1) This property is located in a rural area and is bordered on three sides by horse farms which are all part of the Farmland Forever program. The proposed facility is completely out of character with this area.
- 2) Howard County designated the area where this property is located as Tier 4 agricultural land in the recent Plan Howard 2030. This proposed project is clearly not compatible with this designation.
- 3) The proposed Community Center Transition (CCT) zoning does not make any sense as the property is not located in an area that is transitioning from residential to commercial. This area is strictly rural.
- 3) Frederick Road is not capable of handling the amount of traffic that would result from this facility.
- 4) There is no public water or sewer available. This facility would be drawing an enormous amount of well water and would generate an equally enormous amount of waste.
- 5) This project is proposed by a group which is not located in Howard County, but Montgomery County. It would therefore not benefit current residents; many residents are in fact strongly opposed to this.
- 6) If this rezoning is allowed and this project built, it will open the door for many similar proposals all over western Howard County.

The County Council has stated again and again that it wishes to preserve the rural character of the western portion of Howard County. To do so, this request cannot be allowed. After investigating the details of the proposal, the Planning Board unanimously voted 5-0 against rezoning the Woodmont property.

Please uphold the recommendation of the Planning Board by voting against this proposal. Thank you.

Sincerely,

*Barbara Harbison*  
Barbara Harbison

4918 Clearwater Drive  
Ellicott City, MD 21043  
June 6, 2013

Jen Terrasa  
Howard County Council  
3430 Court House Drive  
Ellicott City, MD 21043

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Re: Comprehensive Zoning Plan Amendment 8.001

Dear Ms. Terrasa:

I am writing to strongly urge you to individually consider the application, critical facts and testimonies of record, and thereafter vote **AGAINST** the proposed Zoning Amendment 8.001.

This amendment would change of 66 acres of RC-DEO zoned property to Community Center Transition (CCT) zoning. I find this change particularly troubling for all Howard County residences. The surrounding properties are all part of the Farmland Forever program and are zoned RC-DEO. There are no other applications for zoning amendments in the immediate area. Howard County Plan 2030 calls for this area to remain rural. A CCT zone "serves the surrounding residential community and provides a transition between residential neighborhoods and retail activity centers" (Howard County Zoning regulations, pg 135). There are existing residential neighborhoods, but no retail activity center. I would also propose that a 66 acre development could not be defined as a "transition" zone, but would define a zone in its own right. I believe that this proposed amendment misapplies the intent of the CCT zoning. Therefore amending the zoning to CCT establishes a dangerous precedence and would not be in the best interest of Howard County as a whole.

There have been a lot of discussions on the suitability of the site for the CCT rezoning. If approved, a significant number of uses would be permitted on 66 acres as a matter of right. Any plans for development must receive Howard County and Maryland approvals that resolve inherent site issues, including traffic accessibility, required infrastructure, water supply, waste water management and storm water management.

It was stated in the original amendment application that "The Property's recent history as a private academic school evidences its capability to provide institutional services to the surrounding community." I would caution that the previous use was granted as a non-conforming use conditional upon phased development. The conditions of the previous use were far more restrictive than that which would be granted by right if the property zoning was amended. The recent history is not an adequate factor to determine the suitability of the amended zoning for the complete site.

I believe that these concerns were sufficiently valid for the Planning Board to originally vote 5-0 against rezoning the property. This recommendation has changed now that is being presented to the Council.

I urge you to consider this amendment on its own merits, uphold the original recommendation of the Planning Board and vote **AGAINST** amendment 8.001. Thank you for your consideration.

Sincerely,

*Paul Harbison*

Paul Harbison, P.E.  
Constituent District 1



**Knight, Karen**

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8,001

**From:** Karen Streaker <kstreaker@hotmail.com>  
**Sent:** Friday, April 05, 2013 10:59 AM  
**To:** Fox, Greg  
**Subject:** Woodmont Property

Karen E. Streaker  
13270 State Route 144  
West Friendship, MD 21794  
[kstreaker@hotmail.com](mailto:kstreaker@hotmail.com)

5 April 2013

Dear Mr. Fox,

I am writing about my concerns with the Woodmont Academy property and how this will impact the western part of our county if the zoning is changed. I have lived in my home for over 20 years now, and part of the appeal of living there is the fact that I'm surrounded by farmland and open spaces. We take great pride in our area and strive to keep it that way. Changing the zoning would rewrite the future of the western part of the county and would open the door for many more commercialized development projects. My concerns all cover the water table, the traffic, the noise. I live approximately 1/2 miles east of the property and would be directly affected in so many ways, all of which are negative. I understand that one of the county officials stated that Rt. 144 is able to manage the traffic from the fair so why wouldn't it be able to manage the traffic from the Dar-us-Salaam group (who states they will have up to 5000 people on their property)? I challenge that person to come stay with me during fair week or the Sheep and Wool Festival in May or any other large function held at the fair grounds and let them experience first-hand how well Rt. 144 handles the increase in traffic. I am unable to get out of my driveway and have sat waiting for the light on Rt. 144 and Rt. 32 for up to 45 minutes. That is unacceptable during fair week, and I can't imagine living that way all year. If it were your neighborhood, would you find it acceptable? The Woodmont property should be left as is with the current conditional use zoning and should not be allowed to be changed to the CCT zoning. The very definition of the CCT zoning is to "serve the surrounding residential community". The community that would be using the property is from everywhere but local, and would be commuting here from College Park, Washington DC, and Virginia. I hope that the fact that the group trying to purchase the Woodmont Property is a religious group, will not affect our representatives and the county departments better judgment, for what is truly best for our area.

Thank you,

Karen E. Streaker

Regner, Robin

8.001

**From:** Sigaty, Mary Kay  
**Sent:** Thursday, June 06, 2013 1:55 PM  
**To:** Tolliver, Sheila  
**Cc:** Regner, Robin  
**Subject:** FW: Future Development of the Former Woodmont Academy Property (Route 144)

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**From:** Sarah Guarin <[srguarin04@yahoo.com](mailto:srguarin04@yahoo.com)>  
**Reply-To:** Sarah Guarin <[srguarin04@yahoo.com](mailto:srguarin04@yahoo.com)>  
**Date:** Sat, 2 Mar 2013 16:44:43 -0500  
**To:** Mary Kay Sigaty <[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)>  
**Subject:** Future Development of the Former Woodmont Academy Property (Route 144)

Dear Council Member Sigaty,

I have been a Howard County resident since 2004. I was drawn to the quiet and beautiful rural West and I've always believed this area would be preserved and protected. I am writing you today to voice my strong opposition to the future development of the former Woodmont Academy Property on Route 144. I am one of 2,000+ very concerned Howard County residents who believe the future plans of the Dar-us-salaam organization would be inappropriate for this area. It's my understanding the current owners of the Woodmont Property have requested zoning changes in order to accommodate Dar-us-salaam's future plans to build a worship facility with capacity of up to 5,000 and other large structures. The amount of traffic congestion this would generate and other aspects associated with this large development would put an enormous strain on our current infrastructure and resources in this area.

I want to be clear that I oppose the size of this development, not the religious affiliation of the organization.

If more large organizations continue to find a way to accommodate THEIR needs and not the needs of the surrounding residents/communities, I fear the landscape of Western Howard County will be changed forever.

Thank you for your time.

Sarah Rutherford Guarin  
3232 Starting Gate Court  
Woodbine, MD 21797

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Councilman Greg Fox  
3430 Court House Dr.  
Ellicott City, MD 21043

Dear Councilman Fox,

We are asking that you help prevent the rezoning of the Woodmont property to CCT and to limit any development to no more than what was approved for Woodmont.  
Thank you for your attention to this matter.

Sincerely,

*Sebastian + Rosemary Parisi*

Sebastian and Rosemary Parisi  
15274 Callaway Court  
Glenwood, MD 21738